

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, September 9, 2022,
commencing at 2:01 p.m., at the Jacksonville
Downtown/Main Library, 303 North Laura 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:

- MATT BROCKELMAN, Chairman.
- TREVOR LEE, Board Member.
- FREDERICK JONES, Board Member.
- CRAIG DAVISSON, Board Member.
- WILLIAM J. SCHILLING, JR., Board Member.
- JOSEPH LORETTA, Board Member.
- GARY MONAHAN, Board Member.
- LINZEE OTT, Board Member.

ALSO PRESENT:

- SUSAN KELLY, Redevelopment Coordinator.
- SUSAN GRANDIN, Office of General Counsel.
- CARLA LOPERA, Office of General Counsel.
- ANTONIO POSEY, DIA Project Manager.
- XZAVIER CHISHOLM, Administrative Assistant.

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1 Item B. And just a quick point of information
2 for the board, what we're going to do here
3 first is hear the applicant's request for a
4 deviation on this project. And, typically,
5 what we do if the project was especially
6 complex or if it hadn't yet gone through
7 conceptual approval or if there were a lot of
8 questions at conceptual approval is we would
9 have a separate workshop meeting to hear a
10 deviation request.

11 But since this project was received very
12 well by this board at conceptual and since the
13 deviation is relatively minor, in the interest
14 of everyone's time on the board we are going to
15 consolidate that workshop into today's meeting.
16 And so what we'll do is we'll -- we'll have
17 that workshop first to hear the deviation
18 request, and we won't take a vote then, but
19 then we will move on to the final approval,
20 staff report, applicant presentation, board
21 discussion, et cetera.

22 And at that point, we will first vote on
23 whether or not to grant the deviation, which
24 will require a two-thirds approval vote, and
25 then we will vote on the entire final approval.

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1 PROCEEDINGS
September 9, 2022 2:01 p.m.

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3 THE CHAIRMAN: All right. Good afternoon,
4 everybody. And thank you to those in the
5 audience for showing up.

6 I will call the Thursday, September 9,
7 2022, Downtown Development Review Board meeting
8 to order at 2:01 p.m.

9 And with that, our first action item is to
10 approve the minutes from the August 11th
11 meeting. So if you all have had a chance to
12 review the minutes, if there are any revisions
13 from board members, I'll accept those now, or I
14 will take a motion.

15 BOARD MEMBER SCHILLING: Move to approve.

16 BOARD MEMBER MONAHAN: Second.

17 THE CHAIRMAN: There's been a motion to
18 approve and a second.

19 All those in favor, please say aye.

20 BOARD MEMBERS: Aye.

21 THE CHAIRMAN: Any opposed?

22 BOARD MEMBERS: (No response.)

23 THE CHAIRMAN: Okay. Show the minutes
24 from August 11th adopted.

25 So we will go ahead and move on to Action

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1 So, hopefully, that makes sense from a
2 process perspective.

3 And now, I guess, we will hear from the
4 applicant of the Cathedral Commons multifamily
5 project about the deviation request and why the
6 applicant believes it is necessary to move
7 forward, so thank you so much.

8 (Mr. Faulkner approaches the podium.)

9 THE CHAIRMAN: And just as a reminder,
10 please, when you introduce yourself, give us
11 your name and address and organization for the
12 record.

13 Thank you.

14 MR. FAULKNER: Good afternoon. Thank you.

15 My name is Jason Faulkner, Studio9
16 Architecture, 315 East Bay Street,
17 Jacksonville, Florida 32202.

18 So I'm representing the architecture firm
19 on this project. And I believe you've -- does
20 anybody on the board want me to go through the
21 last -- the conceptual or preliminary
22 presentation that we did a couple of months ago
23 or would you like me to just start off where I
24 am right now?

25 THE CHAIRMAN: Yeah, right now would be

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1 great. And for the purpose of this specific
 2 portion, we'll just ask you to remain limited
 3 to the deviation request specifically, and then
 4 we'll get into the rest of the project --
 5 MR. FAULKNER: Okay.
 6 THE CHAIRMAN: -- after we talk about the
 7 deviation request.
 8 MR. FAULKNER: Good.
 9 All right. So the deviations that we're
 10 asking for, number one -- and these are
 11 abbreviated. You may have more detailed notes
 12 on what you're looking at, but Deviation Number
 13 1 is we're looking for a deviation on the
 14 frontage area from 2 feet to 0 on Church Street
 15 and Catherine Street. And Deviation Number 2,
 16 we're -- relief from the 3-foot to 2-foot
 17 average -- I quote "average" there -- above
 18 grade for building elevation at sidewalks. So
 19 those are the two deviations that we're asking
 20 for.
 21 Okay. So at that --
 22 THE CHAIRMAN: And this might be in the
 23 rest of your presentation, is there a way that
 24 you can pull up the site plan or just other
 25 diagrams just to show the board visually the
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1 corner that we're talking about and then the --
 2 the frontage area that we're talking about as
 3 well?
 4 MR. FAULKNER: Yes. Actually, that's what
 5 I was looking for.
 6 Is that on here? Is there -- is it on the
 7 screen?
 8 BOARD MEMBER DAVISSON: Through the Chair,
 9 I have to recuse myself from this project,
 10 but -- I'm involved, but I could probably add
 11 some factual information to it --
 12 THE CHAIRMAN: Please. Thank you,
 13 Mr. Davisson, yes.
 14 BOARD MEMBER DAVISSON: -- if I may.
 15 Primarily, the first one is frontage, and
 16 that's a 2-foot strip from the property line to
 17 a residence.
 18 On Church Street and Catherine Street --
 19 we're basically trying to provide parking on
 20 Church Street because this -- this project is
 21 severely under-parked for residential. So
 22 we're trying to create some street parking
 23 with -- including landscape that that street
 24 does not have at this time, as well as
 25 Catherine. So we've excluded the sidewalks,
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1 including landscape islands.
 2 And that frontage area is not necessarily
 3 where the building is set right to that point.
 4 It's where balconies and open areas are, which
 5 that frontage area -- the spirit of the
 6 frontage area is to engage public and private,
 7 where the private realm starts at the property
 8 line; however, that frontage area is to engage
 9 aesthetically and even -- even visually.
 10 That's Deviation Number 1.
 11 Deviation Number 2 -- you have a choice
 12 when doing residential in downtown
 13 Jacksonville. It's either, A, that the
 14 elevation of your first -- of where your home
 15 or apartment or condo is set at a minimum of
 16 3 feet above the sidewalk. Option B is, if you
 17 can't do that, then you have to set back at
 18 least 5 to 15 feet from the curb. And then you
 19 can go flat, you can go directly in.
 20 Our choice was -- that was not the type of
 21 property, and the -- and historically the type
 22 of home that the Cathedral District had,
 23 where -- conventionally, it was -- what we see
 24 is the elevated porch.
 25 Now, since -- if you look at --
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1 historically, the homes that are in the
 2 Cathedral area, they were -- they were built in
 3 the 1920s and '30s, where now we have the Fair
 4 Housing Act. The Fair Housing Act requires
 5 accessibility to all homes or this type of
 6 development. It requires accessibility to the
 7 first floor. If we had elevators, then we'd
 8 have to have all floors accessible.
 9 Unlike big block apartment projects where
 10 you can drive in and find an elevator and get
 11 into ramps, these are 18 individual buildings
 12 on a -- on a site that is extremely sloped, and
 13 to provide what the -- what the code requires
 14 with the 3-foot high would -- would indicate
 15 handicapped ramps and handrails pretty much
 16 everywhere.
 17 So what we did is bring the buildings down
 18 at least a foot -- give us a relief of a foot,
 19 and we can come in from behind with a gradual
 20 slope up to each building where we don't have
 21 to have handrails and, you know, obvious
 22 handicapped accessible things, that it just
 23 looks like a normal front porch.
 24 With that, it's also -- probably there's
 25 more slope in this area than there is anywhere
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1 in downtown Jacksonville where we're dealing
2 with relatively -- you know, grades where --
3 we've got an 8-foot grade across the -- from
4 one site to the next.

5 So when I say "average," we might have a
6 building on one corner that's 12 inches above
7 grade and at the other corner 6 feet above
8 grade. So we're just asking to bring the
9 buildings down 12 inches from the requirement
10 to give us some relief on not making these
11 homes look like they're handicapped accessible.

12 THE CHAIRMAN: Thank you very much,
13 Mr. Davisson.

14 And to the applicant, if -- I see you have
15 a slide pulled up with a visual, if you'd like
16 to point us to the specific corner where we're
17 talking about the frontage.

18 MR. FAULKNER: Yes. Thank you.

19 Well, thank you for Mr. Davisson giving
20 you a little bit of background about that. I
21 was -- I think I was caught a little
22 flat-footed because I -- I thought there was a
23 staff report that outlined some of the stuff,
24 the background that Mr. Davisson just outlined.
25 So I appreciate the -- the background of what

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1 we're going to talk about.

2 So the first one is a deviation on
3 setback. And I'll use -- now that we have
4 the -- the slide up, if you can see the pointer
5 here -- so the deviation we're asking for is
6 frontage right along this street here
7 (indicating), which is Church Street, and
8 Catherine Street, which is right here.

9 And so what we're doing -- oops. I need
10 to go to two more slides over.

11 There you go. Right there. One more
12 back. Thank you.

13 All right. So this is a close-up. So if
14 you look on the screen here, what we're asking
15 for is -- we're trying to put the buildings
16 themselves right up to the property line, right
17 at this edge. And the way that the deviation
18 is written right now, there must be a 2-foot
19 minimum setback before the building starts.

20 So what -- in this particular situation,
21 in order to create the streetscape that's
22 happening along Church and Catherine is we
23 actually need those buildings to come right up
24 to the property line.

25 Now, the thing that I want to point out is

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1 that you're not going to be looking at a blank
2 wall and window on those buildings. All of
3 these buildings have porches and public space
4 on the ground floor. When I say "public
5 space," it's private residential space, but
6 you're engaging with the public space at the
7 sidewalk.

8 So what I'm saying is we have a very
9 historical context building that's fronting the
10 sidewalk in a very historical way, so it's --
11 it's at that pedestrian scale, adding to that
12 kind of neighborhood character, which is what
13 we're trying to achieve here.

14 So that's a -- that's a diagram there of
15 what we're asking for along that first
16 deviation.

17 Is there any questions on that before I go
18 to the second deviation example?

19 BOARD MEMBERS: (No response.)

20 MR. FAULKNER: Okay. I'm going to go over
21 to -- I'm going to read the second deviation
22 again, and then what I want to do is -- I'm
23 going to show you a better example, an
24 elevation, so you have an idea.

25 All right. So there you go.

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1 Okay. So what you're looking at here is a
2 typical street elevation of Catherine and
3 Church Street. So the first one is -- yeah,
4 the first is Catherine Street. And you can see
5 Catherine Street, the one on the very top up
6 here (indicating), has a pretty big slope from
7 left to right on the overall site, and then the
8 one below it is Church Street itself.

9 So as Craig had pointed out, the code
10 requires at least a 3-foot elevation change.
11 If you're going to bring the buildings up to
12 the setback, there needs to be at least a
13 3-foot elevation change from the sidewalk and
14 the finished floor.

15 What we're asking for is to change that to
16 a 2-foot average. And the reason we say
17 "average" is because if you look at the
18 elevation, each one of these is going to have a
19 porch on them. So at some places -- like, I'm
20 going to take this building here, for example.
21 At the very corner, you may be at 2 feet on the
22 corner of that porch. But when you get to the
23 corner of this porch, that porch could easily
24 be 4 feet or a little bit more.

25 So there's that kind of repetition that

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1 happens along the street edge in numerous
2 places. Same thing on Church Street. So I
3 don't think anything is -- really get to
4 6 feet, but we're talking anywhere between --
5 they can be a minimum of 12, a maximum of 4,
6 and so that's why we're saying overall average
7 of 2.

8 I do want to stipulate that all of them do
9 have a grade change, so the porch is never
10 level at grade with the sidewalk. So we're
11 always trying to maintain that separation from
12 the sidewalk and the porch itself.

13 Does that help clarify the -- Deviation
14 Number 2?

15 THE CHAIRMAN: I think it does, at least
16 for me. Thank you so much.

17 And, again, this -- from a process
18 perspective for the board, since our workshop
19 has to be separate from the action item, we
20 won't be taking a vote here. But as part of
21 the workshop, I do want to give board members a
22 chance to either offer comments or ask
23 additional questions. So feel free -- if you'd
24 like to save your comments for the final
25 approval discussion where we'll vote on this

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1 item, feel free to do that; otherwise, of
2 course, chime in now.

3 So we'll start with Mr. Jones.

4 BOARD MEMBER JONES: Thank you,
5 Mr. Chair.

6 At this point, I think it's a very
7 reasonable deviation request given the
8 constrained right-of-way and the substantial
9 slope, the benefits that we're going to see
10 from the streetscape enhancement, and I think
11 they -- the applicant provided a really
12 creative approach to addressing the ADA without
13 compromising any of the aesthetics. And
14 certainly this furthers the objectives of the
15 BID, so I think it's a great project and a
16 great approach.

17 Thank you.

18 THE CHAIRMAN: Thank you, Mr. Jones.
19 Mr. Schilling.

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

22 For the board and -- and for your benefit,
23 Kimley-Horn, my employer, is providing services
24 for this project, so I do have a voting
25 conflict. And I've submitted the voting

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1 conflict form to Ms. Kelly, and I will not be
2 voting on this item, so thank you.

3 THE CHAIRMAN: Thank you, Mr. Schilling.
4 Mr. Lee.

5 BOARD MEMBER LEE: Thank you,
6 Mr. Chairman.

7 No comments.

8 THE CHAIRMAN: Mr. Monahan.

9 BOARD MEMBER MONAHAN: Thank you,
10 Mr. Chair.

11 No comments.

12 THE CHAIRMAN: Ms. Ott.

13 BOARD MEMBER OTT: No comments.

14 THE CHAIRMAN: Mr. Loretta.

15 BOARD MEMBER LORETTA: Thank you.

16 Regretfully, I also have a voting
17 conflict. We are not working on this project,
18 but our company, Halff Associates, has and is
19 doing active work with JWB Capital.

20 And, you know, one of the things that
21 wasn't mentioned -- I think this is actually a
22 great, big house concept, really, basically
23 creating development downtown. So if these
24 were actually single-family homes, then they
25 wouldn't have the ADA criteria that is really

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1 causing the issues here, so I think it's a
2 great overall project.

3 Thank you.

4 THE CHAIRMAN: Thank you, Mr. Loretta.
5 Mr. Davisson.

6 BOARD MEMBER DAVISSON: No comment.

7 THE CHAIRMAN: Council Member Ferraro.

8 COUNCIL MEMBER FERRARO: No comments.

9 THE CHAIRMAN: All right. And I'll just
10 kind of echo what Mr. Jones said. I think that
11 this is a reasonable request and I appreciate
12 all the work that went into creatively solving
13 this and the work that you and the entire team
14 did with City staff to work through these
15 challenges based on the site.

16 So with that, we will wrap up the workshop
17 portion of this agenda item and move into the
18 final approval. And, again, what we will do
19 is -- once we hear the staff report, we hear
20 any additional comments that the applicant
21 would like to make, we'll discuss it amongst
22 ourselves, and then we'll first look to approve
23 the deviation request, if that is the will of
24 the board. And then, secondarily, we'll look
25 to move a final approval.

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1 So with that, Ms. Kelly, I will turn it
2 over to you for the staff report on this
3 application.
4 MS. KELLY: Thank you, Mr. Chair.
5 DDRB application 2022-007 seeks final
6 approval for the Cathedral Commons multifamily
7 project. Located in the Cathedral District of
8 the Downtown Overlay zone, the site is
9 comprised of multiple parcels among two city
10 blocks. The project site is bounded to the
11 north by East Church Street, to the south by
12 East Monroe, to the west by North Washington,
13 and to the east by Catherine Street.

14 Did I say that right?
15 Anyway, the site is bisected by East Duval
16 Street.

17 The proposed development includes 175
18 apartments within 18 three-story buildings.
19 This project received conceptual approval
20 from DDRB at the May 12th meeting. And, in
21 general, the project was received favorably.
22 Four recommendations were approved.
23 Recommendation 1 through 3, which are on the
24 screen, are being addressed through the request
25 of -- for the two deviations, and I will talk

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1 more about those in a minute.
2 And Recommendation Number 4 is regarding
3 the updated Downtown Streetscape Design
4 Guidelines, which the applicant has agreed to
5 comply with and the final approval conditioned
6 upon.

7 Five different styles of architecture are
8 proposed which give the development an urban
9 feel in character. Each design, as the
10 applicant stated, includes a terrace or a
11 balcony which creates unity throughout the
12 complex, as well as providing a dynamic quality
13 and look.

14 The development is consistent with the
15 Cathedral District design guidelines by
16 providing articulated facades, gray-tone
17 coloring, and an urban scale and design.

18 The overall branding of the district
19 centers on connection to faith, friends and
20 city, and on furthering a sense of peace,
21 community and connection to nature.

22 Consistent with the district design
23 standards, the proposed development engages the
24 street and is pedestrian oriented.

25 As previously mentioned and discussed in

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1 the prior workshop, two deviations are being
2 sought for this project. The applicant is
3 seeking deviations to reduce the frontage area
4 width from the required 2 feet minimum to
5 0 feet and to reduce the minimum requirement
6 for raising residential structures from 3 feet
7 to an average of 2 feet.

8 The applicant provided staff with an
9 explanation for the required requested
10 deviations. Staff evaluated the requests
11 against the code criteria and the BID Plan, and
12 finds that the requests are consistent with
13 both.

14 Based on the foregoing, staff supports
15 final approval of DDRB application 2022-007
16 with the following conditions -- and the
17 conditions are on your screen. And you'll see
18 some strike-through/underlines and you have a
19 revised staff report that updates those
20 citations because the code citations were
21 wrong. The analysis remains the same, the
22 content is all the same; it's just that the
23 citations were not correct.

24 The conditions: The deviation to allow
25 for the reduction of the frontage area width

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1 from 2 feet to 0; deviation to allow for the
2 buildings to be raised an average of 2 feet
3 rather than the minimum requirement of 3 feet;
4 trash locations and screening materials shall
5 be coordinated with staff prior to site plan
6 review; a shade study shall be provided to
7 staff prior to plan review; and streetlights,
8 benches, street furnishings, et cetera, shall
9 be in accordance with the Downtown Streetscape
10 Design Guidelines.

11 And with that, that concludes the staff
12 report, and I'm happy to take any questions.

13 Thank you.

14 THE CHAIRMAN: Thank you, Ms. Kelly.

15 And to the applicant, if there are any
16 additional details about the project that you
17 wish to share that we didn't hear already --
18 thanks.

19 MR. FAULKNER: I did not have any
20 additional details. But if you'd like me to go
21 over anything from the past, I'd be happy to do
22 so.

23 THE CHAIRMAN: Okay. Thank you so much.
24 Before we move to public comments on the
25 deviation requests, we will move to board

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1 questions and/or comments. And this time we
 2 will start with Mr. Davisson.
 3 BOARD MEMBER DAVISSON: No comment.
 4 THE CHAIRMAN: Mr. Loretta.
 5 BOARD MEMBER LORETTA: Nothing further.
 6 THE CHAIRMAN: Ms. Ott.
 7 BOARD MEMBER OTT: No comments.
 8 THE CHAIRMAN: Mr. Monahan.
 9 BOARD MEMBER MONAHAN: Thank you,
 10 Mr. Chair.
 11 Thank you for bringing such a high quality
 12 residential product to this part of downtown.
 13 You know, it's really going to be energized by
 14 this influx of, you know, density, so good work
 15 and appreciate it.
 16 MR. FAULKNER: Thank you.
 17 THE CHAIRMAN: Mr. Lee.
 18 BOARD MEMBER LEE: Thank you,
 19 Mr. Chairman.
 20 Quick question. I noticed that a lot of
 21 the split air-conditioning units are going to
 22 be on the ground and that you have some
 23 flat-roof projects. Do you have any equipment
 24 on those flat roofs?
 25 MR. FAULKNER: No, no equipment on the
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1 flat roof. Everything will be on the ground.
 2 BOARD MEMBER LEE: Okay. Thank you.
 3 Otherwise, I have no other comments.
 4 Appreciate that.
 5 THE CHAIRMAN: Thank you, Mr. Lee.
 6 Mr. Schilling.
 7 BOARD MEMBER SCHILLING: No comment.
 8 THE CHAIRMAN: Mr. Jones.
 9 BOARD MEMBER JONES: No additional
 10 comments.
 11 THE CHAIRMAN: Council Member Ferraro.
 12 COUNCIL MEMBER FERRARO: I just wanted to
 13 say you did a really good job doing an
 14 explanation of the sloping, and I wanted to
 15 thank you for bringing this downtown. I think
 16 this is a real good complement to what we have
 17 down there.
 18 MR. FAULKNER: Thank you.
 19 THE CHAIRMAN: Thank you, Council Member
 20 Ferraro.
 21 I'll just keep my comments brief. And,
 22 again, thanks for working with staff on the
 23 deviation criteria.
 24 And also, in general, I think that this is
 25 going to be a great project, not just for
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1 downtown, but specifically for the Cathedral
 2 District. I know that the stakeholders there
 3 are very excited about it and appreciate the
 4 collaboration that you've done with the
 5 neighborhood, so thank you for that.
 6 And, Mr. Chisholm, now we will turn it
 7 over and ask you if there are any public
 8 comments specific to the deviation request.
 9 MR. CHISHOLM: No, Mr. Chair.
 10 The only speaker request I -- card I
 11 have -- it doesn't specify, but I believe it is
 12 general public comments.
 13 MR. OLIVER: (Off microphone.)
 14 I wanted to speak to the (inaudible) --
 15 MR. CHISHOLM: Is it to the deviation
 16 request specifically?
 17 MR. OLIVER: (Off microphone.)
 18 Well, I want to cover the (inaudible),
 19 just the different buildings and --
 20 THE CHAIRMAN: So what I would ask, if you
 21 could hold just until the next section. This
 22 vote that we may take in a moment here is
 23 specific to the deviation request, but then we
 24 will take up the project as a whole. And at
 25 that time, that would probably be the most
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1 appropriate time.
 2 MR. OLIVER: Thank you.
 3 THE CHAIRMAN: Thank you.
 4 MS. GRANDIN: Mr. Chair, can you hear me?
 5 THE CHAIRMAN: Ms. Grandin, yes, we can.
 6 MS. GRANDIN: Hi. I didn't see anything
 7 on my screen that allowed me to raise my hand,
 8 so sorry about that.
 9 Good afternoon, everybody.
 10 I just was making sure you were going to
 11 take the vote about being able to waive the
 12 two-thirds requirement since you only have five
 13 voting members for this -- for the deviations.
 14 THE CHAIRMAN: Ms. Lopera.
 15 MS. LOPERA: Carla Lopera, Office of
 16 General Counsel.
 17 Yes, so deviations have to be approved by
 18 two-thirds of the membership of your initial
 19 jurisdictional body, which -- I don't think you
 20 have enough people here to vote. That would be
 21 six out of the nine of you. So we need six,
 22 and I don't think you even have six who can
 23 vote, considering the abstentions.
 24 So you first need to vote on whether
 25 you're going to waive that two-thirds
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1 requirement before you can vote on the actual
 2 deviation.

3 THE CHAIRMAN: So my follow-up question to
 4 that -- as I was thinking about that before the
 5 meeting and the possibility this may come up,
 6 could you give us some guidance -- I'm not sure
 7 we're able to vote as DDRB to waive a provision
 8 that's in the Ordinance Code, since it's not
 9 part of our bylaws, but it's part of City code.
 10 And if we're unable to do that, should we maybe
 11 temporarily defer this and take up the
 12 conceptual approval of Item C first in the
 13 hopes that Board Member Harden may join us, or
 14 what would OGC's guidance be from a process
 15 perspective if voting becomes an issue?

16 MS. GRANDIN: Mr. Chairman, I'll look that
 17 up while you guys carry on. I think that's a
 18 good idea.

19 THE CHAIRMAN: Okay. Thank you,
 20 Ms. Grandin.

21 So on the advice of General Counsel, since
 22 we're looking into how we're going to vote on
 23 this matter today, I might ask that you all
 24 just hold off briefly. We will -- we will come
 25 back to this in a moment.

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1 But for the purposes of still moving
 2 forward in the meeting, let's just skip ahead
 3 to Action Item C, DDRB application 2022-012,
 4 the LaVilla Place conceptual approval.

5 MS. GRANDIN: Mr. Chairman, I'm so sorry.
 6 This is Susan Grandin again, Office of
 7 General Counsel.

8 I just found the provision in the
 9 Ordinance Code, and it actually does set up a
 10 process for waiving, which is what Ms. Lopera
 11 talked about. So the -- if you wanted to go
 12 back to just getting rid of this whole waiver
 13 thing, you can vote to waive the requirement of
 14 the two-thirds vote, as I think Ms. Lopera
 15 said. And you can do that because now you have
 16 five members that are able to vote, if I
 17 counted everything correctly, right? So you
 18 have eight members there, but three are
 19 recusing, so you have five.

20 So you would just need a majority of the
 21 five to waive the provision in the Ordinance
 22 Code that says we're required to have a
 23 two-thirds vote. So I think you're good.

24 It's kind of a strange situation in this,
 25 and we kind of went over it several times just

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1 internally amongst the staff, but you're in
 2 good standing to go ahead and take that vote
 3 about waiving the criteria for the requirement
 4 of a two-thirds vote in the Ordinance Code.

5 THE CHAIRMAN: Perfect. Thank you,
 6 Ms. Grandin.

7 So with that being said, forget about the
 8 last three minutes of what I've been saying.

9 MS. GRANDIN: Sorry.

10 THE CHAIRMAN: So we will stay on the
 11 Cathedral Commons multifamily item. And so the
 12 first item that we'll need to take care of, as
 13 Ms. Grandin said, is -- the DDRB will have to
 14 vote to waive our two-thirds requirement with
 15 respect to granting deviations.

16 So the motion I'd be looking for from one
 17 of the nonconflicted board members would be
 18 that we suspend the two-thirds requirement on
 19 this action item and, instead, default to a
 20 majority.

21 BOARD MEMBER JONES: Motion to approve the
 22 suspension of the two-thirds item for a
 23 majority.

24 THE CHAIRMAN: Thank you, Mr. Jones.
 25 There's been a motion to suspend the

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1 two-thirds requirement.
 2 Is there a second?

3 BOARD MEMBER LEE: I'll second.

4 THE CHAIRMAN: And a second by Mr. Lee.
 5 All of those in favor of suspending the
 6 two-thirds requirement, please say aye.

7 BOARD MEMBERS: Aye.

8 THE CHAIRMAN: Any opposed?

9 BOARD MEMBERS: (No response.)

10 THE CHAIRMAN: Okay. So for the purposes
 11 of this deviation request, show that a majority
 12 of the voting members present is what will be
 13 needed to grant it.

14 So with that being said, let's move toward
 15 that. And for those who have been on the board
 16 for a while, you will likely recall that when
 17 we take up deviation requests, it's a little
 18 bit of a lengthy process as the motion that
 19 needs to be made requires us to read in each
 20 individual criterion for the deviation as well
 21 as the findings for each.

22 So assuming that the board would like to
 23 adopt what is essentially the staff
 24 recommendation for the deviation request, I
 25 would be looking for a brave board member to

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1 make that motion, and that would involve
 2 essentially narrating the staff report from
 3 halfway down Page 8, the -- starting with
 4 specific deviation criteria, through -- I
 5 believe halfway through Page 11. So three
 6 pages of light narration, if there is a board
 7 member who is so willing to do that. And there
 8 are only four of you who can.

9 All right. Mr. Lee, thank you so much.

10 BOARD MEMBER LEE: I'll make the motion to
 11 approve the deviation that the developer is
 12 seeking from Section 656.361.6.3.B.3(a), and
 13 656.361.6.2.A.2(m)(1), in order to reduce the
 14 frontage area width from the required 2 feet
 15 minimum to 0 feet and to reduce the minimum
 16 requirement for raising residential structures
 17 from 3 feet to 2 feet respectively.

18 These reductions would effectively move
 19 the building frontage line closer to the street
 20 than the build-to line currently allows and
 21 reduce the visual separation between the
 22 residential units and the public realm.

23 All deviations must be based on a general
 24 deviation criteria, in addition to any specific
 25 criteria contained in this section pertinent to

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1 area for a total pedestrian zone of 9 feet.
 2 Given these improvements, there's not enough
 3 room for the required 2 feet frontage area. In
 4 addition, the developer is also improving the
 5 streetscape across East Church Street, north
 6 side of the block, which is not part of the
 7 redevelopment project, to improve the
 8 streetscape on both sides.

9 Specific deviation criteria: Section
 10 656.361.6.2.A.4(a). The applicant can
 11 demonstrate that the compliance is not feasible
 12 on site due to site-specific conditions not
 13 generally found within downtown.

14 The developer's requesting relief from the
 15 finished floor height requirement from a
 16 minimum of 3 feet to an average of 2 feet. The
 17 Fair Housing Act, FHA, requires accessibility
 18 to all ground floor units for this project
 19 type. The objective is to eliminate or reduce
 20 visible ramps and handrails for each of the 18
 21 buildings on the site and, instead, provide
 22 more gradual sidewalk slopes from behind the
 23 buildings to comply with the FHA accessibility
 24 requirements.

25 The relief is needed due to the unique

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1 that regulation.

2 The specific deviation criteria, Section
 3 656.361.6.3.B.6(a), a deviation from the width
 4 requirements of the areas, will only be allowed
 5 only if such use and facilities enhance the
 6 overall quality of the public realm and do not
 7 impede pedestrian traffic or conflict with
 8 access to on-street parking.

9 The developer's requesting relief from the
 10 section to the streetscape along East Church
 11 Street and Catherine Street only. The existing
 12 rights-of-way along these streets are
 13 constrained with narrow sidewalks and on-street
 14 parking. The developer will utilize the
 15 on-street parking and improve the streetscape
 16 in accordance with the Downtown Overlay
 17 standards.

18 The applicant worked with DIA staff and
 19 the City's traffic engineer to keep the
 20 on-street parking by designing the parking with
 21 pedestrian-friendly buffers, new landscaping,
 22 reduced asphalt, and an increase in angled
 23 parking. This new streetscape design on both
 24 East Church and Catherine Streets incorporates
 25 the required amenity area and pedestrian clear

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1 design as well as the extreme grades in the
 2 Cathedral District not otherwise found in the
 3 downtown area. The buildings are designed to
 4 be compatible with the existing historic
 5 neighborhood. Many of the original structures
 6 were built with front porches directly up to
 7 the sidewalk without FHA requirements.

8 The proposed project is emulating this
 9 with open front porches and buildings directly
 10 abutting the pedestrian zone. The front
 11 porches will also serve as a 4-foot pedestrian
 12 engagement zone, thus meeting the intent of
 13 this requirement.

14 General deviation criteria: The effect of
 15 the proposed deviation is consistent with and
 16 furthers the objectives, policies, design and
 17 intentions of the BID Plan.

18 Redevelopment goal number 2: Increase
 19 rental and owner-occupied housing downtown,
 20 targeting diverse populations identified as
 21 seeking a more urban lifestyle.

22 Strategic objectives: Actively pursue a
 23 minimum of 8,140 built and occupied multifamily
 24 dwelling units by 2030 and strive to induce
 25 construction of 425 multifamily dwelling units

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1 per year on average.
2 Redevelopment goal number 6: Improve the
3 walkability, bikeability of downtown and
4 pedestrian and bicycle connectivity between
5 downtown and adjacent neighborhoods and the
6 St. Johns River.

7 Strategic objectives: Restore two-way
8 streets where possible. Optimize the design of
9 downtown streets for pedestrians, require
10 sidewalks of sufficient width to ensure an
11 adequate pedestrian clear zone, reduce travel
12 lane widths to reduce vehicle speed, increase
13 shade on sidewalks and in public spaces in
14 accordance with design standards, and plant
15 shade trees wherever feasible.

16 The request is not based exclusively on a
17 desire to reduce the cost of developing the
18 site, but would accomplish a substantial public
19 benefit. The project is restoring use and
20 vitality to two underutilized blocks in the
21 Cathedral District and is increasing the
22 availability of mixed-income, multifamily
23 dwelling units. This is a substantial public
24 benefit.

25 The proposed deviation will not diminish
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1 property values in areas surrounding the site
2 and will not interfere with or injure the
3 rights of adjacent properties. There is no
4 indication that the request will negatively
5 affect property rights or values.

6 The request is not a self-imposed
7 hardship. The developer's requesting a
8 deviation from the required frontage area for
9 the streetscape along East Church Street and
10 Catherine Street only. The existing
11 rights-of-way along these streets are
12 constrained with narrow sidewalks and on-street
13 parking. The developer will utilize the
14 on-street parking and improve the streetscape
15 in accordance with the Downtown Overlay
16 standards.

17 The applicant worked with the DIA staff
18 and the City's traffic engineer to keep the
19 on-street parking by designing the parking with
20 pedestrian-friendly buffers, landscaping,
21 reduce asphalt, and an increase in angled
22 parking. This new streetscape design on both
23 East Church and Catherine Street incorporates
24 the required amenity area and pedestrian clear
25 area for a total pedestrian zone of 9 feet.

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1 Given these improvements, there's not enough
2 room for the required 2 feet frontage area.

3 The developer is requesting relief from
4 the finished floor height requirement from a
5 minimum of 3 feet to an average of 2 feet. The
6 Fair Housing Act requires accessibility to all
7 ground floor units of this project type. An
8 objective is to eliminate or reduce visible
9 ramps and handrails for each of the 18
10 buildings on the site and, instead, provide
11 more gradual sidewalk slopes from behind the
12 building to comply with the FHA accessibility
13 requirements.

14 The relief is needed due to the unique
15 design as well as the extreme grades in the
16 Cathedral District not otherwise found in the
17 downtown area.

18 Number 5, the proposed reduction or
19 deviation will not be detrimental to the public
20 health, safety or welfare, result in additional
21 public expense or the creation of nuisances.
22 There's no indication that the request would be
23 detrimental to the public health, safety or
24 welfare or result in additional public expense
25 or the creation of nuisances.

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1 Number 6, either there are unique site
2 characteristics such as parcel shape, location,
3 existing utility easement that prevent
4 development consistent with these regulations
5 or strict compliance with these regulations
6 will cause undue economic hardship to the
7 developer/applicant.

8 The developer's requesting a deviation
9 from the required frontage area for the
10 streetscape along East Church Street and
11 Catherine Street only. Existing rights-of-way
12 along these streets are constrained with narrow
13 sidewalks and on-street parking. The developer
14 will utilize the on-street parking and improve
15 the streetscape in accordance with the Downtown
16 Overlay District.

17 The applicant worked with the DIA staff
18 and the City's traffic engineer to keep the
19 on-street parking by designing the parking with
20 pedestrian-friendly buffers, new landscaping,
21 reduced asphalt, and an increase in angled
22 parking. This new streetscape design on both
23 East Church and Catherine Streets incorporates
24 the required amenity area and pedestrian clear
25 area for a total pedestrian zone of 9 feet.

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1 Given these improvements, there's not enough
 2 room for the required 2 feet frontage area.
 3 The developer is requesting relief from
 4 the finished floor height requirement from a
 5 minimum of 3 feet to an average of 2 feet. The
 6 Fair Housing Act, FHA, requires accessibility
 7 to all the ground floor units for this project
 8 type. The objective is to eliminate or reduce
 9 visible ramps with handrails for each of the 18
 10 buildings on the site and, instead, provide
 11 more gradual sidewalk slopes from behind the
 12 building to comply with the FHA accessibility
 13 requirements. The relief is needed due to the
 14 unique design as well as the extreme grades in
 15 the Cathedral District not otherwise found in
 16 the downtown area.
 17 Due to the unique elevation changes of the
 18 site and the proposed -- and the project
 19 design, slight relief to the above sections of
 20 the Zoning Code is required to make this
 21 project successful. Overall, the project meets
 22 the intent of the Downtown Overlay.
 23 THE CHAIRMAN: There has been a motion by
 24 Mr. Lee.
 25 Is there a second?

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1 BOARD MEMBER MONAHAN: Second.
 2 THE CHAIRMAN: And a second by
 3 Mr. Monahan.
 4 All of those in favor of granting the two
 5 deviation requests, please say aye.
 6 BOARD MEMBER OTT: Aye.
 7 BOARD MEMBER LEE: Aye.
 8 BOARD MEMBER JONES: Aye.
 9 BOARD MEMBER MONAHAN: Aye.
 10 BOARD MEMBER LORETTA: (Abstains.)
 11 BOARD MEMBER DAVISSON: (Abstains.)
 12 BOARD MEMBER SCHILLING: (Abstains.)
 13 THE CHAIRMAN: I'm in favor as well.
 14 Any opposed?
 15 BOARD MEMBERS: (No response.)
 16 THE CHAIRMAN: Okay. Show the deviation
 17 requests adopted.
 18 And with that out of the way, we will move
 19 on -- we will move on to the final approval,
 20 which includes now the deviation requests.
 21 So, again, just briefly, I will ask, maybe
 22 informally, if any board member has any
 23 additional comments. Otherwise, we will look
 24 for a motion there.
 25 BOARD MEMBERS: (No response.)

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1 THE CHAIRMAN: Seeing no comments, is
 2 there a desire to make a motion to approve?
 3 BOARD MEMBER JONES: Motion to approve.
 4 THE CHAIRMAN: Motion by Mr. Jones.
 5 Is there a second?
 6 BOARD MEMBER OTT: Second.
 7 THE CHAIRMAN: And a second by Ms. Ott.
 8 All those in favor of granting final
 9 approval to DDRB application 2022-007 --
 10 BOARD MEMBER OTT: Mr. Chair -- so sorry.
 11 THE CHAIRMAN: I think I know what you're
 12 going to say.
 13 So let me ask Mr. Jones perhaps if you
 14 would like to amend your motion to include the
 15 staff conditions.
 16 BOARD MEMBER OTT: Yes. And maybe I
 17 missed it, but did you call for public comment
 18 on this?
 19 THE CHAIRMAN: Good catch there too.
 20 I did not. So before -- Mr. Jones, will
 21 you withdraw your motion, please?
 22 BOARD MEMBER JONES: Yes.
 23 THE CHAIRMAN: Thank you so much.
 24 Okay. Moving on to public comment before
 25 we get to that.

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1 Mr. Chisholm, are there any online first?
 2 MR. CHISHOLM: No, Mr. Chair.
 3 THE CHAIRMAN: I know we have a speaker
 4 card.
 5 MR. CHISHOLM: Yes. Mr. Carnell Oliver.
 6 THE CHAIRMAN: Mr. Oliver, please --
 7 (Mr. Oliver approaches the podium.)
 8 THE CHAIRMAN: As you know well by now,
 9 state your name for the record, and we'll do
 10 three minutes for public comment.
 11 MR. OLIVER: All right. Thank you so
 12 much.
 13 My name is Carnell Oliver. Address is on
 14 file.
 15 I like the idea of mixed-use projects
 16 coming on board, especially focused on housing.
 17 The technical piece, though, if -- I'm still
 18 trying to get a better understanding on --
 19 especially as I try to hone in on LUZ and kind
 20 of understand the policies and procedures on
 21 that end.
 22 But one of my question is, is -- each
 23 building unit, is it going to be -- one unit
 24 may -- one building may be low income, then
 25 right across, on the other side of the street,

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1 you're going to have higher income housing, or
2 is it going to be complete integration where
3 you have, in one unit of a building, somebody
4 is making \$100,00 and in another unit in the
5 same building you may have somebody making 25-
6 \$30,000? My thing about it is -- is that I
7 want to understand the devil in the details,
8 and --

9 And another thing I'm really curious about
10 is, with this whole concept of affordable
11 housing, I would like to know if I could sit
12 down with somebody -- somebody can give me a
13 better understanding of the CRA on the federal
14 level because they just approved a new action
15 plan for the new CRA plan where they are going
16 to try to eliminate redlining.

17 So I want to understand what those -- what
18 those policy decisions will be and how do we
19 better serve our community in the kind of
20 direction that we're going with this whole
21 housing situation.

22 I yield my time.

23 THE CHAIRMAN: Okay. Thank you,
24 Mr. Oliver.

25 Mr. Chisholm, any additional speaker
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1 congratulations you have your final approval.

2 MR. FAULKNER: Thank you very much.

3 THE CHAIRMAN: Okay. Moving along now to
4 Action Item C, DDRB 2022-012, LaVilla Place
5 conceptual approval.

6 Ms. Kelly, is there a staff report?

7 MS. KELLY: Yes. Thank you.

8 DDRB application 2022-012 seeks conceptual
9 approval for LaVilla Place at 525 West Beaver
10 Street.

11 Next slide, please.

12 The subject site is located in the
13 northeast quadrant of the intersection of North
14 Broad Street and West Beaver Street. The site
15 is comprised of multiple parcels from the
16 structure at 525 West Beaver Street to the
17 corner parcel at North Broad and West Beaver.

18 This is a primarily residential project
19 that includes redeveloping the historic
20 Lawton-Pratt funeral home into 13 apartments
21 and one commercial unit. The proposed
22 development also consists of a courtyard
23 feature, on-site parking lot, and a pad for
24 future development.

25 The project site includes the historic
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1 cards?

2 MR. CHISHOLM: That's all, Mr. Chair.

3 THE CHAIRMAN: All right. Seeing no
4 additional public comments, now we will look
5 for the motion, inclusive of staff conditions.

6 BOARD MEMBER JONES: Motion to approve
7 with the staff recommendations and conditions.

8 THE CHAIRMAN: There's been a motion.
9 Is there a second?

10 BOARD MEMBER OTT: Second.

11 THE CHAIRMAN: And a second by Ms. Ott.

12 All those in favor of granting final
13 approval to DDRB application 2022-007,
14 Cathedral Commons multifamily, please say aye.

15 BOARD MEMBER OTT: Aye.

16 BOARD MEMBER LEE: Aye.

17 BOARD MEMBER JONES: Aye.

18 BOARD MEMBER MONAHAN: Aye.

19 BOARD MEMBER LORETTA: (Abstains.)

20 BOARD MEMBER DAVISSON: (Abstains.)

21 BOARD MEMBER SCHILLING: (Abstains.)

22 THE CHAIRMAN: I'm in favor as well.
23 Any opposed?

24 BOARD MEMBERS: (No response.)

25 THE CHAIRMAN: Seeing no opposed,
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1 structure and the vacant area at the corner.

2 Because the structure is designated as a local
3 landmark, any proposed alterations or
4 improvements will require a Certificate of
5 Appropriateness, a COA, through review by the
6 Historic Preservation section or the Historic
7 Preservation Commission.

8 A COA or its functional equivalent should
9 be approved prior to final DDRB review to
10 ensure that there are no conflicts or
11 inconsistencies between the downtown
12 regulations and the Secretary of the Interior
13 standards. An approved COA will be forwarded
14 to the DDRB at final approval, along with
15 staff's recommendation.

16 The main building is designed to
17 accommodate 13 residential units and the
18 vehicle bay on the right side is proposed to be
19 a commercial use. The project site includes
20 the vacant area at the corner, as I mentioned.
21 And this area is designed as an accessory to
22 the primary use being a courtyard and on-site
23 parking lot.

24 Because the on-site parking lot is in a
25 prominent location, staff has recommended that

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1 the streetscape be activated and that the
2 corner, which is noted as "future pad
3 development," be developed in a timely manner.
4 Our recommendation is for three years.

5 Other recommendations from staff include
6 screening and perimeter landscaping and
7 bringing the public realm up to code. The
8 project is located on the edge of the
9 North Core district -- that's the new name from
10 the recent code revisions -- of the North Core
11 district, and it abuts the LaVilla district.
12 LaVilla actually starts just west of Broad
13 Street, so this is right at the edge.

14 The structure is highly associated with
15 the history of LaVilla and renovation of the
16 structure would provide a meaningful connection
17 from one district to another.

18 So based on the foregoing, staff supports
19 conceptual approval of DDRB application
20 2022-012 with the eight recommendations that
21 are shown in the report and on the screen. I
22 can read through this if you'd like, but
23 essentially staff would like to see more
24 attention paid to the streetscape and the
25 corner parcel.

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1 renovate the structure, pending permit approval
2 from the City of Jacksonville.

3 The plan is to convert the -- around --
4 over 9,000 square feet -- excuse me -- over
5 7,000 square feet of space to residential with
6 about 1,000 to 2,000 square feet of retail as
7 well within the existing structure.

8 We are partnering with LISC; they're one
9 of our lenders. And we're also seeking DIA
10 funding as well, in addition to funding from
11 the National Park Service, making this a
12 federally landmarked property as well.

13 Next slide, please.

14 Here's the project overview. So as
15 previously stated, we have a mix of apartments;
16 eight studio apartments, four one-bedrooms, and
17 a two-bedroom.

18 I'm also -- through the retail space, I
19 have one of my existing retail tenants.
20 Talked -- have a verbal agreement with her to
21 potentially re-lease out the space and turn it
22 into kind of a small plate/wine bar. So that's
23 kind of the retail use that we're intending,
24 and to use the courtyard area for guest seating
25 as well, potentially, so to activate kind of an

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1 We would like a commitment that the corner
2 will be developed with a permanent vertical use
3 in the near future. We also want to ensure
4 that the project receives a COA from Historic
5 and retains the pedestrian openings on the
6 front of the facade.

7 And that concludes the staff report. I'm
8 available for questions.

9 Thanks.

10 THE CHAIRMAN: Thank you, Ms. Kelly.

11 Is there a presentation from the
12 applicant?

13 (Mr. Adler approaches the podium.)

14 MR. ADLER: Good afternoon, everybody.

15 My name is Eric Adler, 1235 North Laura
16 Street, 32206.

17 I emailed out the presentation to Susan.
18 My apologies for not bringing out copies. I'll
19 be sure to do so next time. It's my first time
20 speaking with you all, so my mistake.

21 Next slide, please.

22 MR. CHISHOLM: Give me one moment.

23 MR. ADLER: So this project is primarily
24 residential with a mixed-use component. We are
25 using Opus Group as our general contractor to

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1 indoor/outdoor space.

2 We're also potentially thinking -- pending
3 approval from HPC and NPS -- to create a small
4 rooftop area, which we'd like to make
5 accessible for the -- for both the guests
6 within the apartments and the restaurant.

7 Next slide.

8 Here's our rough project timeline. So
9 we're looking to start renovations in the next
10 couple of months, pending permit approval from
11 the City. And the goal would be to have it
12 operational at some point next summer.

13 Next slide.

14 Here's our survey.

15 Next slide.

16 Here's the vicinity plan. So here you can
17 see that we're right at the edge of the LaVilla
18 district and just north of the Stanton Prep
19 site as well. So hoping that this will -- this
20 project will be a catalyst for redevelopment
21 within the LaVilla district and help activate
22 this part of downtown Jacksonville.

23 Next slide.

24 In terms of the site plan, as previously
25 stated, we have -- on the east side of the

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1 structure, just adjacent to it, we have a small
2 courtyard area that we're planning on putting a
3 small pool and then also potentially a seating
4 area or a pergola, et cetera, to really
5 activate that. My kind of inspiration being a
6 Springfielder, is the District, if any of y'all
7 have been to that. So I kind of think of this
8 like a bit of an urban oasis that will draw
9 folks, hopefully, from all over the city and
10 help revitalize the LaVilla area for
11 Jacksonville residents.

12 To the west we have the other plot of
13 land, which I also purchased, that we're --
14 we'd like to use temporarily for on-site
15 parking until the area improves with the goal
16 to develop the property within the next three
17 to five years and turn that, again, into
18 mixed-use, multifamily and retail.

19 Here's kind of a zoomed-in version of the
20 building massing. So the one thing we're
21 planning on doing is landscaping on the parking
22 lot as well so it's really aesthetically
23 attractive and is a big driver for folks coming
24 to this area, since, as we all know at the
25 moment, it is not that much of a destination.

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1 So we really need to make sure that it's very
2 aesthetically pleasing to -- you know, because
3 everybody knows pictures drive folks to come
4 here. So we're going to -- our goal is to make
5 it visually stunning in all aspects.

6 Next slide.

7 Here's our team; myself and Andrew
8 Dorazio. He's my partner based up in Chicago.
9 I'm mostly based here. I have experience in
10 small-scale development and then also property
11 management here in Florida and then also
12 Tennessee and Chicago.

13 Next slide.

14 Alan, owner of Opus Group, is our general
15 contractor. He is behind me.

16 Next slide, please.

17 And Jason Canning is our architect.

18 Next slide, please.

19 Here's our organizational structure.

20 And that's it for the main portion of the
21 brief.

22 THE CHAIRMAN: Okay. Thank you so much,
23 Mr. Adler.

24 Before we move on to board questions and
25 comments, Mr. Chisholm, are there any public

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1 comments, hands raised online or cards filled
2 out in person?

3 MR. CHISHOLM: No, Mr. Chair.

4 THE CHAIRMAN: Okay. Thank you,
5 Mr. Chisholm.

6 Moving on to board questions and comments,
7 Mr. Jones.

8 BOARD MEMBER JONES: Again, thank you,
9 guys. This is a wonderful project. And kudos
10 to those that are navigating towards the Union
11 and State Street corridors, which we know are
12 very challenging in terms of a walkability and
13 development standpoint, so I certainly applaud
14 this effort.

15 I do have a question -- and maybe this is
16 either directed to the applicant or staff.
17 We've referred to a site called "future pad
18 development." On the site plan it says "future
19 PUD development," so just to be -- for
20 clarification, does this just mean a pad
21 outparcel or are we talking about a planned
22 unit development?

23 MS. KELLY: Through the Chair, I believe
24 that's a typo. I believe it was for a future
25 pad development.

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1 BOARD MEMBER JONES: Okay. Thank you.
2 Again, I think it's a great project. I
3 think, as we work through the process, a little
4 bit more attention given to some of the
5 screening opportunities -- I know the challenge
6 of having the dumpster in the front there, so
7 maybe we can kind of work through the process
8 of either relocation or an improved screening
9 opportunity.

10 And I do appreciate the high-emphasis
11 pedestrian crosswalk that goes to the site, but
12 other than that, no further questions.

13 Thank you.

14 THE CHAIRMAN: Thank you, Mr. Jones.
15 Mr. Schilling.

16 BOARD MEMBER SCHILLING: Thank you,
17 Mr. Chairman.

18 And, similarly, I want to compliment what
19 y'all have put forward to the board. I think
20 it looks really good.

21 Staff, I think y'all have done a great job
22 of reviewing this and I fully support y'all's
23 recommendations. I think you've come up with
24 some really good recommendations, and I support
25 this project with the recommendations.

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1 Thank you, Mr. Chairman.
 2 THE CHAIRMAN: Thank you, Mr. Schilling.
 3 Mr. Lee.
 4 BOARD MEMBER LEE: Thank you,
 5 Mr. Chairman.
 6 Just to clarify, there are no exterior
 7 modifications being made to the building at
 8 all?
 9 MR. ADLER: Very, very few. The only
 10 thing, especially -- and, Alan, correct me if
 11 I'm wrong, but we're doing -- on the west side,
 12 we're going to make an entrance. So we're
 13 going to convert the main entrance from the
 14 south side of the building to the west side,
 15 adjacent to the courtyard.
 16 And we are going to have an ADA-compliant
 17 ramp in there for access to the area, which --
 18 it wouldn't be very feasible from the front,
 19 and from a historic perspective would preserve
 20 the profile on Beaver Street. So that's one of
 21 our -- and it will be sort of hidden by the
 22 courtyard as well, so that's one of the reasons
 23 we've chosen that.
 24 But other than that, I don't think there
 25 are any exterior modifications of any

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1 significance that we plan on making to the
 2 existing structure.
 3 I'm a big fan of living in Springfield and
 4 a big fan of historic preservation and
 5 maintaining the facade as it was, so that's the
 6 only modification we're looking to make.
 7 BOARD MEMBER LEE: Okay. You mentioned a
 8 roof -- through the Chair, excuse me. You
 9 mentioned a rooftop expansion, addition. I
 10 don't know if --
 11 MR. ADLER: And so there is an existing
 12 rooftop area. It would just be slightly
 13 modifying it. It may or may not be visible
 14 from the street, so that might be one other
 15 thing that could potentially happen, but we
 16 haven't decided whether we're going to go
 17 through with that. We may delete it at some
 18 point.
 19 BOARD MEMBER LEE: Thank you.
 20 I think my only other comment would be to,
 21 I think, just explain better in your
 22 architectural illustrations what you're doing
 23 with the work. It's a little hard -- I mean, I
 24 appreciate the team structure and all that, but
 25 I think this is more about what you're doing to

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1 the property and what you're doing to the
 2 building, to help us make decisions. So when
 3 you come back for final, if you could do a -- I
 4 think a better job of illustrating the work
 5 you're doing.
 6 MR. ADLER: Absolutely.
 7 BOARD MEMBER LEE: Thank you,
 8 Mr. Chairman.
 9 THE CHAIRMAN: Thank you, Mr. Lee.
 10 Mr. Monahan.
 11 BOARD MEMBER MONAHAN: Thank you,
 12 Mr. Chair.
 13 I think this project is great. I think
 14 it's, you know, more of what downtown needs.
 15 It's unique. And I appreciate, you know, the
 16 proposed attention you're going to put to its
 17 aesthetics and the landscaping. You know, I
 18 commend you, again, for this -- the work that
 19 you're going to do and think this is
 20 outstanding.
 21 THE CHAIRMAN: Thank you, Mr. Monahan.
 22 Ms. Ott.
 23 BOARD MEMBER OTT: Thanks, Mr. Chair.
 24 Mr. Adler, I had a couple of questions.
 25 The first -- looking at -- I'm so sorry. This

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1 is going to be difficult, but at this page it's
 2 kind of the angled bird's-eye view of the
 3 property. It looks like there may be a
 4 shipping container indicated on the property
 5 there, on that future pad development that's
 6 been labeled. Could you speak to the thought
 7 process of including that in the rendering?
 8 MR. ADLER: Absolutely. So that's
 9 illustrative of what we would like to do in
 10 terms of activating the corner. So the thought
 11 is drop a shipping container or a small retail
 12 establishment to draw more folks to the area
 13 and help bring -- activate that area, bring it
 14 to life.
 15 So that's kind of our -- you know,
 16 obviously, we -- we'd prefer to be in an area
 17 where we don't need a parking lot. And the
 18 hope is that, you know, three to five years
 19 from now that parking lot is no longer needed
 20 because of the vibrant commercial corridor, but
 21 until we reach that point we do feel that
 22 on-site parking is a necessity for this
 23 property to prosper, and so what we -- we're
 24 proposing to do, because we're temporarily
 25 putting a parking lot on a corner lot, is

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1 activating the corner with a small additional
2 retail establishment from a tenant who can rent
3 out a shipping container or something of that
4 ilk.

5 BOARD MEMBER OTT: Sure. Thanks.
6 Through the Chair, you did mention, or it
7 was mentioned somewhere in the report,
8 off-street parking that might supplement this
9 parking lot. Do you -- do you have that site
10 located?

11 MR. ADLER: I have been talking with JWB a
12 bit about potential partnerships. Don't have
13 anything firm lined up, but I have been talking
14 to Alex a bit about -- about some potential
15 opportunities for additional off-site parking
16 at some point in the future.

17 I think, as of this moment, having that
18 walkable parking lot is key, but, you know, if
19 development occurs, then I think that I'd love
20 to, you know, activate this area even more and
21 eventually, you know, have off-site parking.

22 BOARD MEMBER OTT: I agree, partnership
23 with nearby parking is a great option for urban
24 spaces.

25 Last question, I think. Could you help me
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1 understand -- on the architectural site plan,
2 it kind of looks like an addition to that main
3 entrance on the west side, that there are doors
4 in the bottom two units that abut the kind of
5 courtyard/pool area. Could you kind of help me
6 understand the thought process there from,
7 like, kind of a unit size and maybe first floor
8 safety perspective, the thought to include
9 those?

10 MR. ADLER: Yes. So we've been working
11 with the architect and with the general
12 contractor extensively on that. We are also
13 waiting to hear back from NPS. So that, from
14 a -- and I will say I'm not an architect or
15 a -- you know, I'm not a code compliance
16 inspector, so I'm doing my best here, but the
17 thought is that we would need egress from the
18 first floor units anyway, so the thought is,
19 well, we could -- and there are existing -- and
20 that is one other small external modification
21 that didn't come to mind, but we would have to
22 create something from a life/safety
23 perspective, so the thought was an extra door
24 isn't that much more than a window.

25 So that -- that's the thought behind that
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1 in terms of adding in -- I believe it's two
2 doors in the back area that's not really
3 visible from the street. So as a -- yes, that
4 is -- that is another slight modification that
5 we are making to the exterior.

6 BOARD MEMBER OTT: Thank you so much.
7 I will say it until I'm blue in the face,
8 but I love adaptive reuse. And since we don't
9 have a lot of these hundred-year-plus brick
10 buildings in our Urban Core, it's really nice
11 to see what you're doing here.

12 And I will agree also with the clustering
13 of the nearby historic Stanton development and
14 all of the nearby projects going on, so --
15 gorgeous building and good presentation.

16 Thank you.

17 MR. ADLER: Thank you so much.

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

20 BOARD MEMBER LORETTA: Thank you.

21 I do want to -- I do appreciate the
22 project. I think it's super exciting, but I do
23 want to, I guess -- I feel like I need to make
24 sure you're aware of a lot of these staff
25 recommendations because it's probably a pretty

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1 decent financial impact that you're -- I
2 partially question if you fully understand.
3 I mean, really what's basically being
4 asked for on Broad and Beaver is to bring the
5 rights-of-ways up to current code, and so
6 you're truly going to have to go from back of
7 curb, back, and redo the whole streetscapes,
8 which are going to include brick paving, or
9 special paving, planting, lights, new
10 sidewalks, everything. So I just need to make
11 sure you fully understand that.

12 Are you aware of that based on the
13 recommendation?

14 MR. ADLER: I've looked at the
15 recommendations, and I'm aware of it. I
16 haven't fully -- full disclosure, I haven't
17 crunched the numbers down to the decimal place,
18 but I'm aware of that being a potential
19 financial impact to the project.

20 BOARD MEMBER LORETTA: I just want to, you
21 know, make sure because right now you're
22 just -- you know, I mean, we -- and we can't
23 have, like, the curb recurring. That's really
24 an old driveway on Beaver Street -- be
25 maintained like that, so that whole -- all of

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1 that is going to have to be modified and so
2 forth, and so I just want to make sure you kind
3 of were aware of that.

4 I, myself, worked on a lot of amenity
5 projects and a lot of pools. I would recommend
6 you -- one, I feel like you haven't brought an
7 engineer to your team or a landscape architect,
8 so I'd recommend -- you've got to get someone
9 on your team to handle that sort of work,
10 but -- because the parking lot doesn't align
11 with the street yet, this, that, and the other.
12 But your pool I'm pretty sure doesn't meet pool
13 code as currently shown, so I would recommend
14 you talk to a pool contractor or a pool
15 engineer for that.

16 And then, lastly, one benefit is your
17 current site plan does show, you know, probably
18 more than what is necessary on the landscape
19 buffer on Broad Street. And so if that could
20 be minimized to meet code, whatever that is,
21 even if it's a deviation that's dropped down to
22 5 feet, you're going to get your courtyard
23 space to be a little bit bigger.

24 That being said, maybe -- I don't know if
25 the existing -- if that fence exists or if the

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1 wall exists or not from the courtyard. Does
2 that exist?

3 MR. ADLER: There is an aluminum fence
4 that the previous owner put up, but we were not
5 planning on using it, so --

6 BOARD MEMBER LORETTA: Okay. So then if
7 you can grab a little bit more space by
8 shifting the parking lot west and a little bit
9 more space to your courtyard, then the pool
10 code probably can get into conformance, and
11 so --

12 Anyway, I just felt like I needed to
13 provide you some of this information as you
14 proceed forward because all of this really will
15 impact even, you know, your feasibility in
16 making this project happen.

17 Thank you.

18 THE CHAIRMAN: Thank you, Mr. Loretta.

19 Mr. Davisson.

20 BOARD MEMBER DAVISSON: Mr. Adler, kudos
21 to you.

22 Just a couple of questions -- and I go
23 back to this image. Is the overlay -- this
24 wall that I'm seeing between the parking and
25 the building, this courtyard, you said that's

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1 an aluminum fence right now or -- so what is
2 that?

3 MR. ADLER: As of this moment, there is an
4 aluminum fence that was erected by the previous
5 owner.

6 BOARD MEMBER DAVISSON: I guess what I'm
7 saying is, I see brick piers and a white wall
8 and -- what is that?

9 MR. ADLER: That would be the proposed
10 division between the courtyard area and the
11 future parking lot.

12 BOARD MEMBER DAVISSON: Yeah. And
13 that's -- I think it's been said before. This
14 is the kind of stuff that we need to see, not
15 teams and things like that, but if you're
16 proposing something, what is it? You know, I'm
17 not saying that this is wrong. It's just,
18 provide us with that information.

19 MR. ADLER: Yep. Absolutely.

20 BOARD MEMBER DAVISSON: Especially if
21 it's -- if it's seen from the street and -- you
22 know, to get -- I'd caution you on your --
23 things I'm responding to -- you're egressing
24 out of the side of the building into a pool
25 area, that's a potential code issue, things

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1 like that, so -- but any rate, kudos.

2 Thank you.

3 MR. ADLER: Thank you.

4 THE CHAIRMAN: Thank you, Mr. Davisson.
5 Council Member Ferraro.

6 COUNCIL MEMBER FERRARO: Thank you.
7 All my questions actually have been
8 addressed, and I just wanted to thank you and
9 your partner for serving our country. This
10 looks really good.

11 Mr. Loretta brought up the things I was
12 going to bring up about the apron and all the
13 concrete along the edge, but it sounds like
14 you're already on it.

15 Thank you.

16 MR. ADLER: Thank you, sir.

17 THE CHAIRMAN: Thank you, Council Member
18 Ferraro.

19 Yeah, I mean, I think this is good for you
20 guys at a conceptual review to hear the
21 expectations the board will have moving to
22 final. And, obviously, there's an intent
23 behind why conceptual is a different
24 expectation than final, but I think going
25 forward you have a good idea of what we're

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1 looking for.
 2 But the overarching sentiment that I'm
 3 hearing is -- and I agree with, is that this is
 4 a great project in a part of downtown that
 5 needs great projects, and more projects like
 6 this are going to be how we build momentum in
 7 that part of downtown, so I'll also echo all
 8 the kudos.
 9 I also want to thank staff. I think one
 10 of the -- the recommendations here that now
 11 we've seen two meetings in a row is
 12 incorporating some timelines into what we want
 13 developers to be able to bring forward in the
 14 future, and I think that can help bridge the
 15 gap sometimes between the challenge we have
 16 sitting here and saying, well, we need to see
 17 certain things move forward downtown, so --
 18 We don't want to -- we don't want to stop
 19 progress just because it's not perfect, but we
 20 still want to have high expectations so that
 21 development down the road isn't something we
 22 look back on with regret, and I think this is a
 23 great way to encourage that method of allowing
 24 us to approve things but still maintaining
 25 future expectations.

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1 please say aye.
 2 BOARD MEMBERS: Aye.
 3 THE CHAIRMAN: Any opposed?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRMAN: Okay. Congratulations.
 6 You have conceptual approval.
 7 Thank you.
 8 MR. ADLER: Thank you so much.
 9 THE CHAIRMAN: Okay. Board members, so
 10 those are our two action items with respect to
 11 project applications.
 12 The last action item is revisiting the
 13 officer elections that we talked about at the
 14 last meeting. As you know, per the bylaws the
 15 Nominating Committee met and recommended a
 16 slate for our vice chair and our secretary
 17 positions, which we reported out at the last
 18 meeting. And at this meeting, we -- we'll
 19 revisit that to either vote to approve it --
 20 but, of course, I am also going to open the
 21 floor for nominations before we take any votes.
 22 So the slate, as presented, was to have
 23 Linzee Ott serve as our vice chair and Gary
 24 Monahan as our secretary.
 25 At this point, for vice chair, I'll reopen

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1 So that's all I've got. And at this
 2 point, since we've already heard public
 3 comment, I will look for a motion to approve.
 4 BOARD MEMBER LORETTA: Motion for
 5 conceptual approval.
 6 THE CHAIRMAN: There's been a motion by
 7 Mr. Loretta.
 8 Is there a second?
 9 BOARD MEMBER MONAHAN: Second.
 10 THE CHAIRMAN: And a second by
 11 Mr. Monahan.
 12 All in favor of granting conceptual
 13 approval for DDRB application --
 14 BOARD MEMBER LEE: Excuse me, Mr. Chair.
 15 I'm so sorry to interrupt. I just wanted
 16 to add, there are staff recommendations to the
 17 motion.
 18 THE CHAIRMAN: Thank you, Mr. Lee.
 19 Absolutely.
 20 BOARD MEMBER LORETTA: So noted.
 21 THE CHAIRMAN: And we will incorporate
 22 those into Mr. Loretta's motion.
 23 So all those in favor of approving the
 24 conceptual approval for DDRB application
 25 2022-012 with the eight staff recommendations,

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1 nominations if anybody would like to nominate
 2 anyone from the floor.
 3 BOARD MEMBERS: (No response.)
 4 THE CHAIRMAN: And seeing none, I will
 5 close that and open nominations for secretary.
 6 BOARD MEMBERS: (No response.)
 7 THE CHAIRMAN: And also seeing none, as a
 8 matter of formality, we do have to approve the
 9 slate via voice vote, so I will look for a
 10 motion to approve our slate.
 11 BOARD MEMBER SCHILLING: Move to approve.
 12 THE CHAIRMAN: Mr. Schilling has moved
 13 approval.
 14 Is there a second?
 15 BOARD MEMBER LEE: Second.
 16 THE CHAIRMAN: And it's been seconded.
 17 All those in favor of approving the slate
 18 for our vice chair and secretary, please say
 19 aye.
 20 BOARD MEMBERS: Aye.
 21 THE CHAIRMAN: Any opposed?
 22 BOARD MEMBERS: (No response.)
 23 THE CHAIRMAN: Okay. Congratulations,
 24 Vice Chair Ott and Secretary Monahan. You two
 25 will officially take duties beginning

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1 October 1st.
2 And that wraps up our formal action items
3 for the day. We have two items of new
4 business. One will be very brief, and that's
5 just a quick update for me on the special
6 committee for downtown sign code revisions.

7 I do want to thank three of my fellow
8 board members for replying to staff, expressing
9 interest in that. As I mentioned at the last
10 meeting, I will serve as chair of that
11 committee, so there should be four of us. And
12 Susan will be reaching out to the four of us in
13 the next week or two here to set up our first
14 meeting, so thank you for that. Look forward
15 to it.

16 And our last item of new business, I
17 believe Mr. Posey from DIA staff is going to
18 just give us a quick overview of some of the
19 incentive programs that the DIA continues to
20 work on. And this is as much for us to have a
21 little bit of additional awareness as it is for
22 the public and those who may be watching as
23 well.

24 So, Antonio, I believe you might have a
25 slide for us. Feel free to either present from
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1 there or go to the podium, whichever you
2 prefer.

3 MR. POSEY: Through the Chair, thank you
4 for this opportunity.

5 I just wanted to give a slight
6 presentation on some of the things that we're
7 doing over in the same office, you know, to
8 continue to thrive here in downtown, and just
9 wanted to share some information that we have,
10 especially after the BID strategy was approved
11 through City Council. So a little bit about
12 what's going on.

13 I take care of the Retail Enhancement
14 grants here in downtown, so businesses looking
15 to come and open up restaurants, retail
16 businesses. We're offering incentivized money
17 to assist with the opening.

18 But one thing I wanted to focus on
19 specifically is our DIA Storefront Facade
20 Grant, which I'm currently in the process of
21 promoting to get additional traction for
22 beautifying a lot of the buildings that are
23 downtown.

24 So with the DIA Storefront Facade Grant,
25 what we offer is kind of a limiter between
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1 three -- \$30 a square foot up to \$75,000 max to
2 help assist with the cost to pretty much
3 beautify your -- the front of your buildings.

4 So we help with either painting -- if you
5 want to add stucco or add just general
6 improvements to the outside of the building, we
7 have that grant that helps assist with the cost
8 to do so.

9 Another big program that we're working on
10 extensively, and we have -- Susan and I met our
11 first applicant -- is the parking screening
12 grant, which helps with the accessory parking
13 lots for businesses that are thriving downtown.

14 And essentially what it does is it's an
15 opportunity for us to assist with the cost to
16 help bring your accessory parks -- accessory
17 parking lot up to code for 2024, and we offer
18 incentive dollars to help with the screening,
19 the landscaping, and the storage areas for the
20 parking lot.

21 So there's a lot going on. So, of course,
22 I'll be the point of contact. And you can see
23 my contact information up on the screen. And,
24 of course, if you have any additional
25 questions, feel free to reach out via phone or

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1 via email.

2 THE CHAIRMAN: Okay. Thank you,
3 Mr. Posey.

4 Are there any questions from the board
5 members?

6 Mr. Loretta.

7 BOARD MEMBER LORETTA: Yeah. I'll ask a
8 question, if I could.

9 So, like, that last application, I'm
10 guessing it doesn't, because they're creating
11 new parking, but, you know, can the screening
12 grant go towards new development?

13 MR. POSEY: Toward new development? Yes.
14 That is -- that is absolutely one of the
15 parameters for the program. It does go towards
16 new development. So if you need assistance
17 with that cost, we do help with that as well.

18 BOARD MEMBER LORETTA: All right. Well,
19 for the applicant who's still in the room not
20 fully paying attention, maybe you want to hear
21 that, so --

22 MR. POSEY: Absolutely.

23 And, initially, it was reserved to the
24 historic district, but there is talks to expand
25 it to all districts inside the DIA boundary.

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1 MS. KELLY: And I would add, please spread
 2 the word about these programs.
 3 Thank you.
 4 THE CHAIRMAN: Yeah, and I'll just quickly
 5 add on to that -- and thank you, Mr. Posey, for
 6 the presentation and the awareness.
 7 A lot of times the City thinks of -- and
 8 "the City," meaning all of us and the people in
 9 the city -- think of the big downtown
 10 incentives as those big-job generating
 11 incentives, but, as we know in this room with
 12 the projects we see, oftentimes the things that
 13 can add up over time to make really, really
 14 major impacts are these small grants that allow
 15 businesses, restaurants, the small retail
 16 establishments to flourish. Over at the VyStar
 17 campus, we've had tenants take advantage of
 18 that. That's how Bread & Board came downtown.
 19 So please promote it to your networks.
 20 And, again, thank you, Mr. Posey.
 21 And for anybody else who may be watching,
 22 DIA.coj.net is the website where you can find
 23 all of this as well.
 24 So with that, we are done with the formal
 25 business.

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1 (The foregoing proceedings were adjourned
 2 at 3:16 p.m.)
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1 Mr. Chisholm, are there any public
 2 comments before we close out the meeting?
 3 MR. CHISHOLM: Mr. Chair, Nancy Powell had
 4 her hand raised. I don't see it raised
 5 anymore.
 6 Ms. Powell, now is the time to speak if
 7 you would like to make public comments.
 8 MS. POWELL: No. Joe Loretta covered my
 9 question on the LaVilla project.
 10 I just want to say that kind of the
 11 missing middle project with historic adaptive
 12 reuse is really awesome, so -- I know there's a
 13 lot of work to be done yet with landscaping
 14 around the parking lot, et cetera, and the
 15 streetscapes. We hope there can be room for
 16 some trees, but we -- really incredible
 17 project, as is the Cathedral Commons project
 18 too, so great work.
 19 THE CHAIRMAN: Okay. Thank you,
 20 Ms. Powell.
 21 Mr. Chisholm, any others?
 22 MR. CHISHOLM: That's all, Mr. Chair.
 23 THE CHAIRMAN: Okay. So with that, we
 24 will adjourn the meeting at 3:16 p.m.
 25 Thank you, everybody.

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 8 Reporter, certify that I was authorized to and did
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