

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, April 11, 2024,
commencing at 2:01 p.m., at the Jacksonville Public
Library, 303 North Main Street, Multipurpose Room,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

LINZEE OTT, Acting Chair.
GARY MONAHAN, Secretary.
TREVOR LEE, Board Member.
FREDERICK JONES, Board Member.
JOANA BERLING, Board Member, via Zoom.
CARL DAWSON, JR., Board Member.
ENNIS DAVIS, Board Member.
JOSEPH LORETTA, Board Member.

ALSO PRESENT:

GUY PAROLA, DIA, Operations Manager.
SUSAN KELLY, DIA, Redevelopment Coordinator.
CARLA LOPERA, Office of General Counsel.
AVA HILL, DIA, Administrative Assistant.

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1 member.
2 BOARD MEMBER LORETTA: Joe Loretta, board
3 member.
4 MS. KELLY: Susan Kelly, staff.
5 MS. LOPERA: Carla Lopera, Office of
6 General Counsel.
7 MR. PAROLA: Guy Parola, staff.
8 THE CHAIRWOMAN: Thank you guys so much.
9 And thank you everyone for being here.
10 I'm just going to throw out a quick
11 reminder. If you are intending to either speak
12 on a project, register a public comment, waive
13 in support, waive in opposition, just please be
14 sure to fill out one of the speaker cards and
15 get it to staff.
16 Okay. We're going to kick things off with
17 approval of the February 8th regular meeting
18 minutes. Do we have -- I'm going to go ahead
19 and open the item. Do we have maybe a motion,
20 any discussion on the minutes?
21 BOARD MEMBER MONAHAN: Move to approve the
22 minutes.
23 BOARD MEMBER DAVIS: I'll second that.
24 THE CHAIRWOMAN: Any discussion, questions
25 on the minutes?
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1 PROCEEDINGS
2 April 11, 2024 2:01 p.m.
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4 THE CHAIRWOMAN: Ladies and gentlemen,
5 we're going to call the April 11th Downtown
6 Development Review Board meeting to order at
7 2:01. I'm a minute behind, I'm so sorry,
8 everyone.
9 So, first off, we're going to start off
10 with some introductions, go around the table.
11 I do just want to note for everybody,
12 myself included, Board Member Berling is going
13 to be appearing by Zoom today, so --
14 Board Member Lee, would you like to start
15 us off?
16 BOARD MEMBER LEE: Trevor Lee, board
17 member.
18 BOARD MEMBER JONES: Fred Jones, board
19 member.
20 BOARD MEMBER DAVIS: Ennis Davis, board
21 member.
22 THE CHAIRWOMAN: Linzee Ott, acting Chair
23 today.
24 BOARD MEMBER MONAHAN: Gary Monahan, board
25 secretary.
BOARD MEMBER DAWSON: Carl Dawson, board
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1 BOARD MEMBERS: (No response.)
2 THE CHAIRWOMAN: Okay. Great.
3 Seeing none, go ahead -- all those in
4 favor of approving the minutes, say aye.
5 BOARD MEMBERS: Aye.
6 THE CHAIRWOMAN: Any opposed?
7 BOARD MEMBERS: (No response.)
8 THE CHAIRWOMAN: Thank you, Joana.
9 Okay. I am going to go ahead and open the
10 public hearing.
11 Our first action item today is DDRB
12 2024-004, the VyStar garage comprehensive sign
13 plan. This is a special sign exception. We
14 are -- so the -- the item is open.
15 Can we go ahead and get, I guess, a staff
16 report, if we're ready?
17 MS. KELLY: We are ready.
18 Thank you.
19 Okay. DDRB application 2024-004 is for a
20 special sign exception for the garage at 28
21 West Forsyth Street. It's the VyStar -- the
22 new VyStar garage.
23 This is a comprehensive sign plan for the
24 Forsyth Street elevation. Something I want to
25 point out about the images on the screen is
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1 that Laura and Main Street, that's about 102
2 linear feet, and then the Forsyth Street
3 frontage is about 418 feet, so that's going to
4 be important to keep in mind.

5 Okay. So the owners are trying to get
6 some tenants into the ground floor, which, of
7 course, we're very supportive of, and they are
8 having some difficulty meeting the 150 square
9 feet maximum for that Forsyth Street frontage
10 because it is so long.

11 Per the overlay, parking garages with
12 ground-floor retail, the max shall not exceed
13 150 square feet per side of the street
14 frontage. So that's how it's written.

15 So the applicant is requesting a total of
16 261.54 square feet of signage for this
17 elevation. They have provided details on the
18 location, the types of sizes -- excuse me --
19 the types of signs and then the sizes, and
20 that's been shown in their submittal.

21 So the idea would be that, when they come
22 in, or one of these tenants come in for a sign
23 permit, staff would just compare it against
24 this and they would be able to be in
25 compliance.

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1 Staff is recommending approval with
2 conditions. The first one is that the square
3 footage, number and location of the signs on
4 the parking garage would be substantially
5 similar to the comprehensive sign plan, which
6 they submitted, which is dated February 26th.

7 The signage on Laura Street and Main
8 Street frontages would be consistent with the
9 Code, which is that 150 square feet per street
10 frontage. Staff feels that this -- their
11 request makes sense given the length of that
12 Forsyth Street facade.

13 And I'm happy to take any questions.

14 THE CHAIRWOMAN: Thank you, Susan.
15 Board members, any questions for staff?
16 Yes, Mr. Loretta.

17 BOARD MEMBER LORETTA: On one side you've
18 got the VyStar sign that -- is that existing
19 right there? Does that already exceed 150
20 square feet?

21 MS. KELLY: To Mr. Loretta, no.

22 That one -- so in -- can you see the
23 colors? Yeah. So the blue are the existing.
24 And currently, they have 111 square feet
25 existing. So they're not maxed out at the 150

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1 yet. They're just -- in doing the -- I guess
2 the lease agreements with tenants, they're
3 finding that they are going to hit over that
4 150.

5 BOARD MEMBER LORETTA: I'm sorry, I'm more
6 meaning like Main Street, it's got a sign up on
7 the top of the garage. I don't have a picture.
8 It's tough to read these small 8-and-a-half by
9 11s, but -- so there's a VyStar sign up at the
10 top of the garage. I'm trying to gauge -- I
11 want to make sure that we're not putting
12 something that they're almost already going to
13 be -- not be able to comply with if 150
14 square -- if they're 120 square feet for the
15 existing sign on the garage, then they're only
16 going to be limited to 20 square feet on the
17 ground floor.

18 MS. KELLY: Through the Chair to
19 Mr. Loretta, the applicant is here and she can
20 probably give you a little bit more information
21 on the Main and Laura Street sides.

22 THE CHAIRWOMAN: We'll go ahead and --
23 yeah, if we want to go ahead and have an
24 applicant presentation, and maybe try to
25 address Mr. Loretta's question, we can.

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1 MS. KELLY: Okay. Thank you.

2 MS. LOPERA: Madam Chair, one moment.
3 Do any board members have ex parte to
4 declare on this item?

5 THE CHAIRWOMAN: Excellent question.

6 Do any board members have ex parte on the
7 VyStar sign exception?

8 BOARD MEMBERS: (No response.)

9 MS. LOPERA: Thank you.

10 (Audience member approaches the podium.)

11 AUDIENCE MEMBER: So on the Forsyth side,
12 that's where our VyStar sign is up top that --
13 we added --

14 THE CHAIRWOMAN: I'm so sorry to cut you
15 off. Could you state your name and address for
16 the record?

17 Thank you.

18 AUDIENCE MEMBER: I'm Natalie Brown. I'm
19 with VyStar.

20 So to answer your question, the Forsyth --
21 the -- that side is Forsyth Street, so the
22 existing sign that we already have that has the
23 VyStar sign, that is already existing. We're
24 not requesting additional square footage for
25 that. What we're requesting is -- we have two

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1 nonprofits that we're not accounting for, so
 2 we're asking for a total of 40 square feet for
 3 that -- for those spaces, and then for -- on
 4 the corner, where we're going to have
 5 (inaudible) tap room, they -- they just need
 6 additional square footage on the signage.
 7 Does that answer your question?
 8 BOARD MEMBER LORETTA: (Shakes head.)
 9 Okay. So if you look at the top picture
 10 there, that's actually Main Street. That's got
 11 a VyStar sign sitting on top of the garage.
 12 Now, granted, what you're requesting -- in
 13 the sketches it actually shows a couple of
 14 yellow sign banners below, so -- but it's not
 15 shown in that -- that rendering right there,
 16 the elevation.
 17 So I guess -- on Main Street -- I'm just
 18 trying to gauge, is that sign right there what
 19 that square footage is, and are you sure you're
 20 going to be under the (indecipherable) square
 21 foot threshold with signage on the ground level
 22 too?
 23 MS. BROWN: So -- one second, please.
 24 BOARD MEMBER LORETTA: And I'm -- I guess
 25 to the rest of the board, do y'all understand
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1 my question?
 2 So this sketch right here (indicating),
 3 you can see a yellow sign on the ground floor.
 4 It doesn't really show it elsewhere. And
 5 again, all I'm really trying to do is help this
 6 young lady out to make sure she's going to
 7 comply with these conditions we're placing on
 8 her.
 9 MS. BROWN: So all the signage on Main
 10 Street has already been completed. We're not
 11 requesting additional square footage on Main
 12 Street.
 13 BOARD MEMBER LORETTA: Okay. That's --
 14 just wanted to confirm.
 15 Thank you.
 16 MS. BROWN: Is there any other questions?
 17 BOARD MEMBERS: (No response.)
 18 MS. BROWN: Thank you.
 19 THE CHAIRWOMAN: Okay. Board, if --
 20 seeing no other questions, I'm going to go
 21 ahead and ask for comment cards, public comment
 22 on this item, if we have any, Ms. Hill.
 23 MS. HILL: We do have one.
 24 We'll have Pam Sorenson.
 25 (Audience member approaches the podium.)
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1 MS. HILL: Please state your name and your
 2 address for the record.
 3 THE CHAIRWOMAN: Ms. Sorenson, did you --
 4 are you commenting on the VyStar sign?
 5 AUDIENCE MEMBER: No.
 6 THE CHAIRWOMAN: Okay. That's okay.
 7 AUDIENCE MEMBER: Do you want me to go sit
 8 down?
 9 THE CHAIRWOMAN: We'll probably -- are you
 10 probably for the -- the last item?
 11 AUDIENCE MEMBER: Yes.
 12 THE CHAIRWOMAN: Okay. We'll probably
 13 save you for that last public comment.
 14 Thank you so much.
 15 Ms. Hill, any others on VyStar?
 16 MS. HILL: No.
 17 THE CHAIRWOMAN: Thank you.
 18 Okay. We'll close the public hearing.
 19 Board members, let's go ahead and get this
 20 one in posture, if we could.
 21 BOARD MEMBER MONAHAN: Yes, ma'am.
 22 Move Item B, DDRB 2024-004, VyStar garage
 23 comprehensive sign plan/special sign exception
 24 with staff conditions.
 25 BOARD MEMBER JONES: Second.
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1 THE CHAIRWOMAN: Great.
 2 And, Board Members, do we have any
 3 discussion?
 4 Mr. Loretta, do we want to start with you?
 5 BOARD MEMBER LORETTA: No comment.
 6 THE CHAIRWOMAN: Mr. Dawson.
 7 BOARD MEMBER DAWSON: No, thank you.
 8 BOARD MEMBER MONAHAN: No comment, Madam
 9 Chair.
 10 BOARD MEMBER DAVIS: No comment.
 11 BOARD MEMBER JONES: No comment.
 12 BOARD MEMBER LEE: No comment.
 13 THE CHAIRWOMAN: Okay. No comment as
 14 well.
 15 All right. Then let's go ahead and vote
 16 on the -- 2024-004, VyStar garage special sign
 17 exception.
 18 All those in favor of approval with staff
 19 recommendations, say aye.
 20 BOARD MEMBERS: Aye.
 21 THE CHAIRWOMAN: Any opposed?
 22 BOARD MEMBERS: (No response.)
 23 THE CHAIRWOMAN: Board members, by your
 24 action, show that item approved.
 25 And we will move -- thank you, Joana.
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1 That is an -- is that an "aye"?

2 BOARD MEMBER BERLING: (Off microphone.)

3 THE CHAIRWOMAN: I'm sorry, Joana. I

4 forgot to check on you, and I'm going to make a

5 note to do better.

6 Joana, do you have any discussion or could

7 we register your vote, please?

8 BOARD MEMBER BERLING: (Off microphone.)

9 (Brief pause in the proceedings.)

10 BOARD MEMBER BERLING: Can you guys hear

11 me? Can you hear me yet?

12 THE CHAIRWOMAN: Yes.

13 BOARD MEMBER BERLING: Okay. Finally.

14 I've been trying to unmute and put myself

15 on camera and I have been -- I've not been able

16 to, and I've been calling staff in the

17 background, so my apologies.

18 Aye.

19 THE CHAIRWOMAN: Fantastic. Thank you,

20 Joana.

21 Okay. Sorry about that sloppy recording,

22 but I will do better. I apologize, everyone.

23 Okay. Now we will move to Item C, DDRB

24 2023-018, marina support building, for its

25 final approval.

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1 I'm going to open this public hearing.

2 And, Board Members, if we could, before we

3 get the staff report, I'll go ahead and ask if

4 anybody has any ex parte to declare on this

5 item.

6 BOARD MEMBERS: (No response.)

7 THE CHAIRWOMAN: Fantastic.

8 Staff, if you are ready, when you're ready

9 for a report.

10 MS. KELLY: All right. DDRB application

11 2023-018 is for the marina support building.

12 The request is for final approval. This

13 structure is part of the Shipyards mixed-use

14 facility development site.

15 It does have some -- a unique place. It

16 doesn't front a public right-of-way. It fronts

17 the -- or it has frontage on the view and

18 access corridors, east and west, and then on

19 the Riverwalk as well. This site is located in

20 Riverfront Zone B and it meets all of the

21 relevant criteria for that zone.

22 DDRB heard this item in September 2023.

23 There were three conditions placed on the

24 application. I will run through the status

25 really quick. One was -- if there are any

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1 deviations. No deviations are being sought.

2 The solid wall portions of the back of

3 house equipment enclosure, which you'll see

4 more of in a minute, that are more than 20 feet

5 in length should be treated or landscaped to

6 provide variation in that wall service. And

7 the applicant is planning to do, like, a

8 landscaping solution.

9 And then the third condition is one that

10 we are carrying forward to final because it

11 will still be applicable through, like, the

12 ten-set review, and it's that all site

13 furnishings, hardscaping and landscaping used

14 on the Riverwalk shall be consistent with the

15 Riverwalk design criteria.

16 So the marina building includes outdoor

17 seating. It fronts on an event lawn and it

18 includes wide steps to the Riverwalk. The

19 building incorporates differentiated building

20 walls and an open and inviting facades using

21 different glazing systems and textures and

22 materials.

23 There is an above-ground equipment

24 enclosure because it is so close to the river,

25 and that is located on the least prominent

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1 facade, which faces that service drive parking

2 on the west elevation.

3 There are also public bathrooms located on

4 the west elevation of the structure, and that

5 is to service the Riverwalk and marina

6 visitors.

7 So staff is recommending approval with

8 conditions. We have two conditions. The first

9 is that the exposed solid wall areas on the

10 north elevation of the marina support building

11 that remain after tenant signage is installed

12 shall not exceed 20 feet in width. And you can

13 see in the image on your screen what I'm

14 referring to. And then the second one is the

15 one that I mentioned that we're carrying over.

16 And that concludes the staff report. I'm

17 happy to take any questions.

18 THE CHAIRWOMAN: Questions for staff?

19 BOARD MEMBERS: (No response.)

20 (Ms. Trimmer approaches the podium.)

21 THE CHAIRWOMAN: An applicant

22 presentation, I see.

23 MS. TRIMMER: Thank you so much.

24 Cyndy Trimmer, One Independent Drive,

25 Suite 1200, on behalf of the applicant.

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1 It's been a long day. There are five DIA
2 and DDRB hearings this week.

3 I have with me today William Michaelis and
4 Henry Gaud from Iguana; Andrew Davis from
5 Kasper Architects; Drew Bulus from Impact, who
6 is working with Iguana; and also Karl Soderholm
7 from ETM. So we have the entire team if there
8 are questions.

9 I know most of the team has seen this
10 application already and that there's a lot on
11 the agenda today, so we're going to go through
12 pretty quickly, but if there's anything in the
13 packet that you guys have gone through that you
14 have questions [sic], we're happy to pause and
15 go back and bring up whoever may have those
16 questions [sic].

17 So if we can start on Page 3.

18 Do I have the ability to shift or no?

19 MS. KELLY: No.

20 MS. TRIMMER: Thank you.

21 So just to orient -- this is the parcel
22 that is going between the Four Seasons hotel,
23 residents, and office, and fronting the marina.

24 If you go to Page 6, we have a highlight
25 of the portions of the parcel that have not

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1 previously gone through DDRB, so this is the
2 area that is subject to review in front of us
3 today.

4 You can go to Page 9.

5 For purposes of reviewing the site
6 planning and the programming of the space, we
7 have this event lawn in the center, the marina
8 support building with the outdoor seating area,
9 the marina support office space, and then we
10 have the arrow showing the site circulation
11 throughout this project.

12 When we went through the original master
13 plan for the site, these view and access
14 corridors that you heard Susan reference were
15 very important, so we designed this space to
16 specifically activate all of those areas with
17 the frontage along the Riverwalk, also that
18 important corridor between the hotel and this
19 space.

20 Next.

21 We talked about it at conceptual, but to
22 remind everybody, we had a lot of competing
23 demands with this one in terms of making the
24 site more resilient, achieving all of those
25 desires that we have for shade along the

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1 Riverwalk, but also, importantly, to ensure the
2 view and access for the marina support office
3 were maintained. So that highlighted red was
4 the viewshed that was required by the harbor
5 master, and Karl did a magnificent job getting
6 us to the point of maintaining that 70 percent
7 shade while still balancing that need for
8 access to the marina.

9 I think we can go forward to 13.

10 I mentioned resilience. And we included
11 the grading plan so that you can see the marina
12 bulkhead being brought up to 7 feet, the
13 finished floor elevation of the building at 12,
14 and then the gradation that we have throughout
15 the park space.

16 Next.

17 The next few slides that we can just skim
18 through show that we're adopting all of the
19 standard Riverwalk requirements. We'll have
20 the Riverwalk signage.

21 I do want to pause on 16 because this is a
22 change from what you saw at conceptual. With
23 the new Riverwalk -- new guidelines coming out,
24 we have updated the pattern for the Riverwalk
25 in front of this space, and the next handful of

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1 slides show how we've adopted what is
2 prescribed for the Northbank Riverwalk with
3 those geometric signs and the colors. And Karl
4 can speak more to that, but I think he's
5 illustrated it pretty well, so we probably
6 don't have too many questions.

7 Pausing on Page 19 includes our shade
8 calculation. As I mentioned, we are at the
9 70 percent requirement for the Riverwalk.

10 The next handful of slides show, again,
11 the rest of the programming for the hardscape
12 and the street furnishings. We then go into
13 our landscape plan where Karl has adopted the
14 landscape palette for that Northbank region.

15 The next handful of pages, until we get to
16 39, give you extensive detail of the very lush
17 programming that there is around all of the
18 public spaces in this project. And in
19 particular, as we get to elevations, you'll see
20 around the back of house enclosure.

21 Once we get to 39 -- so we have been
22 working very closely -- you saw a reference in
23 your staff report that we are under a very,
24 very long redevelopment agreement with a lot of
25 very specific provisions about what goes where

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1 on this site, and we have worked with the Parks
2 Department, the Downtown Investment Authority,
3 and Public Works, with everybody in a very
4 large room, going through all of the
5 programming interior to this space.

6 We do have deed restricted access/public
7 spaces for marina support that will have
8 showers, restrooms, but then there are also
9 restroom facilities open to the public for the
10 event lawn users and folks coming off the
11 Riverwalk.

12 We have oriented and worked with the
13 harbor master for the programming of the marina
14 support building/harbor master office to make
15 sure that that space is designed in a way that
16 everybody feels is the best use, and then left
17 the rest of the programming to activate that
18 view and access corridor and the Riverwalk with
19 the restaurant space.

20 You also see on this project, on the left,
21 the back of house enclosure. We had been in
22 the process of design, trying to figure out if
23 it was possible to put the fuel tanks
24 underground or if we needed to be above ground,
25 and there's a lot of ramifications that go

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1 along with how that had to be addressed.
2 For resilience purposes, you heard that we
3 brought those tanks above ground. We do stand
4 by that decision and believe it's important on
5 our waterfront. But because of that, we do
6 have to have appropriate air circulation, and
7 that needs to be open.

8 So as we go through the renderings, you'll
9 see what I think is an elegant solution to
10 addressing the view and access to that, but
11 also balancing the needs.

12 And thank you for flying right through it.

13 We have passed around, I believe -- or
14 Andrew is going to pass around our material
15 boards since we are at final so that you can
16 see all of those materials.

17 And then on to Page 41, we talked a lot
18 with staff about how do we meaningfully screen
19 the top of that back of house enclosure,
20 understanding that we've got a Four Seasons
21 looking down on it, this office building, and
22 then there's going to be development to the
23 west of us ultimately.

24 So the louvers that they've provided they
25 can have installed in ways that have various

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1 angles that will protect all of those viewsheds
2 coming from the various spaces surrounding.
3 And you will see pretty accurate
4 representations of that and the angling that
5 they are proposing to address that throughout
6 the slides.

7 We can move to 47.

8 Again, we can come back to any of those
9 elevations if you'd like, but I know we all
10 like the prettier rendering pictures.

11 There aren't many changes in this from
12 what you saw in conceptual. We still have very
13 extensive transparency around the entirety of
14 the building where we can. So as we move
15 around the building, you will see that.

16 This shows the front corner of that marina
17 office. And then what you see under the brown
18 protruding elevation is the roll-up door so
19 that restaurant can be opened up to the
20 Riverwalk.

21 We have added -- if you move to the next
22 slide on 48 -- a better entrance on that corner
23 so that when you're coming off the Riverwalk or
24 you're coming off of the corridor, walking down
25 from Bay Street, that's going to be a

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1 restaurant access. We've made that entrance to
2 the patio wider so it's more inviting and draws
3 you in from that space.

4 Next.

5 We also worked really hard between the
6 outdoor seating and that walking path -- again,
7 we want the lush experience, we want a lot of
8 planting, but we want the connectivity as well
9 so that you see that activity when you're
10 coming down in that corridor and you have that
11 experience, so this is the proposed solution
12 for that corner.

13 Moving around to the back of the building,
14 we still wanted to bring the transparency
15 around to the back to the event lawn space so
16 you have that connection from the event lawn to
17 the restaurant, but we do have the restrooms
18 and those other back of house facilities on
19 this corner.

20 So this is where we've designed the
21 signage. There is a condition in the staff
22 report for that space, that if the signage
23 doesn't go above a certain square footage, we
24 have to dress up that facade on the corner a
25 little more -- on the next slide, please.

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1 We've run the numbers. We believe we're
2 perfectly fine with the condition, but if we do
3 end up ultimately needing to do a little more
4 on that space, we're happy to work with staff
5 to do that.

6 The last handful show the updated
7 Riverwalk imagery so that you can see those
8 designs that we've incorporated based on the
9 new continuity guidelines, and then the park
10 space.

11 When we get on to 34 -- we had talked on
12 this one about the expanses of that enclosure.
13 We've broken up the gates more from what you
14 saw when we were at conceptual to break up the
15 front of that facade, be able to add more
16 landscaping and a little more architectural
17 differentiation.

18 If you look at the landscape plan, there's
19 a lot more landscaping going on around this
20 back of house enclosure than this accurately
21 depicts. Kevin can -- I'm sorry, Karl can
22 answer any questions you may have about that
23 aspect of it.

24 And then the last two show that screening
25 that we talked about where we've angled those
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1 ever got approved or so forth recently, but
2 it --

3 Right now the Riverwalk goes up and down,
4 and we just really have one note on the western
5 edge, under the grading plan, that says 7.0,
6 top of bulkhead. So are we planning on redoing
7 the bulkhead the entire length and maintaining
8 a 7-foot threshold or is the up and down going
9 to continue forward?

10 MS. TRIMMER: Guy, do you want to speak to
11 the Riverwalk -- or the bulkhead improvements
12 that are happening everywhere?

13 MR. PAROLA: Sure.

14 Through the Chair, we are replacing the
15 bulkheads everywhere, and as Ms. Trimmer said,
16 moving up -- everything up to 7 feet now.
17 Seven feet is the standard. Seven feet, I
18 believe, is what we're doing at Riverfront
19 Plaza, and as we -- we take it from here now.

20 I would point out -- I believe I'm saying
21 this correctly -- I look to Trimmer as well,
22 although, admittedly, I should know this. They
23 should have the capacity to be raising an
24 additional 2 feet at some point in time so
25 there's -- there's a lot of resiliency put into
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1 screens, so looking down from the various
2 vantage points, you're not looking directly
3 down into the back of house, but we're
4 maintaining the requirements for air
5 circulation and clearance.

6 That is a lot. I will pause. We're
7 available for questions, and we appreciate your
8 support.

9 THE CHAIRWOMAN: Thank you, Ms. Trimmer.
10 Board Members, any questions for
11 Ms. Trimmer?

12 Joana, I want to give you an opportunity.
13 Any questions?

14 BOARD MEMBER BERLING: No questions.

15 It's probably the first time that a
16 rendering falls short of reality, though,
17 right? It's like you're showing less of the
18 foliage and everything that's going to make
19 this an attractive space, but no, I don't have
20 any questions.

21 THE CHAIRWOMAN: Mr. Loretta.

22 BOARD MEMBER LORETTA: Ms. Trimmer, I just
23 have one question. I see that the entire
24 Riverwalk is included at this time, so I'm glad
25 to see that because I was wondering if that

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1 this.

2 And I do also want to talk about the gas
3 storage tanks. We have -- we are in the
4 process -- or will be -- of relocating the
5 storage tank that we removed -- that was part
6 of River City. We, too, are putting that above
7 ground for resiliency reasons. So what they're
8 doing is consistent with what the City is
9 doing.

10 THE CHAIRWOMAN: Go ahead.

11 BOARD MEMBER MONAHAN: Thank you, Madam
12 Chair.

13 Through the Chair to Ms. Trimmer, if
14 necessary, as you mentioned, has there been
15 anything contemplated for the facade,
16 additional design, or outside the -- the
17 signage --

18 MS. TRIMMER: Behind the restroom side of
19 it?

20 So that northwest corner -- the building
21 is intentionally understated, right? We're
22 between a Four Seasons, hotel residents, and
23 this brand-new office building. Those are kind
24 of where we want the attention to be focused,
25 so we've intentionally done this with a lot of

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1 glass, modern, stream- -- clean lines. We
 2 don't want to junk this up with too much going
 3 on on that back corner.
 4 We do believe that once the signage goes
 5 onto it, it will serve as activation and a
 6 little art on that and that it will draw the
 7 eye and be enough to activate the space. But
 8 again, if for any reason when we show our
 9 signage plan to staff, if anybody is at all
 10 uncomfortable with it, we've talked internally
 11 about additional elements we can incorporate on
 12 that back side that could be approved at the
 13 staff level.
 14 BOARD MEMBER MONAHAN: Thank you, ma'am.
 15 THE CHAIRWOMAN: Board Members, more
 16 questions?
 17 BOARD MEMBERS: (No response.)
 18 THE CHAIRWOMAN: Okay. Seeing no further
 19 questions, I'm going to -- thank you,
 20 Ms. Trimmer -- we'll go ahead and hear any
 21 public comment on this item, if we have it.
 22 MS. HILL: We do. We have Carnell Oliver.
 23 (Audience member approaches the podium.)
 24 MS. HILL: Please state your name and
 25 address for the record.

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1 AUDIENCE MEMBER: Yeah, my name is Carnell
 2 Oliver, CEO of Jacksonville Social Justice
 3 Department. Address is on file.
 4 One of the things I want to highlight,
 5 number one -- Ms. Ott, I know you got friends
 6 over there at the Jacksonville Cultural
 7 Council.
 8 And, Mr. Davis, I want you to take a good
 9 look at what you can do to bring some artists
 10 in with this project as far as with the
 11 landscape and the development of this process
 12 because what I have a problem with is that this
 13 project is happening right there in the
 14 Entertainment Zone district, and when a lot of
 15 the contents and more of the technical
 16 pieces -- I'm not a technical person. I'm an
 17 overall visionary kind of person. I allow -- I
 18 allow technical people to do their job.
 19 But my perspective is that this is the
 20 gateway to the Eastside, and there's no
 21 incorporation, there's no idea of what -- the
 22 respect of the Geechee Gullah [sic] head is
 23 that has been established in that corridor.
 24 It's not respected and there's no opportunity.
 25 If this project is to move forward, there

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1 needs to be some highlighted points in that
 2 corridor that shows some homage, show some
 3 unbiased truths, and some checks can be cut
 4 from the City to have art contextual [sic]
 5 added to this project that comes from the
 6 African-American community.
 7 When I say "African-American community,"
 8 let me generalize what I'm saying. People that
 9 are from the Eastside, who have a gift for art,
 10 they need to be providing some contents, like
 11 this signage. There should be something that's
 12 a connection to that community. This is the
 13 bedrock of what I say black voices need to
 14 matter. This is why it makes me say black
 15 lives matter because there are too many parts
 16 of our community where the black community is
 17 not highly respected.
 18 If this project is to move forward, my
 19 number one focus is that there needs to be some
 20 incorporation of the history of
 21 African-Americans because this is a gateway.
 22 It's a conversant [sic], I get it, but you're
 23 going to have to inquire [sic] more input, more
 24 dialogue, that money being spent with black
 25 artists in our community.

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1 And I yield my time.
 2 THE CHAIRWOMAN: Thank you, Mr. Oliver.
 3 Do we have any other speakers on this
 4 item?
 5 MS. HILL: That's it.
 6 THE CHAIRWOMAN: All right. Thank you.
 7 I'm going to close the public hearing.
 8 If we could get this item in posture.
 9 BOARD MEMBER MONAHAN: Madam Chair, move
 10 Item C, DDRB 2023-018, the marina support
 11 building, final approval.
 12 MS. LOPERA: Did you want to include
 13 staff --
 14 BOARD MEMBER MONAHAN: To include staff
 15 recommendations.
 16 BOARD MEMBER LORETTA: Second.
 17 THE CHAIRWOMAN: Great. I am going to
 18 start board discussion, so I don't forget her,
 19 with Ms. Berling, if you have any comments to
 20 offer.
 21 BOARD MEMBER BERLING: Nothing to add.
 22 Thank you.
 23 THE CHAIRWOMAN: All right. Mr. Lee,
 24 we'll start with you, then.
 25 BOARD MEMBER LEE: Thank you, Madam Chair.

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1 I have no comments with the exception of
 2 I appreciate the screening on the roof of the
 3 back of house enclosure. I think that was a
 4 nice touch.
 5 Thank you.
 6 BOARD MEMBER JONES: I don't have any
 7 comments about the design. I think it's a
 8 great project.
 9 I did have a question, though, through the
 10 Chair, is the public vehicular access there, is
 11 that meant to be priced parking? Will those
 12 spaces be metered along the edge?
 13 And I -- just as a matter of
 14 clarification, is the center island at the end
 15 of the cul-de-sac, is that removable or is that
 16 going to be constructed with pavers? Because I
 17 saw -- it appeared to have two -- one graphic
 18 showed a removable center island for vehicle
 19 trucks, and the other, it looked to have
 20 pavers, so just -- just the one point of
 21 clarification.
 22 (Mr. Soderholm approaches the podium.)
 23 THE CHAIRWOMAN: State your name and
 24 address for the record.
 25 MR. SODERHOLM: Karl Soderholm, 14775
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1 THE CHAIRWOMAN: Mr. Davis.
 2 BOARD MEMBER DAVIS: No comment.
 3 I was going to respond to Mr. Oliver, but
 4 he stepped out. But I just wanted to say,
 5 noted, and that the -- the history and the
 6 heritage is the Eastside, and there is Gullah
 7 Geechee heritage and culture there, and that
 8 there are overall community efforts in the
 9 works to make sure that the community has an
 10 opportunity at the economic table.
 11 THE CHAIRWOMAN: Thank you.
 12 Mr. Monahan.
 13 BOARD MEMBER MONAHAN: Thank you, Madam
 14 Chair.
 15 My comments remain from the last meeting.
 16 I really appreciate the intentional and
 17 thoughtful design that's gone into this. It
 18 will be a marquis for the riverfront.
 19 Thank you.
 20 BOARD MEMBER DAWSON: No comment.
 21 BOARD MEMBER LORETTA: I think it's a
 22 great project, and I appreciate the team and
 23 all the coordination with all of the different
 24 variations with City staff. I appreciate staff
 25 as well through this.
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1 Old St. Augustine Road.
 2 That turnaround is intended to have pavers
 3 in it, and we're actually looking to do a
 4 cobble-type paver. And we need that in order
 5 to turn the fuel truck around in that
 6 turnaround.
 7 BOARD MEMBER JONES: So the fuel truck
 8 will be able to drive over it, if necessary?
 9 MR. SODERHOLM: Correct.
 10 BOARD MEMBER JONES: Okay. I just wanted
 11 to make sure. I -- it looked like it was
 12 removable, so I wasn't sure what that material
 13 was.
 14 Thank you.
 15 MR. SODERHOLM: Thank you.
 16 BOARD MEMBER JONES: And maybe Guy can
 17 answer. Are those meant to be metered spaces?
 18 MR. PAROLA: Through the Chair, I honestly
 19 don't know. I would have to pull the
 20 redevelopment agreement to see what we've
 21 committed to for the marina. I don't know, but
 22 I can get you that answer, if that's okay.
 23 BOARD MEMBER JONES: That's fine. It
 24 doesn't have any bearing on my vote, just a
 25 general question.
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1 Thank you.
 2 THE CHAIRWOMAN: Thank you.
 3 I'm going to echo all the comments made
 4 here. I think it's really a testament to DIA
 5 and staff, the City, the applicant's team
 6 that -- you know, three years ago -- almost
 7 three years ago, we were having a conversation
 8 about land swaps, and now we have cranes and
 9 we're approving the final piece of this
 10 project, so it's exciting to see things
 11 materializing. And also echo the rooftop
 12 screening is appreciated.
 13 So if there's no further discussion, I'll
 14 go ahead and call for a vote.
 15 All those in favor, say aye.
 16 BOARD MEMBERS: Aye.
 17 THE CHAIRWOMAN: Any opposed?
 18 BOARD MEMBERS: (No response.)
 19 THE CHAIRWOMAN: By your action --
 20 MS. LOPERA: Madam Chair, could we get
 21 Ms. Berling's vote?
 22 BOARD MEMBER BERLING: Aye.
 23 I'm sorry.
 24 MS. LOPERA: Thank you.
 25 THE CHAIRWOMAN: I'm not good at this.
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1 I'm sorry, Joana. It's nothing personal.
 2 Okay. So by your action, Board, 2023-018,
 3 marina support building, gets final approval.
 4 I'm going to do something a little out of
 5 the ordinary for this particular meeting, just
 6 because there is a lot of public interest in
 7 this meeting. I'm going to go ahead and allow
 8 two opportunities for public comment. This is
 9 on general public comment. This is not
 10 pertaining -- this doesn't have to be
 11 pertaining to any specific one of the agenda
 12 items today.
 13 So I'm going to allow public comment time
 14 now and then an opportunity at the end for
 15 final public comment. So if there are any
 16 general public comments and you would like to
 17 go ahead now, if you will please come forward.
 18 You will be -- you'll have three minutes, and
 19 just please state your name and address for the
 20 record.
 21 MS. HILL: First we'll have Zimmermann
 22 Boulos.
 23 (Audience member approaches the podium.)
 24 MS. HILL: Please state your name and your
 25 address for the record.
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1 with Vestcor. Karie from Group 4 is a very
 2 talented architect. But looking at the
 3 renderings, it appears to me that her hands
 4 have been tied by a limited budget, and that if
 5 you guys could push them for a budget increase,
 6 that would allow her more options with
 7 materiality and with facade design.
 8 And it would also be nice if we could hide
 9 some of the self-storage units inside the
 10 structure, make them less visible, much like
 11 apartment complexes do with their parking
 12 garages, how they wrap the units around the
 13 edge and put the -- the garages in the middle.
 14 If the project does win approval, I'm
 15 confident that this board will make it the best
 16 that it can be, and I think we can do a lot
 17 better than the current design proposal.
 18 And I wanted to thank you all for your
 19 service because I know some of you have to take
 20 vacation time, personal time, time away from
 21 your business to serve on the board, and the
 22 citizens appreciate all that you do.
 23 Thank you.
 24 THE CHAIRWOMAN: Any other public comment
 25 at this time?
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1 AUDIENCE MEMBER: Hi.
 2 Zimmermann Boulos, 847 Sorrento Road. I'm
 3 a San Marco Preservation Society board member.
 4 I'm a retired international soccer referee
 5 for FIFA. Every country in the world has a
 6 FIFA referee, and I was one of the eight in the
 7 USA. We had to read the temperature of the
 8 game and keep things under control because
 9 everybody had different temperaments. The
 10 temperament from a player from Columbia was
 11 totally different from somebody from South
 12 Korea, so we had to read that.
 13 On the bottom of our yellow cards and red
 14 cards it said, "My game is fair play." So it
 15 was up to us to make sure the game was played
 16 fairly and then to see who wins. In my
 17 opinion, participants at the Tuesday meeting
 18 were aggressive, condescending and abusive to
 19 the staff. So I just wanted to recognize that.
 20 Regarding the design of this project, the
 21 design would be a lot easier if the project
 22 were a hundred percent residential, we weren't
 23 trying to sandwich storage in between
 24 residential and retail.
 25 We're happy with Group 4. We're happy
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1 MS. HILL: There are no more general
 2 public comments.
 3 THE CHAIRWOMAN: Okay. Thank you.
 4 Seeing no more, I'm going to go ahead and
 5 move to Item D, DDRB 2024-003, the Lofts at
 6 Southbank. This is a conceptual review today.
 7 So I'm going to open the public hearing,
 8 and we're going to kick things off with ex
 9 parte communication disclosures.
 10 Mr. Loretta is going to start us off.
 11 Thank you so much.
 12 BOARD MEMBER LORETTA: All right. I've
 13 got a myriad of ex parte communication. Pretty
 14 much everything via email other than maybe two
 15 in-site visits.
 16 I'm going to read from -- I'll actually
 17 start with today's, which we just received, a
 18 handwritten email from Mr. Parola, Ms. Kelly,
 19 from Grace Davis with the San Marco -- sorry,
 20 she's the SMPS board chair, planning and
 21 zoning, local here. Bottom line, she's
 22 requesting architecture to be a little bit
 23 better served within the design.
 24 The rest of everything -- many of the
 25 comments were either in opposition and/or
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1 architecture.

2 On 4/9, Mary Morris was in opposition.

3 4/9, San Marco Preservation Society,

4 David, the leader, was in opposition.

5 4/9, Zach Davis, voted -- was recommending

6 voting no.

7 4/8, Vicki Tunstill was in opposition.

8 4/8, her husband, Steve Tunstill, was in

9 opposition.

10 4/8, Tom Ingram was approving, in favor of

11 it.

12 4/8, Nancy Powell was in objection.

13 4/8, Steve Diebenow did drop off some

14 additional paperwork to my office.

15 4/7, Grace Davis was in opposition.

16 4/6, Lauran Hoven was in opposition.

17 And I do have this for you, the -- so that

18 way, if you're not getting everything, I can

19 give you the information.

20 4/5, Demetria Livingston, in opposition.

21 4/4, Theo Marshall, in opposition.

22 3/29, Leslie and Blase De Leo, in

23 opposition.

24 3/28, Karen Thomas and John Nagy, in

25 opposition.

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1 3/26, Sharon Hardington, ten-story is a

2 monstrosity, huge negative impact, in

3 opposition.

4 3/24, Nicole Cherry, also in opposition.

5 3/23, Alan Gurien, opposed to the project.

6 3/2, Jennifer Heneghan, does not want the

7 blight from the storage units.

8 3/18, Steve Diebenow did attend to [sic]

9 my office and discussed the project with me in

10 detail.

11 3/15, Jeff Schembera, president of the

12 Peninsula, recommending an alternate design

13 option.

14 On 3/13, Mr. Schembera, president of the

15 Peninsula, provided us with a note that 170 of

16 the occupants of the Peninsula were in

17 opposition and two were in favor.

18 On 3/12, Carolyn Blake with Gresham Smith,

19 a resident of San Marco, was recommending

20 disapproval.

21 3/12, Pam Sorenson, was asking for

22 different examples and so forth, but is in

23 opposition. She also, I think, was the

24 gatekeeper of many of these emails that came

25 from multiple other folks.

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1 3/12, a letter from 3/5 from Bryant

2 Shumaker, chair of the Urban Core CPAC, in

3 opposition.

4 3/1, John Simmons, in support, lives

5 adjacent.

6 2/26, Russell Armistead, recommended we

7 vote no.

8 And 2/21, Lauran Hoven is recommending

9 voting no.

10 So I believe that is all that I received.

11 THE CHAIRWOMAN: Mr. Dawson, any ex parte

12 communication?

13 BOARD MEMBER DAWSON: I received an email

14 from staff yesterday that originated from Grace

15 Davis.

16 BOARD MEMBER MONAHAN: Thank you, Madam

17 Chair.

18 Ditto to what Mr. Loretta listed. I also

19 had an in-person meeting with Mr. Diebenow on

20 March 1st and a phone call from Mr. Diebenow on

21 Monday, April 8th.

22 THE CHAIRWOMAN: Thank you, Mr. Secretary.

23 In addition to the list of emails that

24 Mr. Loretta read, I also received Grace Davis'

25 email yesterday, forwarded from staff.

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1 In addition, I -- for the record, I

2 currently serve on the board of the San Marco

3 Preservation Society. In that capacity, I have

4 been present for discussions of the board about

5 this general project, rezoning, the

6 architecture.

7 I was present for January 8th. I was

8 present for the presentation of this project by

9 Mr. Diebenow to the board of directors.

10 January 11th, I had a phone call with

11 Leslie De Leo, who shared her concerns about

12 the project.

13 February 1, I attended the public town

14 hall held by San Marco Preservation, and the

15 District 5 councilman, Joe Carlucci, about the

16 project.

17 February 12th, I was present at the board

18 meeting of the San Marco Preservation Society

19 board of directors to discuss the project and

20 voted to opposed the project. I abstained from

21 that vote.

22 And March 26th, I had a phone call with

23 Mr. Diebenow discussing the project in general.

24 On this project application as well, I

25 have been impartial, I have not yet taken a

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1 stance, so this is -- this is my list. I think
 2 it is it complete.
 3 Mr. Davis.
 4 BOARD MEMBER DAVIS: All right. So ditto
 5 to the emails that have been mentioned that
 6 have been sent to the board.
 7 I also met with Steve Diebenow, with the
 8 applicant, on Monday, this past Monday, and
 9 then again back in early March.
 10 And then also just to put out there on the
 11 record as well that I am co-owner of a blog
 12 called the Jaxson Magazine. In 2022, I
 13 co-authored an editorial against the idea of
 14 changing the zoning -- the Downtown Zoning
 15 Overlay to allow for a single use such as this.
 16 I put that out there to say that that
 17 article, that editorial was on a completely
 18 different issue than why we're here today, and
 19 that I am -- will be impartial within what
 20 was -- what's going to be shared today.
 21 THE CHAIRWOMAN: Mr. Jones.
 22 BOARD MEMBER JONES: Ditto on all of the
 23 emails previously mentioned. There may be a
 24 few others that I don't recall, but I do recall
 25 a lot of emails about this.
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1 All right. We are going to move now to a
 2 staff report, please.
 3 MS. KELLY: So if the Chairwoman is okay
 4 with this, I just want to give a little
 5 overview about what this is, mainly for the
 6 public.
 7 So on Tuesday, the -- there's a PUD, which
 8 is a rezoning, Ordinance 2024-0152, that was
 9 heard by this board as the Local Planning
 10 Agency. That item, the final action rests with
 11 City Council, and I believe it will be going to
 12 the Land Use and Zoning Committee on April
 13 16th, I think, next week. So that deals with
 14 the use of the -- and the use of the site.
 15 This process is -- generally, we call it
 16 the design review. The final action rests with
 17 DDRB, so they will decide. And it is a
 18 two-step process. So this is the conceptual
 19 review. And then, you know, at some subsequent
 20 meeting would be the final review. So I just
 21 wanted to make that clear for members of the
 22 public.
 23 Okay. So I think we all know where the
 24 site is. It's located at the southwest corner
 25 of Hendricks and Prudential, and it does
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1 Again, in-person meeting with Mr. Diebenow
 2 on March 1st; a subsequent phone call this past
 3 Monday, March 8th; and an additional email
 4 correspondence, via staff, from Grace Davis,
 5 received.
 6 And that should do it.
 7 THE CHAIRWOMAN: You're recognized.
 8 BOARD MEMBER LEE: Thank you, Madam Chair.
 9 I appreciate that.
 10 In addition to the emails listed by
 11 Chairman Brockelman on April 9th that we all
 12 received, and in addition to the emails
 13 Mr. Loretta listed, in addition to the emails
 14 staff forwarded, I had ex parte communication
 15 on April 8th, meeting with the architects
 16 Dorina Bakiri, Karie Kovacocy, as well as a
 17 March 5th meeting with Steve Diebenow, which I
 18 listed at the last meeting.
 19 THE CHAIRWOMAN: Ms. Berling.
 20 BOARD MEMBER BERLING: So as it pertains
 21 to the conceptual review, the only [sic] first
 22 one is what's been -- what's been sent through
 23 staff and already noted from fellow board
 24 members.
 25 THE CHAIRWOMAN: Okay. Thank you.
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1 consist of four parcels. It's basically in
 2 this sort of an L shape. I want to point out,
 3 too, that -- so this is their site plan
 4 (indicating). There's an alley closure that
 5 they are proposing as part of this. It's
 6 Ordinance 2024-0204. I believe it is
 7 partnering with the PUD ordinance, so they
 8 should be on a similar timeline. So I just
 9 wanted to point that one out.
 10 So the image that you have on your screen,
 11 for both the public and the board, they
 12 provided an updated package as a result of
 13 Tuesday's meeting. So the image shown to you
 14 here is different from in your package. They
 15 have all the retail on the ground floor.
 16 Previously, it had, like, retail, leasing, and
 17 storage. So I just want to make that note.
 18 So the proposed design is for a ten-story,
 19 mixed-use building with ground-floor retail,
 20 office, restaurant, or similar commercial
 21 programming, self-storage on floors 3 through
 22 6, and multifamily on floors 7 through 10.
 23 And I want to point out that there are
 24 general standards in the Downtown Zoning
 25 Overlay. They come before the use and form
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1 regulations. And they require that the project
 2 be consistent with the BID Plan, the CRA Plan,
 3 the Comp Plan. As you all heard on Tuesday,
 4 staff found that the proposal is not consistent
 5 with the BID Plan, the CRA Plan, and the Comp
 6 Plan, so I just want to bring that up.
 7 And then, because of Tuesday's vote, we're
 8 just going to put that off to the side, but I
 9 just wanted to make sure that was clear.
 10 Usually, staff does not evaluate based on those
 11 because everything is in the CCBD Zoning
 12 District, and it's -- all the uses typically
 13 comply.
 14 So other findings without going into all
 15 of the details, the pedestrian zone at
 16 Prudential and Hendricks has been -- it's
 17 proposed to be widened to about 27 feet. This
 18 is accommodated by recessing the first floor
 19 in. No activations currently appear to be
 20 designed for this area.
 21 Also, this would be a bare site.
 22 Obviously, they would have to demo the
 23 buildings currently there. So they are able to
 24 adequately provide pedestrian zones in keeping
 25 with the Code.

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1 So additional findings. There is no
 2 height limitation in the Southbank District,
 3 but the building should be masked to create an
 4 architectural transition in height from the
 5 surrounding lower story buildings.
 6 The building, currently, as designed,
 7 appears to be organized and stacked to identify
 8 the program within the structure, but it
 9 doesn't offer much facade differentiation as a
 10 pedestrian would experience the block front.
 11 In general, it appears monolithic against the
 12 current context.
 13 The staff is recommending denial.
 14 However, given the vote on Tuesday, staff
 15 doesn't just want to leave you with a denial.
 16 We wanted to provide some additional feedback
 17 for the board's consideration.
 18 First of all, any approvals that would
 19 move forward, we would request they are
 20 contingent upon the adoption of 2024-0152.
 21 Additionally, we would love if there were
 22 some sort of -- providing that gradual
 23 transition of height. That is required by both
 24 the Comprehensive Plan and our Code, stepping
 25 up. Something about creating a more prominent

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1 ground floor since this is the main means of
 2 activation along this prominent corner. And,
 3 in general, somehow elevating the architecture,
 4 maybe providing some facade differentiation or
 5 some character-defining features that would
 6 respond to the immediate context.
 7 So that's that, and I'm happy to take any
 8 questions.
 9 THE CHAIRWOMAN: All right. Board
 10 Members, questions for staff?
 11 BOARD MEMBERS: (No response.)
 12 THE CHAIRWOMAN: Okay. Do we have an
 13 applicant presentation?
 14 (Ms. Bakiri approaches the podium.)
 15 MS. BAKIRI: Hello.
 16 My name is Dorina Bakiri, 1939 Hendricks
 17 Avenue. I'm an architect with Group 4 Design
 18 and one of the architects behind this item that
 19 is going to be presented today.
 20 Can we move over -- can I scroll --
 21 MS. KELLY: If you just want to tell me
 22 "next" --
 23 MS. BAKIRI: Okay. So, next, next.
 24 Quickly, just identifying where we are
 25 located on the Southbank. This is an overview

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1 map of the Downtown District.
 2 Next.
 3 On this slide, we zoomed in. We utilized
 4 a Google Map to zoom in just on the Southbank
 5 District. We highlighted on the map, by use of
 6 color, different height of buildings in that
 7 area. In light blue, we identified all the
 8 buildings that are between four to ten story
 9 high. And then in dark blue, you will notice,
 10 are the taller building above ten story high,
 11 and then in red is our site and the proposed
 12 project. You also see a straight line cutting
 13 through the site.
 14 If you want to go next.
 15 That line was an intentional section cut
 16 through the site, and then looking -- moving
 17 from the right side of the page, it's kind of
 18 identifying how, from the riverfront, you have
 19 the Peninsula, which is a very, very tall
 20 structure. You're stepping down next to the
 21 San Marco Place, and we further step down to
 22 what our proposed structure is, and then
 23 continue to step down to SoBA, and then it
 24 moves back the height of the building to the
 25 station at San Marco.

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1 So this whole graph was kind of to show
2 how we are -- read the site in the
3 neighborhoods, and we wanted to show that our
4 building, it's not imposing but actually fits
5 well in height proportion to the surrounding
6 buildings.

7 Next.

8 My office, prior to moving to the Square,
9 was actually two buildings down from the site,
10 so I walk the site almost daily, sometimes walk
11 to Basil Thai, which the majority of the time
12 was closed. And I had this visual memory of
13 what the site is, but then when we -- this
14 project was awarded to us and designed it, we
15 actually went out there and took pictures. And
16 as a pedestrian, we wanted to take pictures,
17 wanted to see what we actually see.

18 So the first large image that you have --
19 the left-hand corner, you have a map with the
20 camera view where we took the images from. The
21 larger images, we are in Hendricks, viewing
22 down the river. All you see is this tall
23 skyscraper that defines this skyline of the
24 Southbank. Next to it, you have the San Marco
25 tower as well, so this is what you see.

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1 The bottom two images, if -- it's when
2 your camera is located on Home Street, and you
3 see the SoBA apartment that occupy almost the
4 entire block, a very large development right
5 there.

6 Next.

7 On the next street, we took the camera and
8 we tried to focus on Prudential Drive. On the
9 main image at the bottom right corner, you see
10 the large, vast parking lot that -- I got to
11 see it every day when we worked at the building
12 across the street from the parking lot, and
13 then the tall buildings in that area. You also
14 see kind of glimpses of the corner that is
15 being -- subject of discussion.

16 Next.

17 This slide, it only speaks about -- just
18 the Hendricks Avenue, and how we have not just
19 the corner at the riverfront that you have tall
20 buildings, but even as you crawl, I would say,
21 quote-unquote, underneath the interstate
22 highway, where you are compressed and you're
23 pretty much dark -- you've got to come out of
24 that interstate, and then you see the Station
25 apartment that have a five-story height itself.

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1 Next.

2 So we -- up till now, we discussed kind of
3 the overall Southbank area. I wanted to zoom
4 in more into the site itself. Again, we used
5 Google map and zoomed in, and we wanted to
6 highlight what the site is currently made of.
7 And it's a bunch of tiny, little buildings,
8 and -- with a bunch of curb cuts that -- we
9 took some pictures of the curb cuts because the
10 way the curb cuts are located right now, we
11 think they are dangerous to the community, to
12 the pedestrian, and the bikers that bike and
13 drive through and walk through this corner.

14 Some of the images, it's hard to see from
15 here, but I believe the top left corner shows
16 the quality of the sidewalks that are currently
17 present on the site. As can you tell, they are
18 fairly narrow. I question if some of them do
19 even meet the ADA requirements.

20 Next.

21 On this next slide, it's a site plan of
22 what we're proposing. It's an L-shaped
23 building that will -- sits back a couple of
24 feet from the property line of Hendricks Avenue
25 and Prudential Drive. The intent for that was

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1 that we not only meet the requirement of the
2 Overlay District for the width of the
3 sidewalks, but we go above and beyond on that
4 one.

5 And here, you can also see that -- the
6 entrance to the parking garage of Prudential.
7 There's a one-way entry from Prudential, and
8 it's about 115 feet away from the corner of
9 Hendricks Avenue.

10 And the exit on the first level garage is
11 of Home Street, which we think that this will
12 improve the safety of walkers -- pedestrians, I
13 mean, bikers and cars driving through this
14 corner.

15 Next.

16 We feel that this corner at the Hendricks
17 Avenue/Prudential is the prominent corner, so
18 this plan kind of highlights how we're going to
19 address the streetscape and -- by the use of
20 pavement, vegetation, benches, light fixtures,
21 and how we're going to comply with the Overlay
22 District.

23 We also show -- in this area, you see that
24 there is a retail and a business component to
25 the first level, and we'll -- with the use of

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1 placing [sic], we'll open up and create that
 2 connection to the sidewalk.
 3 In the back, tucked behind the important
 4 corner, we have the entrance to the parking
 5 garage.
 6 Next.
 7 These are some -- then the next slides,
 8 we'll look at some section cuts. This one in
 9 particular is through Prudential Drive that
 10 identifies the -- the pedestrian zone is about
 11 16 feet, then we actually went above the
 12 minimum requirement. You have an 8-foot clear
 13 pedestrian area, which we think is a much
 14 greater improvement than what currently is at
 15 the site.
 16 Next.
 17 This is a section through -- at the
 18 corner. As staff mentioned earlier, it widens
 19 it up to 27 feet for pedestrian -- as a
 20 pedestrian corner. We think that this will
 21 improve the visibility of walkers, of
 22 bicyclists, and cars.
 23 Next.
 24 This is another section cut. It's very --
 25 this is through Hendricks Avenue. It's very
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1 similar to Prudential Drive. Again, the
 2 pedestrian zone increased to 16 feet.
 3 Next.
 4 This is through Home Street, where the
 5 pedestrian zone on the side of the building,
 6 it's increased to 26 -- 20.6 feet.
 7 Next.
 8 This is the section cut through the
 9 adjacent property, and it's just to show
 10 where -- the property line between the parking
 11 lot next door and our building.
 12 Next.
 13 I'm going quickly through these slides.
 14 This is more about how we're planning to
 15 furnish the area. It's pretty much an
 16 extension. It already exists just north of our
 17 site, and we're using the same materials that
 18 are used just north of our site and bringing
 19 those and filtering them through the -- toward
 20 San Marco, and wrapping the corner.
 21 And you can see the selection for the bike
 22 rack, some planters that we're planning to put
 23 against the buildings, a bench, and trash cans.
 24 Next.
 25 This is the planting material. Again,
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1 we'll meet the overlay requirement for the
 2 shading. And the plant material selection is
 3 based on what is already part of the overlay
 4 requirements.
 5 Next.
 6 Now, we talked about, so far, the
 7 Southbank, and we talked about how we're going
 8 to treat the sidewalks. We're getting into the
 9 building itself. On the left-hand corner, you
 10 can see the first floor of this future
 11 building. We have labeled all the spaces.
 12 A portion of the first level will have a
 13 substantial amount of retail businesses and
 14 commercial spaces. The facade that abuts
 15 directly to the Hendricks Avenue is 100 percent
 16 activated to the sidewalk on the street. The
 17 northern facade that abuts the Prudential, we
 18 have -- over 60 percent of that area is
 19 activated, and then we have the entrance to the
 20 parking garage in -- color coded there.
 21 You can see the vertical circulation, how
 22 you can move up and down the building to -- to
 23 build the specific mixed uses that will be
 24 housed on the upper levels.
 25 On the right-hand side, you have the
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1 second level parking garage that will be mainly
 2 used for residents. And the entrance for that,
 3 and exit, will be from Home Street.
 4 Next.
 5 On the left here, you see the Level 3 to
 6 4. That is the storage facility floor plans.
 7 And on the Level 7, on the right-hand, you
 8 start seeing the layout for the residential
 9 portion. We'll have a variety of one-bedroom,
 10 two-bedroom, studio apartments.
 11 And right at the corner, where you see the
 12 diagonal hatching, that's where we intend to
 13 have the amenities for the residents. And then
 14 the square in the center, we're planning to
 15 have an outdoor amenity space or a rooftop
 16 (inaudible).
 17 Next.
 18 This is more going up to Level 8 and 9 and
 19 10. It's pretty much the residential spaces.
 20 Level 8, you can see there's still a
 21 portion of the floor plan hatched that's just
 22 identifying that some of the amenity spaces
 23 provided will have a double-height space into
 24 the building.
 25 Next.
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1 We've seen those sections before. This is
2 just a graphic representation to show that this
3 is a true mixed-use type of development. And
4 we have retail space at the bottom. We have a
5 parking garage. The mixed-use component of
6 storing or -- we consider that as an
7 unactivated space.

8 And then on the Level 7, all the way to
9 the top floor, you have the outdoor amenity,
10 indoor amenity, and as well as the residential
11 portion of it.

12 Next.

13 This is another section cut. This section
14 cut is kind of to show graphically, quickly, we
15 can identify what percentage is of what use.
16 You can quickly see the top layers are the
17 residential. You have the storage in green,
18 parking in purple, I believe, and then orange
19 for retail spaces. These are just graphic
20 representations that we use to show that we are
21 a true mixed-use building.

22 Next.

23 So this is kind of a section cut and then
24 the west elevation. So we see a section cut
25 through the ramp and how you enter the second

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1 level garage, but you also start to get
2 glimpses of how we're planning to treat the
3 elevation of this building.

4 Next.

5 I don't want to focus too much on the
6 elevation itself. I think I want to discuss
7 and talk about the architecture and how we are
8 treating the architectural elements more on the
9 3D renderings because I feel like the
10 elevations don't really tell the full story.
11 They miss the trees and the houses and building
12 next door, and we're always viewing them from
13 up high when, in reality, it will be 6 feet off
14 the ground and looking up.

15 But I do want to focus at some of the
16 images that we've taken from the Southbank and
17 Downtown Jacksonville. Some of these buildings
18 are what I consider architectural gems for the
19 town, and what we wanted to do with these
20 buildings is -- we looked at them, and we
21 wanted to capture what had made these
22 architectural elements and what made these
23 buildings beautiful and use these elements as
24 part of our design.

25 So I put the view of the Southbank down at

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1 the bottom just to see kind of what happened in
2 1967 when the Riverplace Tower was built -- was
3 the only tower, and everything around there was
4 a single-story or maybe two-story building.
5 And we've come a long way since then, and now
6 we have a lot of towers, but the first tower
7 that was built there is this beautiful
8 structure that has pushed the columns to the
9 facade, and the -- and it highlights the
10 structure. And then the structure of the
11 vertical elements of the structure kind of held
12 or frame it, within itself, the architectural
13 skin.

14 Moving to the left, we have a couple other
15 buildings. So you have the Baptist Medical
16 Center not far from that area. Again, has this
17 repetitive, tall columns that are actually the
18 structural columns that are supporting the
19 building, but they are also framing how the
20 architectural facade is elevated.

21 We -- I love the garage downtown. You
22 have this vertical, repetitive column on the
23 facade that are framing the clear glazing, the
24 transparent elevation of the ground level, and
25 then you have a screen on the second -- the

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1 upper levels that obscure the apartment -- the
2 garage behind it.

3 And then you have the Haydon Burns Library
4 that -- again, those fins are not necessarily
5 structural elements, but it's this vertical,
6 repetitive element that -- by protruding out,
7 it creates this shadow and light element that
8 makes the building change throughout the day.

9 The intent of me telling you all of these
10 is because these are the things that we found
11 in our neighborhood and exist and we wanted to
12 implement that on the way we tell the story
13 about our building.

14 Next.

15 So this is the corner of Hendricks and
16 Prudential. Our camera is set at about 6 feet,
17 and we're looking up to the building. And in
18 here, you can see those vertical columns.
19 Again, we took the elements that are already in
20 the neighborhood, in the downtown district, and
21 we pushed them to the exterior of the envelope.

22 We articulated them enough so they will
23 provide a shadow as the sun moves throughout
24 the day to the facade, to the simple facade.

25 We wanted this element to shine and frame the

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1 other materials that define all of the other
 2 levels.
 3 So the column itself is really this
 4 (inaudible) that we're setting on the
 5 elevation. And to us, as the designer, this
 6 rhythm has a very important meaning because of
 7 what -- as a pedestrian, when you walk through,
 8 you have that repetition of rhythm, and it
 9 provides a sense of comfort because, once you
 10 have walked past the same element once or twice
 11 and three times, you already feel like in a
 12 known space. So by doing that, we already
 13 created a connection between the pedestrian and
 14 the bicyclist and building itself. Also, we're
 15 breaking the facade with these elements.
 16 And then the third thing that we're doing
 17 with -- holding with these elements, these
 18 vertical elements, all of the layers that makes
 19 this building a multifamily -- and we
 20 intentionally wanted these layers to be
 21 identified from the exterior, what they are.
 22 We wanted the first level that is the
 23 mixed-use and commercial level to be a
 24 see-through, transparent level, and that's why
 25 we are treating -- and then feels more

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1 connection of the sidewalk with the inside of
 2 the space, and we tried to do that with the
 3 treatment of the storefronts and where the
 4 openings are, and to create that connectivity
 5 within -- with the sidewalk and with the spaces
 6 inside the building.
 7 And then as you move up the (inaudible),
 8 we're using another element to identify what
 9 we're calling as the unoccupied spaces where
 10 you can store cars, where you can store
 11 objects. And we're using a screen, so in here,
 12 we're highlighting that there is -- or trying
 13 to obscure an unoccupied space, but we're
 14 introducing a smaller grid, a smaller element
 15 or a texture to the -- to the building, and
 16 this is done intentionally to tell the -- to
 17 tell everybody on the street that this is
 18 what's happening inside this building but also
 19 to break that scale.
 20 What's going to happen with these vertical
 21 fins throughout the day -- and they -- how they
 22 will, like, move through the sun. And then at
 23 nighttime, if they look behind, it will be this
 24 ribbon of glow at night. And they will enhance
 25 the building, not just during the daytime, but

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1 also at nighttime.
 2 As you move the -- up on the levels, you
 3 can see that -- so we -- through punched
 4 openings, the storefronts, the railings, and
 5 certain areas on this image.
 6 Exactly on the upper left corner, you see
 7 some of the walls have been pushed and treated
 8 with a different texture. It's to bring that
 9 human scale, to tell the -- to tell the story
 10 that there are people living in this building,
 11 there are activities happening by these people
 12 that live in this building.
 13 Next.
 14 We intentionally -- apart from the
 15 vertical columns and the glazing at the ground
 16 level, the punched opening that -- we wanted to
 17 play with window location, we wanted to play
 18 with the shadow and light, the screen. We also
 19 wanted, intentionally, to leave some blank
 20 spaces because why not identify areas where --
 21 we, as a town, as a community, have amazing
 22 artists in this town, and we wanted to
 23 celebrate them and create this blank canvases
 24 for a potential future art project.
 25 So that's this corner over here that

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1 you're looking, it's probably a very possible
 2 location.
 3 Next.
 4 Another view that we wanted to talk about
 5 is the southeast view. Again, that's why I
 6 didn't want to talk about the elevations
 7 because we forget that the elevations did not
 8 show the existing structures on the site and
 9 how much of the building will be obscured by
 10 what's already's existing there.
 11 But even through this view, you can see
 12 the screen of the garage, the transparency of
 13 the first level, the articulation of the upper
 14 levels where we played with a little bit of
 15 color and texture and how we pushed and pulled
 16 some of the elements of the facade.
 17 If you want to push it back two slides
 18 ahead, and I will just leave it -- I will end
 19 with this slide, yes.
 20 THE CHAIRWOMAN: Great. Thank you so
 21 much.
 22 And could you -- I want to get your name
 23 right. Is it Ms. Bakiri?
 24 MS. BAKIRI: Yes.
 25 THE CHAIRWOMAN: Great. Thank you. Thank

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1 you so much.
 2 Board members, do we have any questions
 3 for the applicant?
 4 BOARD MEMBER DAVIS: I guess I have one
 5 question about the architectural design.
 6 One thing, as I've reviewed the previous
 7 version over the last few days, is -- I
 8 couldn't put my finger on if you were going for
 9 an Art Deco look, or what. I guess from
 10 understanding what you're saying, you just kind
 11 of took pieces of different elements around
 12 town? Because I saw a brutalist design, a
 13 mid-century design.
 14 MS. BAKIRI: Yeah. So Jacksonville has
 15 been built throughout multiple years, but one
 16 common design through the mid-century, through
 17 the brutalist movement, through the Art Deco --
 18 there are some elements that are common even
 19 till today in architecture, and one of them was
 20 the way we're doing the representation of the
 21 vertical membranes. So we just took that as a
 22 detail that was used throughout the history and
 23 tried to imply it in its own newer way in here.
 24 BOARD MEMBER MONAHAN: Ms. Bakiri, do you
 25 have a material board with you?

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1 MS. BAKIRI: Not today, but as of right
 2 now, we're mainly thinking, because this is a
 3 high-rise, it's going to be a concrete
 4 structure. So what we're envisioning is
 5 probably going to be stucco on the exterior,
 6 where the majority of the space will have
 7 storefront. And then the screen will be, like,
 8 louver, metal louvers.
 9 BOARD MEMBER MONAHAN: Thank you.
 10 THE CHAIRWOMAN: Mr. Loretta.
 11 BOARD MEMBER LORETTA: I got more of a
 12 site plan question. The trash, how does that
 13 work? Is there, like, a garage door off the
 14 alley, and you all pull this out, and that's --
 15 the alley actually is maintained up toward the
 16 trash? Is -- can you walk me through how that
 17 works?
 18 MS. BAKIRI: Can we go to the site plan or
 19 the first (inaudible) plan?
 20 So we discussed this with our clients. So
 21 we'll have the trash cans inside the building.
 22 Everything is within the building, and then
 23 they are going to roll them either to Home
 24 Street or Hendricks Avenue, and then the trash
 25 will be picked up from there.

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1 BOARD MEMBER LORETTA: Keep going.
 2 MS. BAKIRI: So, yeah, I believe it's
 3 Level 5. Trash is Number 5. Right at the
 4 corner, on the left and side of the project,
 5 between -- right there. Yeah, that's the
 6 trash. So we're either going to roll out the
 7 trash on Home Street or on Hendricks Avenue.
 8 BOARD MEMBER LORETTA: Can you provide
 9 further documentation at final on how you
 10 accomplish that, with what the bins look like
 11 and all sorts of stuff? I'd like to --
 12 MS. BAKIRI: Yeah, definitely.
 13 BOARD MEMBER LORETTA: I think that needs
 14 to be understood much more.
 15 MS. BAKIRI: Understood.
 16 THE CHAIRWOMAN: I'm going to echo
 17 Mr. Loretta's question because the entrance to
 18 this access point that he's referencing up to
 19 Number 5, is that the trash -- that is
 20 immediately adjacent to 1451 Home Street,
 21 which -- since your office is -- used to be
 22 located near there, you'll know that that's one
 23 of the oldest remaining structures in what was
 24 first South Jacksonville, the city of South
 25 Jacksonville.

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1 So in deference to the historic
 2 preservation of your neighbor, I just want to
 3 see a turning radius, and then I do want to see
 4 some analysis on how vehicles are going to
 5 access and how we're going to respect the
 6 property of that historic building.
 7 MS. BAKIRI: Definitely.
 8 THE CHAIRWOMAN: Any questions?
 9 BOARD MEMBER DAVIS: I've got one more
 10 about the self-storage floors. I mean, can you
 11 explain how that's actually going to be laid
 12 out? I know this is conceptual and it's a big
 13 box, but how is that going to be broken out a
 14 bit? Can you explain that?
 15 MS. BAKIRI: Unfortunately, I don't have
 16 much information at this time. They have --
 17 I've never done a storage facility before, and
 18 I believe the owner has a different architect
 19 for the storage facility and will do that
 20 layout for us.
 21 BOARD MEMBER DAVIS: The architect is not
 22 here?
 23 MS. BAKIRI: No, it's [sic] not.
 24 THE CHAIRWOMAN: So as part of conceptual
 25 review, I mean -- I think we need to discuss

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1 the site holistically, all of the uses as
2 they -- as they function together. Is there
3 anyone on your team that could maybe discuss --
4 I see representatives from Vestcor here, but I
5 don't know if there's anybody else that could
6 help answer some questions.

7 MS. BAKIRI: So I can help out with how
8 the moving trucks or loading trucks will come
9 into the site and how that will be taken to the
10 storage levels. So I can show you that is
11 identified on the floor plans. But how the
12 inside of -- the layout of the floor plan, I
13 don't have a full layout for that yet.

14 BOARD MEMBER DAVIS: And I guess one of
15 the challenges I have, or questions I have,
16 is -- as we talk about what you can actually do
17 with this facade, is that we need to have a
18 clear and better understanding of what's
19 happening on those floors --

20 MS. BAKIRI: Okay.

21 BOARD MEMBER DAVIS: -- whether we're
22 talking about potential transparency or ways to
23 better differentiate and break up the mass of
24 the building. It's going to, like, really
25 help.

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1 (Mr. Hoover approaches the podium.)
2 MR. HOOVER: Hey. I'm Ryan Hoover, 1649
3 Atlantic Boulevard, from Vestcor.

4 So you're asking for the actual, physical
5 layout of what the storage cages are going to
6 look like inside the walls?

7 BOARD MEMBER DAVIS: I wanted just a brief
8 description of how the layout is going to be
9 because, right now, I'm just looking at a big
10 box, and for me --

11 MR. HOOVER: Okay. So you --
12 (Simultaneous speaking.)

13 BOARD MEMBER DAVIS: -- (inaudible) talk
14 about the mass of the building.

15 MR. HOOVER: Okay. Yeah, you won't be
16 able to see the inside of the building from the
17 outside because -- you're talking about --
18 you're talking about the exterior elevation?

19 BOARD MEMBER DAVIS: At this point.

20 Like, we're going to have a discussion
21 about -- I hope, about what could be done to
22 enhance the visual quality from the exterior of
23 the building. But in having that discussion,
24 it's always good to have an understanding,
25 generally, of what you kind of are thinking

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1 about interior-wise even though you may not be
2 at a final level. I mean, I understand it's
3 conceptual, yeah.

4 MR. HOOVER: Okay. So it will generally
5 look like storage units, cages, roll-up doors,
6 hallways. Like, that's -- you're not going to
7 see that from the outside.

8 MS. BAKIRI: Dorina again here.

9 So if you're concerned about the skin
10 facade, the intent is that we will have a solid
11 wall on the exterior, and we'll attach a screen
12 to the -- behind -- on the surface of the wall,
13 and we'll probably put some LED lighting behind
14 it to light it at night time.

15 Did that address -- or getting closer to
16 what you're looking for?

17 BOARD MEMBER DAVIS: I mean, it's what we
18 have right now.

19 MS. BAKIRI: Got it. I understand.

20 THE CHAIRWOMAN: Mr. Monahan.

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

23 I do second Mr. Davis's question. I mean,
24 can we see more a detailed plan of -- I
25 understand what storage units look like, but a

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1 more detailed plan of the interior of the
2 building on the storage floors?

3 (Ms. Trimmer approaches the podium.)

4 MS. TRIMMER: Cyndy Trimmer, One
5 Independent Drive, Suite 1200.

6 So we are at conceptual, so we're not
7 required to have the detail on those floor
8 plans. Nobody is trying to hide the ball. We
9 will absolutely make sure that we have more of
10 that when we come for final.

11 That architect is somebody that works with
12 CubeSmart that does very traditional
13 self-storage floor layouts. So, as Ryan
14 alluded, it will be hallway corridors with
15 self-storage units, opened, interior to the
16 parcel.

17 What we did here was an attempt to address
18 what we thought the comments were in terms of
19 not wanting to see what you have on some of the
20 other self-storages in town. We got a comment
21 of, don't just try to dress it up and let's not
22 pretend it is something it's not. So we
23 intentionally didn't do it with the openings
24 that have the windows because we thought that
25 that was what was desired.

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1 If we have misinterpreted, we absolutely
 2 want feedback from this group about what to do
 3 with those floors that will have a meaningful
 4 architectural impact, but it was responding to
 5 what we thought we heard the first time around.
 6 In terms of the floor plans, we will get
 7 them, to advance those, so that we can share
 8 them so you can see where units versus hallways
 9 are, but it is a CubeSmart, so it will be very
 10 traditional in terms of that layout.
 11 BOARD MEMBER DAWSON: So is the storage
 12 air-conditioned?
 13 MS. BAKIRI: Climate-controlled, yes.
 14 BOARD MEMBER MONAHAN: What's the
 15 clearance on the garage opening? About
 16 20 feet?
 17 MS. BAKIRI: It's 24 feet.
 18 BOARD MEMBER MONAHAN: Thank you.
 19 And then one more question, if I may,
 20 Madam Chair?
 21 THE CHAIRWOMAN: (Nods head.)
 22 BOARD MEMBER MONAHAN: On the planter
 23 boxes -- to my knowledge, all of the planter
 24 boxes in the area are either concrete or wood.
 25 MS. BAKIRI: Okay.
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1 see what slide number it is.
 2 THE CHAIRWOMAN: It was on Page 13.
 3 MS. BAKIRI: On Page 05, we have that the
 4 retail/office space is at about -- that whole
 5 boxed area, it's at 14,500 square feet. So
 6 we'll just have to re-lay out and identify at
 7 the next presentation exactly that 8,000 square
 8 feet dedicated to commercial use.
 9 THE CHAIRWOMAN: Okay. Yeah. Thank you.
 10 But the condition on Monday was that the
 11 8,500 be not related to the storage -- the
 12 leasing activities --
 13 MS. BAKIRI: Correct.
 14 THE CHAIRWOMAN: -- so just wanted to
 15 confirm that on Page 13.
 16 MS. BAKIRI: And that happened two days
 17 ago, so we did not have a chance to update this
 18 layout to show those numbers.
 19 THE CHAIRWOMAN: Totally understood.
 20 Thank you.
 21 Board Members, any other questions for the
 22 applicant?
 23 BOARD MEMBERS: (No response.)
 24 THE CHAIRWOMAN: All right. Seeing none,
 25 we are going to move on to public comment.
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1 BOARD MEMBER MONAHAN: So I don't know how
 2 the rest of the board feels about this, but
 3 changing it from a metal, diamond-cut plating
 4 to -- to wood, I think would be good.
 5 MS. BAKIRI: So the boxes, the planter
 6 boxes are going to be at the -- the taper
 7 corner, and they will frame the entry there.
 8 So they're going to be against the wall, and
 9 then the tree wells will be treated as they are
 10 currently treated throughout the area.
 11 BOARD MEMBER MONAHAN: Thank you.
 12 THE CHAIRWOMAN: Any questions?
 13 BOARD MEMBERS: (No response.)
 14 THE CHAIRWOMAN: I have one question, and
 15 I'm not sure who wants to answer it, on -- and
 16 I recognize this just happened two days ago,
 17 but one of the conditions that came out of
 18 Tuesday's meeting was a minimum of 8,500 square
 19 feet of retail on the ground floor. The total
 20 sum, I believe, that was on the diagram was
 21 only 8,000. So I just want to clarify and just
 22 confirm that we are intending to -- I know we
 23 might not have had time to update this.
 24 MS. BAKIRI: So I believe, if you go a
 25 couple of slides ahead, we had a -- go -- I'll
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1 Thank you.
 2 MS. HILL: We'll start with Grace Davis.
 3 (Audience member approaches the podium.)
 4 MS. HILL: Please state your name and
 5 address for the record.
 6 AUDIENCE MEMBER: Hello.
 7 I am Grace Davis. My address is 4131
 8 Birmingham Road, Jacksonville, Florida.
 9 So I just wanted to comment and echo
 10 what's been said earlier on the architectural
 11 aspect. We would like to see that the building
 12 be organized in a way where the program is
 13 split vertically rather than horizontally, so
 14 the storage units could face the interior, and
 15 apartment units can be street-facing in an
 16 effort to avoid the monolithic concrete wall
 17 that you have shown since that is taking four
 18 stories of prime real estate on the street
 19 side.
 20 Additionally, we would like to see the
 21 materiality be more congruent to the
 22 vernacular.
 23 And our last comment would be to utilize
 24 spandrel or some other material to break up the
 25 concrete facades so the elevation doesn't read
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1 the interior program so obviously from the
 2 exterior.
 3 Thank you.
 4 THE CHAIRWOMAN: Thank you.
 5 MS. HILL: Next, we'll have Pam Sorenson.
 6 (Audience member approaches the podium.)
 7 AUDIENCE MEMBER: Pam Sorenson, 1431
 8 Riverplace Boulevard.
 9 I was here Tuesday, so I will not bore you
 10 with my opposition to the storage part of this
 11 project. Everything else is great. Retail,
 12 residential, we are for. Storage, we are
 13 against.
 14 And my only request would be -- and this
 15 is in no way endorsing the project as it stands
 16 right now. If you do go forward with storage,
 17 since it is three different groupings --
 18 retail, storage, apartments with the storage --
 19 if it could be as subtle and indiscrete as
 20 humanly possible.
 21 This is a statement in Southbank, to
 22 include storage in this project, and we just
 23 don't want it to be the gentlemen's club
 24 CubeSmart on Roosevelt or the CubeSmart that
 25 can be seen from I-95 with their garish signage
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1 of big red letters.
 2 So that would be something I would love
 3 for you all to consider.
 4 Thank you.
 5 THE CHAIRWOMAN: Thank you, Ms. Sorenson.
 6 MS. HILL: Next we'll have Carnell Oliver.
 7 AUDIENCE MEMBERS: (No response.)
 8 THE CHAIRWOMAN: Mr. Oliver?
 9 AUDIENCE MEMBERS: (No response.)
 10 THE CHAIRWOMAN: Let's come back to him if
 11 he walks in again.
 12 MS. HILL: Then we'll have Elizabeth
 13 Figura.
 14 (Audience member approaches the podium.)
 15 AUDIENCE MEMBER: Hello, everyone.
 16 My name is Liz Figura. I live at the
 17 Peninsula. It's nice to see everybody today.
 18 I've been to a number of these meetings,
 19 and I know that we're talking about conceptual
 20 and design review, of which I know nothing, but
 21 I do have a couple of questions that I want to
 22 kind of just throw out to see what your
 23 thoughts are.
 24 I don't really know a lot about storage
 25 places, except having used one at Philips
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1 Highway for a while, but there's a couple of
 2 things I found on the Internet that I thought
 3 you might find interesting.
 4 One in Orlando. "Help, mice made my rugs
 5 at CubeSmart" -- "mice ate my rugs at a
 6 CubeSmart storage facility."
 7 Here is another one that came in from
 8 Virginia. "I stored some furniture in a
 9 CubeSmart storage facility, and a year later, I
 10 found the furniture was destroyed by rats."
 11 Masked bandits in New York had gone and
 12 stolen \$140,000 worth of merchandise.
 13 Down in St. Petersburg, multiple units
 14 caught on fire. The fire department was able
 15 to respond, and there was heavy smoke and
 16 flames coming from the storage units.
 17 Breaking and entering, there was an issue
 18 in Boston. It was kind of interesting. People
 19 were actually living in it. They said, "Boston
 20 officials say they've shut down a storage
 21 facility where people were living illegally in
 22 rented units, finding beds, curtain rods, and
 23 coolers. A CubeSmart employee then declined to
 24 comment."
 25 So I guess my only thing is, if we're
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1 looking at -- for people that will be living
 2 with the storage facility underneath, I know
 3 that I would be interested in safety, security,
 4 and nuisance infestation. So as people are
 5 looking at building this and knowing people
 6 will be living upstairs, I think food for
 7 thought would be someone that we could
 8 potentially talk to about that.
 9 Thank you.
 10 MS. HILL: Okay. Next, we'll have Carnell
 11 Oliver.
 12 (Audience member approaches the podium.)
 13 AUDIENCE MEMBER: Yes, my name is Carnell
 14 Oliver. Address is on file.
 15 I ended up taking a nap. I'm glad that
 16 staff was able to wake me up.
 17 I'm not much of a technical person. I
 18 would rather people get to the point and tell
 19 me exactly what you're trying to do, but I'm
 20 looking at the application process of this
 21 project, and I want to highlight some names.
 22 Some of these groups really don't stand
 23 out to me, but two names really stand out to
 24 me. The lobbyist group is Steven Diebenow and
 25 Cyndy Trimmer.
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1 The second name that really stands out to
2 me is Summit Group [sic]. There's a clear
3 connection here.

4 I think the biggest issue that the
5 community doesn't recognize, or the residents
6 of this community don't recognize, is that we
7 live by a good old boy system here in
8 Jacksonville. Right now in Riverside, you've
9 got Diebenow. I don't know where their office
10 is. But when I look at Summit Group, or any
11 other company, like Group 4 -- I've heard them
12 mention that they're right there in Riverside.
13 This is the good old boys system.

14 These are people that do a project in our
15 community. They are good old neighbors. They
16 are good old friends. But when you talk about
17 power brokers, one of the things that I realize
18 is that you find out who are the individuals
19 that are pushing the project, then you find the
20 connections. This is a criminal investigation.
21 Each hand watches the other hand's back.

22 I think this project is going to get
23 pushed down this community's throat, but I want
24 you to understand something. If you want to
25 understand where all the power is in our

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1 community, look at Riverside because -- I'll
2 use something for an example. Where Florida
3 Blue is, that empty space is, that's where JSO
4 is going. Many of our largest corporations in
5 our community are mostly in that corridor, and
6 this project is going to get pushed by -- down
7 this community's throat because they really
8 don't understand the structural power struggle
9 that's within our community.

10 I'm learning each day to break down what
11 that power structure looks like. This project
12 is probably going to be pushed down this
13 community's throat, but you always got to
14 remember something, and I'm going to be very
15 clear to this community. If you see Steven
16 Diebenow, Paul Harden name on any kind of
17 project, best be aware that they are in the
18 loop with the institution of this city.

19 And don't be alarmed that this project is
20 going to happen, because when you see Paul
21 Harden, Cyndy Trimmer, or Steven Diebenow --

22 MS. HILL: Thank you. Your time is up.

23 MR. OLIVER: -- it's going to happen.

24 MS. HILL: Thank you, Mr. Carnell.

25 THE CHAIRWOMAN: Ms. Hill, do we have

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1 further public comment on this item?

2 MS. HILL: Yes. Last, we have Nancy
3 Powell.

4 (Audience member approaches the podium.)

5 AUDIENCE MEMBER: Nancy Powell, 1848
6 Challen Avenue, Jacksonville, Florida.

7 I was here on Tuesday, on behalf of Scenic
8 Jacksonville, opposing the rezoning of the
9 storage facility use. And I think I would just
10 say, in addition, if you didn't have the use,
11 this project, as Zim Boulos said, would be a
12 lot easier to be designed.

13 And just on a personal basis, I want to
14 say that a big problem with those four floors
15 is -- it's like a big wall. There's no
16 windows. And I looked up -- I think,
17 theoretically, just like a parking garage, you
18 can hide some of the project -- some of the
19 parking uses that are usually not attractive.
20 Most of the time, you do that through wrapping
21 of the building with units. This is a unique
22 site plan with this L shape.

23 But, you know, I know one of the members
24 talked about a project in the -- Channelside,
25 in Tampa, so I looked that up. And if you see

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1 this -- if it's Seaport Storage, which is -- if
2 it's the one you're thinking of, it actually
3 looks like a middle-of-the-road apartment
4 building with a lot of windows, a balcony.
5 They're probably fake balconies, but they are
6 balcony-type structures, so it is possible to
7 do it. I'm not qualified to give direction on
8 this one, but -- but this does not -- I don't
9 think upholds the standards that we aspire to,
10 especially on the Southbank.

11 Scenic Jacksonville has a Great Cities
12 Symposium. The very first one, we had Joe
13 Riley of Charleston, and what he says -- and
14 what he's credited to is raising the bar of
15 Charleston. And I think we need to raise the
16 bar. You need to commit a city to excellence,
17 and that is visible realities. So I would urge
18 you to force a redesign of this project because
19 it really does not uphold the standards and the
20 vision that most people have of the Southbank
21 and Downtown.

22 Thank you.

23 MS. HILL: That's it.

24 THE CHAIRWOMAN: Okay. Thank you.

25 We are going to close the public hearing.

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1 If we could get the item in posture,
 2 please.
 3 BOARD MEMBER MONAHAN: Thank you, Madam
 4 Chair.
 5 Move item DDRB 2024-003, Lofts at
 6 Southbank, conceptual review, with staff
 7 recommendations.
 8 BOARD MEMBER LEE: Excuse me, Madam Chair,
 9 before we second, could we confirm, is this a
 10 motion to approve the staff recommendation to
 11 deny?
 12 THE CHAIRWOMAN: That would be -- we're
 13 going to follow the kind of scheme that we did
 14 on Tuesday, and we will first -- if it's the
 15 board's wish to move staff's recommendation
 16 first, and then if we have additional feelings,
 17 motions, then maybe we could address those,
 18 unless somebody wants to proceed a different
 19 way.
 20 BOARD MEMBER MONAHAN: Through the Chair
 21 to OGC, if a board member would like to not
 22 include staff recommendations, would they
 23 amend -- would I have to amend my motion?
 24 MS. LOPERA: Through the Chair to
 25 Mr. Monahan, so my understanding was your
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1 that's a motion to deny based off what's on --
 2 BOARD MEMBER BERLING: Staff's
 3 recommendations. Exactly.
 4 THE CHAIRWOMAN: Okay. We have a motion
 5 on the floor. Thank you.
 6 We will next move to board discussion.
 7 I've give (inaudible) to both Mr. Loretta
 8 and Mr. Lee today, so I'll start with Mr. Lee
 9 just for the heck of it.
 10 BOARD MEMBER LEE: Thank you, Madam Chair.
 11 Appreciate it.
 12 This is a very tough architectural problem
 13 that I don't envy the design team or the
 14 developer to try to solve what is truly, to me,
 15 an exciting mixed-use project, being able to
 16 take a piece of land that is completely
 17 underused and develop a lot of retail, a lot of
 18 multifamily, a lot of other uses, including a
 19 garage, which sometimes I think we forget that
 20 there is a garage level in this building.
 21 So with that being said, you know, my
 22 comments are that it's a very difficult project
 23 to get behind from an architectural standpoint.
 24 It is very sharp. It is very brutal. It has
 25 really no relief at the ground level with the
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1 motion was to deny. It was worded kind of
 2 differently, but I think by saying you were
 3 moving the staff recommendation -- the
 4 recommendation was to deny, so that's a motion
 5 to deny. It did not receive a second, so the
 6 motion fails. At this point, another member or
 7 yourself could make another motion.
 8 BOARD MEMBER DAVIS: I didn't know if he
 9 was even done talking.
 10 BOARD MEMBER MONAHAN: Yeah, I was just
 11 really stating -- I was asking a clarifying
 12 question. I think my --
 13 THE CHAIRWOMAN: We have to move -- do we
 14 not have to make a motion to move forward to
 15 get to discussion?
 16 MS. LOPERA: To the Chair, someone needs
 17 to make a motion to approve, to deny, however
 18 you want to do it, but --
 19 BOARD MEMBER BERLING: Can I make a motion
 20 to approve denial with staff's recommendations?
 21 Right? So essentially restating I'm making a
 22 motion to deny the applicant with staff's
 23 recommendations or with staff's justifications,
 24 so ...
 25 BOARD MEMBER DAVIS: I'll second that if
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1 exception of the canopy.
 2 And the iconography of the Riverplace
 3 Tower and the Haydon Burns Library are really
 4 under appreciated masters of architecture --
 5 architectural pieces in our community, which I
 6 absolutely would support using those as
 7 precedence for a design of this building, but
 8 this is not that.
 9 To me, this is almost like it's a
 10 ten-story CubeSmart with windows on the top
 11 floor of the CubeSmart and applied columns to
 12 help break it up and that's really it. So I
 13 think there's a lot of work to do here on the
 14 architecture, and I think that it's got to come
 15 from a creative solution, and it may not be
 16 just stacking. It may be, like one of the
 17 public speakers mentioned, a restacking
 18 vertically rather than horizontally.
 19 And it's never been the mission of this
 20 board to design projects for our applicants but
 21 to try to get feedback to where we hope they
 22 will create better and more lasting
 23 architectural projects within our community,
 24 especially one that is so important right here
 25 on the Southbank in such a storied community.
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1 So I'll support not approving this
2 conceptually.

3 Thank you, Madam Chair.

4 THE CHAIRWOMAN: Mr. Jones.

5 BOARD MEMBER JONES: Yeah. I think some
6 of the -- and maybe there's a little bit of a
7 level of miscommunication or misinterpretation
8 on behalf of the applicant. I think I do see
9 where there was an attempt -- I presume there
10 are some windows corresponding to where the
11 storage units would be, but I just -- I guess I
12 just can't make sense of why there were just
13 some on one floor, but then you have this sort
14 of facade screening material, which I'm not
15 sure what that is, but, yeah, I think --

16 Again, I think there's always this sort of
17 definition of what is conceptual -- in concept
18 as a mixed-use building that's trying to
19 attempt to integrate storage, I'm all in favor
20 of that. I just think, again, we're at a point
21 where we need more work architecturally to see
22 just some alternatives so that we can be in a
23 better posture to move to an approval.

24 Again, in concept, I approve the use and
25 what we're trying to do here. I guess it's

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1 just executing more -- I'd like to see more on
2 the treatment with respect to transparency and,
3 you know, fenestration and things like that.
4 I'm not even really crazy about the windows,
5 but -- that's really about it for me.

6 THE CHAIRWOMAN: Mr. Davis.

7 BOARD MEMBER DAVIS: I mean, I'm at the
8 same point. That's why I kind of asked for
9 further clarification on what was going on in
10 the storage floors because I believe if you
11 looked at this in the surrounding context, the
12 massing of this is just so large. It's not so
13 much about height. I know the height is
14 unrestricted in the Southbank, but you almost
15 have the ability to recess some things,
16 create -- looking at different types of
17 materials to create different sites -- I mean,
18 certain viewpoints of scale despite the height
19 and how it interacts with the adjacent
20 properties. I would like to see a lot more
21 transparency, especially on Home Street.

22 I mean, if you look at the south side of
23 Home Street, those are residential units there,
24 and right now, there's a blank wall. And then
25 even coming in to downtown from I-95, I really

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1 don't want that side to be treated like a back
2 wall because the majority of people who come
3 through this town are going to be seeing it
4 from that angle.

5 I think there's some opportunities. I
6 know you talked a lot about the vertical
7 element. I really think it needs more
8 horizontal treatment as well to help break down
9 the massing of the facade, and I think you have
10 an opportunity, in looking at your high profile
11 corners, to do something special and iconic
12 that can really make a positive impact on the
13 Southbank skyline.

14 So, yeah, today, I can't give conceptual
15 approval just because it seems to me there's so
16 much work that needs to be done, but I'm more
17 than happy to talk about different types of
18 opportunities.

19 In addition, I'll also just mention, I did
20 go through the folder that was given to us on
21 Monday. It had a number of self-storage unit
22 examples in downtown areas. If you actually
23 break that down, the majority of those were not
24 in downtown. Many of them were adaptive reuse
25 or in basements of existing office space and

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1 office buildings, but there were two that were
2 fairly recently built, one being in Brickell,
3 which I'll kind of argue is probably not
4 Downtown Miami, but even in that case, they
5 found a way -- that was, like, a CubeSmart.
6 They found ways to include glazing and
7 transparency on their corners as a part of
8 their interior internal circulation to those
9 units, and that's one of the reasons that I
10 asked about that.

11 So even in your documents, there are some
12 examples. I wouldn't say they are the best
13 from an architectural perspective, but I do
14 think they give precedent to the fact that some
15 things can be achieved that's not been explored
16 at this point, or at least it doesn't seem like
17 it's been explored at this point.

18 THE CHAIRWOMAN: Mr. Monahan.

19 BOARD MEMBER MONAHAN: Thank you, Madam
20 Chair.

21 I concur with what's been said. I
22 appreciate the work that's gone into this, but
23 I think the design does slightly miss the mark,
24 particularly the screening. I'm not a huge fan
25 of the contrasting colors from the rest of the

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1 facade. I think it's quite distracting. And I
2 think that the mural element, if you want to
3 call it that, doesn't really match the context
4 of the neighborhood.

5 So I think a reworking of those two
6 elements for me, and along with what the other
7 board members have said, will get this in a
8 much better place.

9 Thank you.

10 THE CHAIRWOMAN: Mr. Dawson.

11 BOARD MEMBER DAWSON: I'm in agreement
12 with my fellow board members, that I'd like to
13 see something a little more creative.

14 Thank you.

15 THE CHAIRWOMAN: Mr. Loretta.

16 BOARD MEMBER LORETTA: I mean, I kind of
17 like it, you know, so I'll talk for a second.

18 It's kind of interesting. I feel like
19 this project is getting beat down a little bit
20 based on the zoning and the uses, and so I do
21 think, you know, oddly, it's kind of
22 interesting because I'm, like, well, maybe you
23 could develop the whole Prudential side as a
24 residential, go eight floors, and then the Home
25 side is storage, go eight floors and still make

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1 it work.

2 The downside, though, is to -- from what
3 Mr. Dennis [sic] just said, well, we really
4 want eyes on Home Street, and so how do you do
5 that, right? But what's interesting to me
6 is -- you know, we just approved all these
7 projects with Gateway Jax and the Pearl Street
8 District. And, you know, quite frankly, they
9 actually did what I think you were trying to
10 do, which is take a lot of architectural
11 historic buildings downtown and try to make
12 something new.

13 And I really didn't like many of their
14 buildings. I felt many of them looked kind of
15 like a jail. And so, quite frankly, there's a
16 little bit of juxtaposition I think we could do
17 here. Maybe they could've made the columns a
18 little bit bigger. Maybe they could've gone a
19 little bit more vertically. I think the mesh
20 actually makes it look as though it's a parking
21 garage. So to me, it actually makes sense.

22 So, really, I'm in disagreement with the
23 rest of the group to some extent, but I
24 understand where everybody is coming from, you
25 know.

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1 So it's odd because, to me, if I think of
2 Group 4 architecture, many people dog Group 4
3 architecture because it's just like there's too
4 many bright colors. There's an orange band,
5 and there's a green band, this, that, and the
6 other with the other Lofts at Jefferson Street
7 and all the other things. And, you know, I
8 like those as well, and so I'm not sure if the
9 rest of the board would be more appreciative of
10 that style of architecture or whatnot.

11 I wouldn't mind hearing a little bit more
12 from the rest of the board on some of that
13 because, you know, I have heard, you know, it's
14 maybe not the best context for San Marco. I
15 mean, really, I look at this, it's color toned
16 fairly similar to San Marco. I struggle to
17 understand where many people are claiming that
18 this is that out of context.

19 So, in conclusion, I almost feel as
20 though, to the rest of the board, what we
21 should do is table this and come back for a
22 workshop where they can maybe provide some
23 updated architectural design versus a denial
24 here. I realize everybody probably is thinking
25 we should -- I mean, instead of denial, why not

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1 just allow them to come back for a workshop?
2 That way, they could present. We don't really
3 need, I don't believe, in a workshop to take
4 community feedback or whatnot, so we can all
5 kind of go through a design and talk through
6 this versus, you know, continuing this along in
7 a slow process.

8 That's just my final recommendation.

9 Thank you.

10 (Ms. Trimmer approaches the podium.)

11 THE CHAIRWOMAN: Ms. Trimmer, before I get
12 to you, Ms. Berling, if you would like to offer
13 your comments.

14 BOARD MEMBER BERLING: Yeah, so as an
15 architect and a certified general contractor,
16 there's a lot I have to say about this project,
17 but I do agree with Board Member Lee, we cant
18 start designing the project for them.

19 I think this project (inaudible) a
20 sculpture, but it doesn't have its place here
21 in this project. And I'd like -- if you could,
22 throw up the recommendation for staff because I
23 think they get it so right on this, and I agree
24 with so much -- I mean, I agree with every
25 point that they have to make here, and I think

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1 we're picking apart the facade as just like a
 2 facade, and we're not even getting to the form,
 3 and there's a lot of form -- issues with the
 4 form of this project that need to be resolved
 5 before we even start to talk about, like,
 6 window sizes and what have you.
 7 And, you know, a lot of what the public
 8 has said, I echo completely, Grace Davis
 9 especially. And I don't know if the
 10 appropriate thing is to deny it and to
 11 workshop. I know we're working on what it
 12 needs to workshop, but I just don't think that
 13 this project is ready for us to even get to the
 14 point of nitpicking what we like or don't like
 15 about a certain style of architecture for the
 16 reasons stated in the reason for denying it and
 17 the recommendations by staff.
 18 And then it has a lot to do with
 19 responsiveness to the other forms that are
 20 already in place, the buildings that are in
 21 place, stepping back the building, you know,
 22 raising the height gradually. Like, a lot of
 23 that needs to be addressed, in my opinion,
 24 before we even start to nitpick the elements
 25 that are on the project, the colors that are on

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1 the project.
 2 I'm going to stop there to see where this
 3 thing goes because there's so much I could say.
 4 THE CHAIRWOMAN: Thank you, Ms. Berling.
 5 I'm also going to echo all of the comments
 6 made by my board members, especially
 7 Ms. Berling. I think we need to kind of start
 8 looking at form before we can even get to the
 9 architectural finishes, so not to belabor
 10 that ...
 11 (Ms. Trimmer approaches the podium.)
 12 THE CHAIRWOMAN: Ms. Trimmer, do you have
 13 anything you want to offer?
 14 MS. TRIMMER: Thank you so much.
 15 Cyndy Trimmer, One Independent Drive.
 16 So I'm paid really great money to read a
 17 room, and I can read the room, and we do very
 18 much appreciate the comments. As everyone
 19 that's lived through this knows, a lot of the
 20 focus of time and energy up to this point has
 21 been on whether or not this project was viable
 22 and whether self-storage as a component was
 23 something that could be entertained.
 24 So I would say, based on where we landed
 25 on Tuesday and going into the rest of the

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1 hearings, I think it makes sense for us to
 2 table this right now, and with the staff
 3 recommendations that we've got, the feedback
 4 we've gotten from everyone today -- and we do
 5 sincerely appreciate the very thoughtful
 6 commentary.
 7 Like I said, we've had a lot of community
 8 meetings. We thought we were responding in a
 9 meaningful way to them, but we would really
 10 like the opportunity to take this all in. And
 11 if we can work with staff based on tweaking
 12 what we've got here, and then we can determine,
 13 between us and staff, if it makes sense to
 14 schedule the next hearing, if it makes sense to
 15 do it in a workshop posture, but I think that
 16 we've all got a lot that we've taken away here
 17 today, and I'd like the opportunity to work
 18 with them and our team to determine which is
 19 the next appropriate step forward.
 20 THE CHAIRWOMAN: By the applicant's
 21 request, I hereby defer DDRB Application
 22 2024-003.
 23 Okay. Any new business? Do we -- the
 24 staff want to mention the Riverwalk Continuity
 25 Guide?

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1 MS. KELLY: Sure, Madam Chair. I can do
 2 that.
 3 So, gosh, when did this come out? This is
 4 very recent. The document you have in front of
 5 you, and it is online as well, is maybe a month
 6 old, a month or two old. And our CEO, Lori
 7 Boyer, speaks to the reason behind it a lot
 8 clearer, but a lot of folks -- as we develop
 9 the Riverwalk and as we sort of fill in those
 10 gaps where private development is coming in, a
 11 lot of folks have expressed concern, like
 12 members of the public, about how we ensure that
 13 this long, linear park appears as one unit, one
 14 connected park.
 15 So we were tasked with just compiling
 16 existing regulations, existing design criteria
 17 from the various sources. We have this in,
 18 like, an ordinance format. We have some stuff
 19 in the -- in the Zoning Overlay about it. So
 20 this is not new. This is just like a one-stop
 21 shop for those folks that do develop property
 22 near the riverfront or when the City needs to
 23 go and do some things. So that's what you have
 24 in front of you.
 25 And I particularly -- I wanted to make

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1 sure I brought copies for you guys because the
 2 marina support building, they were referencing
 3 it in their proposal, and they've responded to
 4 it, and I just wanted you to understand and
 5 know where that all came from.
 6 THE CHAIRWOMAN: As a visual learner, I
 7 very much appreciate this. Thank you so much.
 8 So I've lost my agenda, but hearing any
 9 further business?
 10 (No response.)
 11 THE CHAIRWOMAN: Old business, new
 12 business?
 13 (No response.)
 14 THE CHAIRWOMAN: Okay. Hearing none,
 15 we're going to go ahead and adjourn at 3:56.
 16 BOARD MEMBER BERLING: Can you -- did you
 17 give public comment the second chance?
 18 THE CHAIRWOMAN: Joana, oh, my gosh.
 19 BOARD MEMBER BERLING: Only because you
 20 promised. You said on record -- saying it, and
 21 then you didn't, and I just wanted to make
 22 sure. I'm sorry.
 23 THE CHAIRWOMAN: I am on record. Do I
 24 need to reopen?
 25 BOARD MEMBER BERLING: I'm so sorry. I
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 6
 7 I, Diane M. Tropia, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 27th day of April 2024.
 16
 17 _____
 18 Diane M. Tropia
 Florida Professional Reporter
 19
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1 didn't say anything.
 2 THE CHAIRWOMAN: Do we have any additional
 3 public comment by a show of hands, or,
 4 Ms. Hill, do we have any speaker cards?
 5 MS. HILL: I don't have any speaker cards.
 6 THE CHAIRWOMAN: Okay. Any hands raised
 7 online?
 8 MS. HILL: I don't see any.
 9 THE CHAIRWOMAN: I'm on record as a liar,
 10 so I'll take that as my bad.
 11 Thank you, Ms. Berling.
 12 BOARD MEMBER BERLING: Keeping you honest.
 13 That's why we're here, right?
 14 (The foregoing proceedings were adjourned
 15 at 3:57 p.m.)
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