

CITY OF JACKSONVILLE  
DOWNTOWN DEVELOPMENT REVIEW BOARD  
MEETING

Proceedings held on Thursday, December 14, 2023,  
commencing at 2:00 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:

MATT BROCKELMAN, Chairman.  
LINZEE OTT, Vice Chair.  
GARY MONAHAN, Secretary.  
JOANA BERLING, 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.  
CHRIS MILLER, City Council Member/Liaison.  
AVA HILL, DIA, Administrative Assistant.

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1 very important, and we all know that this is  
2 a -- you know, a volunteer thing, more of a  
3 passion thing for everyone, so we definitely  
4 thank y'all. We thank the staff. We thank our  
5 colleague, Chris Miller, and the DIA staff and  
6 everyone for your guidance and expertise.  
7 So the reason that we wanted to speak --  
8 it's kind of come out with some conversations  
9 with -- you know, with the DIA. We just want  
10 to give an overview of some of our priorities  
11 and vision for downtown.  
12 Smart, sustainable development is a major  
13 priority for Mayor Deegan, especially in  
14 downtown and the surrounding Urban Core,  
15 because that really affects how things go for  
16 the entire rest of the county.  
17 So I want to speak a little today to, you  
18 know, just kind of give you that overview in  
19 hopes that it can help inform your decisions as  
20 we go forward.  
21 So one of our key priorities as it relates  
22 to the DDRB is to ensure that the City's  
23 reasonable common sense rules for design and  
24 development are followed. This is our  
25 downtown. Most would agree that the built  
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1 P R O C E E D I N G S  
December 14, 2023 2:00 p.m.

2 - - -  
3 THE CHAIRMAN: All right. Good afternoon,  
4 everybody. Thank you to the board members,  
5 staff, and members of the public for joining us  
6 today.

7 I will call the December 14th Downtown  
8 Development Review Board meeting to order at  
9 2:00 p.m.

10 And I want to thank Councilman Chris  
11 Miller for joining us as well, as our liaison.  
12 I want to thank members of the administration  
13 for being here as well.

14 And, Mr. Delaney, I understand you may  
15 want to address us, so feel free. Please come  
16 on up.

17 (Mr. Delaney approaches the podium.)

18 MR. DELANEY: Good afternoon, y'all.

19 I'm Bill Delaney. I'm the City Council  
20 liaison for Mayor Deegan. I'm here with my  
21 colleague, Brittany, today, joining y'all.

22 I want to thank y'all for having  
23 representation from the mayor's office and  
24 allowing me to speak today. I want to thank  
25 all of y'all for the work that you do. It's

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1 environment ought to reflect the kind of  
2 vibrant, dense, walkable, urban fabric that  
3 exists in great city centers and small town  
4 Main Streets alike all over the world, now and  
5 in the past. And to that end, following  
6 reasonable common sense rules that encourage  
7 that type of development is really paramount.  
8 And to my way of thinking, exceptions to such  
9 rules ought to be rare and keyed into,  
10 increasing the urbanness of our designs rather  
11 than decreasing it for one reason or another.  
12 Now, that said, something that came up in  
13 my conversations with some members of the staff  
14 is that I am in no means saying that we should  
15 just follow every rule blindly. Some rules and  
16 regulations may not necessarily be in the  
17 service of the best outcome; you know, in other  
18 words, a goods rule, if it's a -- if a rule is  
19 good, it ought to be followed. If the rule is  
20 not good, then it should be fixed and changed  
21 to the point that it is a good rule, and so  
22 that's something that I would love to hear more  
23 from y'all as the ones who are really on the  
24 ground seeing these designs. If you see  
25 something that ought to be fixed, you know,  
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1 definitely, let's talk about it.

2 For instance, one thing that -- we've had

3 kind of informal discussions in the mayor's

4 office is the signage ordinance, and that's

5 something that comes up before the DDRB, and

6 that's something that I really feel, as it

7 currently is, could be improved to be a service

8 to our business owners, something that promotes

9 their ability to succeed and do their

10 businesses rather than something that just

11 puts, you know, basic restrictions on the size

12 or aesthetics or whatever. So that's something

13 that we're definitely looking to explore for

14 the future, and those rules are ones that I

15 would say that a reasonable person could say,

16 you know, these rules that aren't necessarily

17 doing what we need them to do, let's change

18 them.

19 Now -- and my final point is the reason

20 that we have these land use rules and all these

21 other rules in general and the reason that all

22 of y'all are valued -- volunteering your

23 valuable time, is to look at how each

24 individual project fits in the wider scope of

25 downtown and the surrounding areas, but -- not

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1 only that, but how it interacts with the

2 specific area and the street that it's on.

3 And good design makes a good project

4 better, but it also prevents -- presents other

5 options for the future, whether that's

6 encouraging neighbors to also up their design

7 game or you're setting yourself up for success

8 in the future. A well-designed building for

9 one use may be a great use for another building

10 or for another -- may be a great use for

11 another use, a farm or something that is

12 perfect built -- you know, purpose built and

13 just full of exceptions left and right that

14 really can only be used for one thing.

15 And to paraphrase Shigeru Miyamoto of

16 Nintendo, "A good design is good forever and a

17 bad design is bad forever," once it's built

18 anyway.

19 So I think that's something that we

20 have -- at this point, we have a lot of people

21 that we can tap into. You know, one thing

22 that -- you know, we're seeing a lot of

23 projects in LaVilla come up. And we're

24 fortunate now that we have a very vocal and

25 active crew of folks from LaVilla, the LaVilla

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1 Heritage Trail and Gateway Committee, that can

2 be a great resource, so I recommend tapping

3 into them and similar groups as much as

4 possible as we are making our decisions on what

5 to do on any specific project that comes up.

6 So thank you again for your time. I'm

7 looking forward to participating in this

8 meeting and hopefully many more in the future.

9 Thank you.

10 THE CHAIRMAN: Thank you very much, Bill.

11 Appreciate you and Brittany both being here.

12 And I will say that last year we started

13 looking at and vetted trying to figure out what

14 makes sense from a revising of the sign portion

15 of our Code perspective, and I anticipate in

16 2024 that will come to fruition, so we look

17 forward to working with you on that.

18 Okay. So as we go on -- before we do the

19 minutes, I do want to do introductions for

20 everybody. And as part of that, I want to

21 welcome Ennis Davis to the board.

22 Ennis, we look forward to having your

23 voice as part of this group. I know that, you

24 know, you've been a frequent guest of ours in

25 the past and now it's going to be great to have

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1 your voice formally as a board member and not

2 just a public commenter, so welcome to the

3 board. I look forward to working with you.

4 And, with that, let's start with

5 introductions. And, Councilman Miller, if we

6 could start with you, please.

7 COUNCIL MEMBER MILLER: Chris Miller,

8 at-large, Group 5, Council Member, and glad to

9 be with y'all again today.

10 BOARD MEMBER LORETTA: Joe Loretta, DDRB.

11 BOARD MEMBER BERLING: Joana Berling,

12 DDRB.

13 BOARD MEMBER MONAHAN: Gary Monahan, board

14 secretary.

15 THE CHAIRMAN: Matt Brockelman, board

16 chair.

17 BOARD MEMBER OTT: Linzee Ott, board vice

18 chair.

19 BOARD MEMBER DAVIS: Ennis Davis, DDRB.

20 MS. LOPERA: Carla Lopera, Office of

21 General Counsel.

22 MS. KELLY: Susan Kelly, staff.

23 MR. PAROLA: Guy Parola, staff.

24 MS. HILL: Ava Hill, DIA staff.

25 THE CHAIRMAN: All right. Thank you,

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1 everyone.

2 Let's move on to action items.

3 And also let the record reflect that we do

4 have a quorum.

5 Let's move on to Action Item Number 1,

6 approval of the November 9th minutes. Board

7 Members, hopefully you've had a chance to

8 review those. If you would like to offer up

9 any changes, we can do that now; otherwise,

10 let's look to get those in the right posture

11 and move them forward.

12 BOARD MEMBER MONAHAN: Move the item,

13 Mr. Chair.

14 THE CHAIRMAN: There's been a motion. Is

15 there a second?

16 BOARD MEMBER LORETTA: Second.

17 THE CHAIRMAN: Any discussion on the

18 minutes?

19 BOARD MEMBERS: (No response.)

20 THE CHAIRMAN: Seeing none, all those in

21 favor of approving the November 9th minutes,

22 please say aye.

23 BOARD MEMBERS: Aye.

24 THE CHAIRMAN: Any opposed?

25 BOARD MEMBERS: (No response.)

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1 from Planned Unit Development, PUD, to

2 Commercial Central Business District, CCBD.

3 The subject site is part of the Pearl

4 Street District Multiphase Plan, which was

5 approved at the October meeting. The property

6 was zoned PUD in 1996. And, of course, since

7 that time, conventional zoning districts within

8 downtown have been consolidated into the CCBD

9 zoning district, and this applicant plans to

10 redevelop the site in alignment with the CCBD

11 zoning district.

12 So staff finds that the proposed rezoning

13 is consistent with the City's Comprehensive

14 Plan, and we are recommending approval of

15 Ordinance 2023-0751.

16 I'm happy to take any questions.

17 THE CHAIRMAN: Thank you, Ms. Kelly.

18 Are there any questions on the item from

19 board members?

20 BOARD MEMBERS: (No response.)

21 THE CHAIRMAN: Seeing none at this time,

22 is the applicant here for a presentation? If

23 there is anything to add from the last meeting.

24 MS. TRIMMER: Questions only.

25 THE CHAIRMAN: All right. Thank you.

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1 THE CHAIRMAN: By your action, show the

2 minutes approved.

3 Let's move on to Action Item B, Ordinance

4 2023-0751, 331 West Ashley Street conventional

5 rezoning.

6 Board Members, as you saw earlier this

7 week from Ms. Kelly, this was an item from last

8 month's meeting that the board previously

9 approved, but there was an issue with the

10 noticing prior to that meeting. So in an

11 abundance of caution, we wanted to hear the

12 item again.

13 And so, with that, let's open up the

14 public hearing. And, Ms. Kelly, if we could

15 please have a staff report.

16 MS. KELLY: Thank you very much,

17 Mr. Chair.

18 So just a note for the record, Board

19 Member Davis will not be -- he has a conflict

20 with this item, so he will not be voting on

21 this item, and I have his Form B.

22 So as the Chair mentioned, this item is

23 being heard again by DDRB because of a noticing

24 error. This ordinance, 2023-0751, seeks to

25 rezone the property at 331 West Ashley Street

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1 Any questions for the applicant at this

2 time?

3 BOARD MEMBERS: (No response.)

4 THE CHAIRMAN: All right. Seeing none,

5 let's move on to public comment. Are there any

6 public comment cards filled out or hands raised

7 on Zoom?

8 MR. OLIVER: You got one here, doc.

9 MS. HILL: We do have public comments

10 here, in person.

11 THE CHAIRMAN: All right. Mr. Oliver,

12 please make sure the comments are related to

13 this specific --

14 MR. OLIVER: This is --

15 THE CHAIRMAN: -- item.

16 MR. OLIVER: I don't need you to tell me

17 nothing, but I'm going to make a point very

18 clear. If you got people that serve on this

19 board with particular projects, like

20 specifically this, it's supposed to be an

21 unbiased process. And when you have members of

22 this board saying that there's a conflict, it

23 shows me that we're still maintaining a broken

24 system of a process, and it's not fair to the

25 community that have people who are engaged in

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1 the proc- -- projects also doing business --  
 2 THE CHAIRMAN: Mr. Oliver --  
 3 MR. OLIVER: -- and the applicant --  
 4 THE CHAIRMAN: -- is there any comment  
 5 related to the specific application?  
 6 MR. OLIVER: Well, I'm just making it  
 7 perfectly clear that I'm going to file a  
 8 complaint. I know that it's not going to get  
 9 much traction because there's not laws on the  
 10 books that make everybody disciplined.  
 11 THE CHAIRMAN: All right. Thank you,  
 12 Mr. Oliver.  
 13 Are there any additional public comments?  
 14 MS. HILL: Yes, there is.  
 15 MR. OLIVER: Bitch.  
 16 MS. HILL: We have Eric Luttmann.  
 17 THE CHAIRMAN: Mr. Oliver, we're not going  
 18 to tolerate that kind of language in the  
 19 meeting. If you're going to harass staff or  
 20 any members of the board, we're going to have  
 21 to ask you to leave.  
 22 MR. OLIVER: Bitch.  
 23 THE CHAIRMAN: I'm sorry, was there  
 24 another public commenter?  
 25 MS. HILL: Yes. We have Eric Luttmann.  
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1 MS. KELLY: No, he's with JTA.  
 2 MR. LUTTMANN: That's actually us for JTA.  
 3 THE CHAIRMAN: All right. Thank you.  
 4 Seeing no additional public comment --  
 5 AUDIENCE MEMBER: Can I make a comment?  
 6 THE CHAIRMAN: For this specific agenda  
 7 item?  
 8 AUDIENCE MEMBER: Yeah.  
 9 THE CHAIRMAN: If you would, after you  
 10 speak, would you mind filling out a public  
 11 comment card for the record?  
 12 AUDIENCE MEMBER: No problem. I know the  
 13 process.  
 14 THE CHAIRMAN: Sure. And if you would  
 15 like to comment, please come up to the podium  
 16 and --  
 17 AUDIENCE MEMBER: Well, I just represent  
 18 some of the -- a group of owners that --  
 19 THE CHAIRMAN: We --  
 20 AUDIENCE MEMBER: Sorry.  
 21 THE CHAIRMAN: So the process -- please  
 22 come up here.  
 23 (Audience member approaches the podium.)  
 24 THE CHAIRMAN: And just for the record,  
 25 state your name and address for --  
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1 AUDIENCE MEMBER: George Berry, and I live  
 2 at 311 West Ashley Street.  
 3 THE CHAIRMAN: Thank you, Mr. Berry.  
 4 MR. BERRY: And I just want to make a  
 5 quick -- whatever.  
 6 I represent a few of the owners in the  
 7 building. We were just kind of wondering about  
 8 the impact of this development on our  
 9 infrastructure (inaudible) --  
 10 (Reporter clarification.)  
 11 MR. BERRY: And we were just wondering  
 12 about the impact and the development that's  
 13 basically all around us on the infrastructure.  
 14 Parking, for example, we don't really have  
 15 any -- we don't own any spaces. We've always  
 16 worked out agreements with Elite Parking, for  
 17 example, and we just want to make sure that  
 18 there's some sort of agreement so that we're  
 19 not left without parking once the development's  
 20 finished, and that's really my main comment.  
 21 Overall, I think it's a great project, but  
 22 we just want to make sure that we're taken into  
 23 consideration. We've been there since 1949.  
 24 This is something to -- at least, you know,  
 25 check that off the -- the list.  
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1 THE CHAIRMAN: Okay. Thank you,  
 2 Mr. Berry.  
 3 Seeing no additional public comments --  
 4 Ms. Trimmer, if -- I see you exchanging  
 5 information. If you would like to chat with  
 6 Mr. Berry offline, feel free; otherwise, you  
 7 can certainly have an opportunity here to  
 8 comment if you'd like.  
 9 MS. TRIMMER: (Shakes head.)  
 10 THE CHAIRMAN: Okay. Thanks, Ms. Trimmer.  
 11 All right. Seeing no additional public  
 12 comments, we'll close the public hearing, and  
 13 let's get ourselves in the right posture to  
 14 consider the item, please.  
 15 BOARD MEMBER MONAHAN: Mr. Chair, move  
 16 Item B, Ordinance 2023-0751, 331 West Ashley  
 17 Street, conventional rezoning.  
 18 THE CHAIRMAN: All right. There's been a  
 19 motion. Is there a second?  
 20 BOARD MEMBER OTT: Second.  
 21 THE CHAIRMAN: So let's move on to board  
 22 discussion. And why don't we start,  
 23 Mr. Loretta, with you.  
 24 BOARD MEMBER LORETTA: I have no comment.  
 25 BOARD MEMBER BERLING: I have no  
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1 additional comments.

2 BOARD MEMBER MONAHAN: No comments,

3 Mr. Chair.

4 THE CHAIRMAN: All right. Ms. Ott.

5 BOARD MEMBER OTT: No comments, Mr. Chair.

6 THE CHAIRMAN: And, Mr. Davis, I know you

7 filled out a conflict form, so --

8 BOARD MEMBER DAVIS: Yeah. Basically, I'm

9 going to have to recuse myself from -- working

10 with the applicant in terms of (inaudible).

11 THE CHAIRMAN: And I have no additional

12 comments either.

13 So seeing no additional board comments,

14 all those in favor of approving this rezoning,

15 please say aye.

16 BOARD MEMBERS: Aye.

17 (Board Member Davis abstains from voting.)

18 THE CHAIRMAN: Any opposed?

19 BOARD MEMBERS: (No response.)

20 THE CHAIRMAN: Seeing none, show the

21 ordinance unanimously recommended for approval.

22 All right. Let's move right along. So,

23 Board Members, just so we're familiar -- I know

24 we have a few deviation workshops on our agenda

25 throughout the afternoon. What we're going to

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1 do for these is have the workshop, at which

2 point we won't take any action on any of the

3 items covered under the workshop for the

4 deviations. These are really just

5 informational for us and for the public.

6 As you probably noticed, for each of the

7 action items, under the deviation workshops,

8 the recommendation from staff on the deviation

9 has been baked into the overall staff report,

10 and so we will take action one way or another

11 on the deviations as we consider the

12 application's final review as a whole.

13 So hopefully that makes sense, and we'll

14 do our best to work through it as expeditiously

15 as possible.

16 So with that being said, we'll go on to

17 Item C, DDRB Application 2023-015, the JTA

18 Autonomous Innovation Center deviation

19 workshop. And we'll open the workshop and the

20 public hearing.

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

22 report before we hear from the applicant.

23 MS. KELLY: Absolutely.

24 So for these, just so you know, as the

25 Chair stated, we do kind of an evaluation

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1 against the deviation criteria. We don't come

2 to a firm recommendation until the final.

3 So this deviation workshop is for DDRB

4 Application 2023-015. As the Chair mentioned,

5 this is the JTA Autonomous Innovation Center.

6 The potential need for these deviations was

7 mentioned during conceptual, and the approval

8 for that was given during the October DDRB

9 meeting.

10 A couple of reminders about this project.

11 This site is currently striped and paved as a

12 surface lot. The proposal is for an operations

13 facility which would service the U<sup>2</sup>C. The

14 proposed structure is located at the corner of

15 Jefferson and Water Streets, and it is

16 constrained -- the overall site is constrained

17 by overhead infrastructure, the Skyway and the

18 ramps down from the bridge.

19 The project includes an internal surface

20 lot for employees as well as a vehicle base for

21 the U<sup>2</sup>C vehicles. And the building is not

22 intended for public use at this time.

23 So the applicant is requesting two

24 deviations -- or deviations from two sections

25 of the Code. The first pertains to the

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1 transparency requirement that at least

2 50 percent of each new building facade between

3 the height of 2 and 10 feet be transparent, and

4 that glass materials at street level should

5 exhibit visible light transmittance of a

6 minimum of 60 percent.

7 So as an alternative solution, the

8 applicant is proposing a glazing system that

9 provides the impression of transparency at that

10 Water and Jefferson Street corner, wrapping

11 that corner. And this would allow for light

12 transmittance; however, because the proposed

13 glazing system is unique, they can't guarantee

14 that it's going to hit that minimum 60 percent

15 requirement.

16 The second deviation pertains to the

17 screening requirement that -- the landscaping

18 and screening section. And this specifies the

19 materials and height requirements for screening

20 and fencing.

21 Typically, as you'll see around downtown,

22 we either have those wrought iron/picket-style

23 fences at 6 feet or there might be a masonry

24 and then the wrought-iron-style/picket combo.

25 Again, not to exceed 6 feet.

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1 So as an alternative solution, the  
2 applicant is proposing concrete and perforated  
3 metal panels as the material, and they brought  
4 some samples they can show when they go over  
5 their part. And they're doing this in an  
6 effort to both complement the building's design  
7 and also for security purposes.

8 They are also requesting that the fence be  
9 a height -- the height of 7 feet.

10 So staff has made a positive finding for  
11 each of the deviation criterion for both of the  
12 deviation requests. The positive findings rest  
13 primarily on the need for JTA to ensure a  
14 secure environment for the U<sup>2</sup>C technology.

15 And for the sake of time, I'm not going to  
16 go through staff's findings on each of the  
17 criterion, but I'm happy to do so if requested.

18 THE CHAIRMAN: All right. Thank you,  
19 Ms. Kelly.

20 Is there any additional commentary or  
21 application -- or applicant presentation on  
22 this item?

23 MR. CAMPBELL: (Off microphone.)

24 She handled it very well. Everything  
25 (inaudible) the secure nature of the project.

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1 THE CHAIRMAN: All right. So, Board  
2 Members, the deviation request, as you heard,  
3 there are two; one is for the facade glazing on  
4 the first floor of the building, the other is  
5 for the height of the fence around the  
6 perimeter at various points.

7 If you have any questions or comments for  
8 the applicant regarding these two items,  
9 certainly we can discuss them and ask questions  
10 about those now. So if there are any questions  
11 for the applicant --

12 BOARD MEMBER BERLING: (Off microphone.)

13 THE CHAIRMAN: Ms. Berling.

14 BOARD MEMBER BERLING: Sorry.

15 Just (inaudible) the fence deviation a  
16 little bit better -- and you were going to  
17 present the materials.

18 We're going precast to a -- a certain  
19 level, and then we're transitioning to the  
20 metal or we're using it in part and then  
21 transitioning to another material later, so --  
22 or is that not decided?

23 MR. CAMPBELL: It is --

24 BOARD MEMBER BERLING: It's (inaudible)?

25 MR. CAMPBELL: Well --

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1 THE CHAIRMAN: Would you mind stating your  
2 name and address for the record?

3 MR. CAMPBELL: Yes.

4 I'm David Campbell. I'm the director of  
5 Jacksonville for Balfour Beatty, and I'm the  
6 lead manager/developer for the U<sup>2</sup>C program.

7 MR. LUTTMANN: Good afternoon.

8 Eric Luttmann, director of architecture  
9 for WGI, and I (inaudible) the architect.

10 MR. CAMPBELL: The combination of precast  
11 and perforated panel -- if you want to grab the  
12 black perforated precast panel.

13 MR. LUTTMANN: (Complies.)

14 MR. CAMPBELL: The idea was to both  
15 provide the secure area -- but we're also  
16 looking at a future tribute for LaVilla and the  
17 area, and providing a combination of space  
18 between the precast that you would see -- the  
19 precast and the thicker lines, and then a  
20 perforated section for the panel that would be  
21 integrated to provide the security.

22 There was a note that we can't go longer  
23 than 15 feet with the precast, which we will  
24 comply with.

25 BOARD MEMBER BERLING: So are you going  
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1 15 feet, transition to metal, and then  
2 transition back?

3 MR. CAMPBELL: Yes.

4 BOARD MEMBER BERLING: And then -- so --  
5 in what sections? So we're going to go 15 feet  
6 of precast, do an insert of the metal for,  
7 like, a -- have you defined that amount?

8 MR. LUTTMANN: The images are actually  
9 fairly accurate there, how we're going to  
10 install the metal panel.

11 Essentially, we have a -- I'll call it a  
12 "curb" of precast that will transition up into  
13 a full-height wall at 7 feet. In between those  
14 sections will be installations, you know, with  
15 a post, with that metal screen between precast  
16 panels. So if we go back and forth between a  
17 few of the renderings --

18 BOARD MEMBER BERLING: Okay. Yeah.

19 MR. LUTTMANN: When we see -- later on  
20 you'll see we did break it up. Some of the  
21 precast was placed accordingly for, say, the  
22 entrance of -- and the exit of the AVs. So  
23 along Jefferson Street, there's precast there  
24 to protect pedestrians, also -- as well as  
25 provide a little more security for that corner

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1 where the pinch point is along Jefferson.  
2 So wherever we have pedestrian areas, I'll  
3 say, we open it up so it's more transparent  
4 with that perforated metal.

5 BOARD MEMBER BERLING: Can I -- just a  
6 question. Did you consider doing, like, a form  
7 liner or an inlay on that precast? Because now  
8 we're going 7 feet by 15 feet? Just to break  
9 it up, the monotony of this mass?

10 MR. LUTTMANN: Yeah, we -- we did talk  
11 about treating the concrete in different ways,  
12 you know, whether it's with a form liner or  
13 even retarding the concrete so you get a little  
14 more of a -- the aggregate.

15 BOARD MEMBER BERLING: So that's still on  
16 the table?

17 MR. LUTTMANN: It's still on the table.

18 BOARD MEMBER BERLING: All right.

19 THE CHAIRMAN: And I don't know if it's in  
20 this presentation or if it's wrapped up in the  
21 final review presentation, but can -- do we  
22 have the ability to look at the renderings now  
23 as part of the workshop just to give us and the  
24 members of the public a little bit of a visual  
25 representation?

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1 MR. CAMPBELL: It's slide 21.

2 THE CHAIRMAN: In the meantime,  
3 Ms. Berling, did you have any additional  
4 questions at this point?

5 BOARD MEMBER BERLING: No.

6 THE CHAIRMAN: Okay.

7 MR. CAMPBELL: It's 22. Sorry.

8 And we'll show the other ones, but as you  
9 could see, starting to the -- where the  
10 autonomous vehicles are, we're coming off with  
11 a precast panel and transitioning to the  
12 perforated panel system.

13 Go to the next rendering, and it will --

14 MR. LUTTMANN: You get glimpses of it.

15 MR. CAMPBELL: Go back, please.

16 MR. LUTTMANN: I don't know how it shows  
17 on your screen, but here, it's looks a little  
18 dark.

19 But you do see, as we transition  
20 underneath the Skyway, along Bay Street, there  
21 are sections of precast that are at 7 feet, the  
22 curb at 1, so the transition is to the  
23 perforated metal. And then, you know,  
24 essentially, it gets to another place where it  
25 transitions back up to a full-height panel.

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1 The only exception to that rule is when we  
2 get to Bay Street, right near where the food  
3 trucks are. That wall is actually structural,  
4 so it's a -- it's a lateral wall that we're  
5 using for sheer, so that wall does come down to  
6 grade. It actually goes all the way up to the  
7 terrace level, which is at the second level of  
8 the building, but there are openings at that  
9 panel that align with that 7-foot opening, so  
10 you -- you continue the architecture through  
11 that panel that's full height.

12 And then when you transition past the  
13 stair, which is opened up again, you get to  
14 additional panels that are perforated along Bay  
15 Street, towards that -- that entrance of the  
16 AVs along Bay Street, so --

17 And then from that point on where we hit  
18 the east part of the site, it transitions to  
19 the picket fence. So anywhere we have the  
20 pedestrian zone, you know, that's more  
21 enhanced. We have that enhanced material  
22 palette.

23 MS. KELLY: To the Chair, if I might  
24 suggest, if you guys want to hand out your  
25 copies, it might be easier for them to see as

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1 well.

2 BOARD MEMBER BERLING: It's just hard  
3 to -- it's just hard sometimes because the  
4 level of translucency in some of the back  
5 panels doesn't really coincide necessarily with  
6 the metal screen of that material in the  
7 rendering, so it's nice to have it.

8 THE CHAIRMAN: All right. So you talked a  
9 little bit about how the enhanced materials are  
10 really around the pedestrian zone areas. Maybe  
11 just in general, as you were thinking about how  
12 do we maintain security at the site but still  
13 try to adhere as much as possible to the spirit  
14 of the Code, were there other options that you  
15 considered? And, I mean, how exhaustive was  
16 the process that led to where you landed, where  
17 you've got the combination of precast and  
18 perforated metal?

19 MR. LUTTMANN: Since the -- the day where  
20 we graced the presence of that corner with all  
21 the equipment, that's -- that's the time frame  
22 we've been thinking about this, so --

23 There is -- you can see in the aerial  
24 renderings, there is still equipment that we're  
25 concealing from the pedestrian zone. So the

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1 use of that perforated material -- there's the  
2 ability to pick a perforation so that there's  
3 an openness area. So we're going to pick a  
4 material -- and it's even in the report -- that  
5 meets the criteria, so -- for the percentage of  
6 openness, that we still get a bit of visibility  
7 through it for security, but it's still a  
8 screening, essentially, from the pedestrian  
9 zone.

10 THE CHAIRMAN: Thank you.

11 BOARD MEMBER DAVIS: I guess my question  
12 would be, the sample you passed around, is that  
13 the final texture of kind of what you think  
14 that will look like, the color and everything?

15 MR. LUTTMANN: I think the color -- we  
16 chose the color because it integrates more with  
17 the picket-style fence that we have in color.  
18 So it -- it's a softer transition from the  
19 picket to perforated.

20 I think that perforated is very close to  
21 what we think the end result will be. And  
22 there are -- like David said, the -- there's  
23 opportunities for us, when we do have an  
24 additional workshop with LaVilla, to add to the  
25 texture of that with screen printing or

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1 something based on what we'd get out of that  
2 meeting.

3 BOARD MEMBER DAVIS: Yeah. I mean, I  
4 would certainly recommend trying to dress it up  
5 some type of way because it does, you know,  
6 create a permanent dead space along the --

7 MR. LUTTMANN: It's not going to be a long  
8 stretch of it. It will be in panels that -- it  
9 will be -- it will have joints and fasteners,  
10 and it will be a nicely detailed architectural  
11 element. It will be clean. It'll look like  
12 some of those perforated sections that are  
13 already out there in LaVilla. It just will be  
14 the darker color to kind of play off some of  
15 the architecture.

16 THE CHAIRMAN: All right. Any additional  
17 questions at this point from board members?

18 BOARD MEMBERS: (No response.)

19 THE CHAIRMAN: All right. Seeing none,  
20 David, Eric, thank you, guys.

21 MR. CAMPBELL: Thank you.

22 THE CHAIRMAN: All right. Before we move  
23 on, if there's any discussion on this -- I do  
24 want to give an opportunity for public comment.  
25 Are there any public comment cards or hands

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1 raised on Zoom?

2 MS. HILL: We do have a speaker request  
3 card from Nancy Powell.

4 (Audience member approaches the podium.)

5 MS. HILL: Please state your name and your  
6 address for the record.

7 AUDIENCE MEMBER: Hi.

8 Nancy Powell, Scenic Jacksonville, 1848  
9 Challen Avenue.

10 And, you know, Mr. Delaney just talked  
11 about following the rules and the guidelines.

12 You've heard me talk before about encouraging  
13 this body to uphold the -- those standards that  
14 you have created -- or that have been created,  
15 and I would just say that transparency and the  
16 screening are two really important ones because  
17 they make the pedestrian experience friendly.

18 I do think that there would be some  
19 opportunity to enhance the pedestrian  
20 experience here primarily through landscaping,  
21 creeping fig on those walls. I don't know what  
22 the food truck area is actually serving, maybe  
23 a row of trees would be there, so I do think  
24 there's some opportunity to make the experience  
25 better.

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1 Thank you.

2 THE CHAIRMAN: Thank you, Ms. Powell.  
3 Any additional public comment?

4 AUDIENCE MEMBERS: (No response.)

5 THE CHAIRMAN: All right. Seeing --  
6 (Audience member approaches the podium.)

7 AUDIENCE MEMBER: Good afternoon.

8 My name is Adrian Swanigan, and I just  
9 have a couple of comments, and would like to  
10 ask the applicant for a little clarity around  
11 some of the things that they spoke about early  
12 on in the conceptual process, about some areas  
13 that were located around the building and some  
14 functions that would complement something that  
15 would be accessible for the community even  
16 without the building being a public use.

17 I just wanted to kind of get some clarity  
18 on what would the final recommendations or  
19 thoughts about what they intended to do with  
20 the function of the food court plaza, or they  
21 were saying, like, some kind of use that would  
22 be accessible for the public. I'd kind of like  
23 to get a little clarity on that.

24 THE CHAIRMAN: Thank you, Adrian.

25 I think probably we'll get into that once

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1 we get to the actual final review, but I  
 2 appreciate those comments.  
 3 All right. Seeing no additional public  
 4 comment, are there any discussion points from  
 5 the board at this time as part of the workshop,  
 6 specifically as it relates to the glazing or  
 7 the fence and the height of the fence?  
 8 BOARD MEMBER BERLING: I guess I'd just  
 9 say, in the renderings, it's clear that the --  
 10 the selective material that you have as a  
 11 sample isn't exactly depicted accurately as far  
 12 as, like, the level of transparency, and so I  
 13 would just say that you update that so that  
 14 when you meet with the -- the community, it's  
 15 accurate. I think that's an easy change to  
 16 make.  
 17 And then, you know, consider some  
 18 things -- I know that there's, like, a large  
 19 expanse of precast. You could be translucent  
 20 in the area, and then inlays, but, you know,  
 21 all in all, I think that this has come a long  
 22 way and that you guys took a lot of the  
 23 comments we had last time to heart and advanced  
 24 it, and so thank you for that.  
 25 THE CHAIRMAN: All right. Thank you,  
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1 Ms. Berling.  
 2 Any additional comments at this point?  
 3 Mr. Davis.  
 4 BOARD MEMBER DAVIS: I would just stress  
 5 the -- the need to really activate that  
 6 pedestrian furniture along this because, again,  
 7 it's going to end up being a permanent dead  
 8 space in this area regardless of kind of what  
 9 it looks like. So any way we can dress that up  
 10 and -- it would be appreciated, I think.  
 11 THE CHAIRMAN: Thank you, Mr. Davis.  
 12 And I will note for the board that when we  
 13 do get into the final review and we consider  
 14 the actual deviations as part of that, we do  
 15 also have the ability, as a board, to discuss  
 16 if we want to make any of the conditions more  
 17 specific. So whether it's Mr. Davis' idea or  
 18 any other ideas, we can certainly add on to  
 19 that if we desire.  
 20 Okay. Seeing no further discussion, we'll  
 21 close the workshop.  
 22 And, again, I want to thank everyone for  
 23 bearing with us. We are also in the process,  
 24 behind the scenes, of trying to figure out how  
 25 to make the deviation workshop and the  
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1 subsequent final review process a little bit  
 2 less clunky, so hopefully we'll have that  
 3 addressed soon.  
 4 Anyway, having said that, let's move on to  
 5 the final review for this. Action Item D, for  
 6 DDRB Application 2023-015, the JTA Autonomous  
 7 Innovation Center final review.  
 8 So we'll open the public hearing on that.  
 9 And, Ms. Kelly, if we could have the staff  
 10 report on the project as a whole, please.  
 11 MS. KELLY: Yes, sir.  
 12 DDRB Application 2023-015 seeks final  
 13 approval for JTA's Autonomous Innovation Center  
 14 in LaVilla. The site includes the entire block  
 15 between Jefferson and Broad and Bay and Water,  
 16 just south, across Bay Street, from the  
 17 anticipated Daily's, which was application  
 18 2023-003.  
 19 As previously mentioned, the site is  
 20 heavily constrained by existing transportation  
 21 infrastructure. And I'm not going to go into  
 22 the specifics of the project since I already  
 23 did that.  
 24 The conceptual approval was received in  
 25 October and it was subject to five conditions.  
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1 There's a lot of text on this slide, so I'm  
 2 just going to sum up the responses that we  
 3 basically received to these conditions.  
 4 The applicant is seeking deviations from  
 5 two sections of the Code. They have included  
 6 street sections and shade calculations within  
 7 their final submittal, which is in response to  
 8 Conditions 4 and 5; and in response to  
 9 Condition 2, which had to do with those plaza  
 10 areas.  
 11 The applicant's final submittal included a  
 12 food truck area, which would consist of truck  
 13 parking -- the food truck parking, hardscaping  
 14 and seating. And the applicant has stated that  
 15 they are going to seek art and activation  
 16 opportunities with the public on the --  
 17 potentially the Skyway columns, also the  
 18 perforated screen fencing, which was just  
 19 mentioned, and any of the open hardscaped plaza  
 20 areas.  
 21 A quick look at the project again.  
 22 In general, the structure is of a  
 23 contemporary design with the primary facade  
 24 fronting on Jefferson Street and then wrapping  
 25 that Water Street corner. There's an open  
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1 terrace provided on the second story along Bay  
 2 Street.  
 3 So based on the foregoing as well as  
 4 details included in the report, staff is  
 5 recommending final approval of DDRB Application  
 6 2023-015 subject to four conditions, all of  
 7 which center on the request for deviations. I  
 8 will read through them. And then as the Chair  
 9 mentioned, the board is welcome to do whatever  
 10 you guys want with these conditions.  
 11 So for the first one, that's about the --  
 12 related to the transparency, the condition  
 13 would be that along Jefferson and Water  
 14 Streets, glazing at the ground floor will  
 15 provide for an illusion of depth either through  
 16 a shadowbox or spandrel or other treatment as  
 17 may be approved by the DIA staff, providing  
 18 that the treatment is sufficient to accomplish  
 19 the intent of the condition. Minimum  
 20 transparency along Jefferson and Broad shall be  
 21 25 percent.

22 And then with regard to the screening and  
 23 landscaping section for those deviations,  
 24 Condition 2 states that the height of the  
 25 perimeter screen fence shall not exceed 7 feet;

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1 that the perforated metal panels, or the  
 2 similar that they use, is part of the perimeter  
 3 fencing and shall not exceed 75 percent  
 4 opacity.

5 And then Number 4, that the precast  
 6 panels, as part of the perimeter fencing, shall  
 7 not be more than 15 feet in length.

8 And, with that, I'm happy to answer any  
 9 questions.

10 THE CHAIRMAN: Thank you, Ms. Kelly.

11 Are there any questions for staff from the  
 12 board at this time?

13 BOARD MEMBERS: (No response.)

14 THE CHAIRMAN: Seeing none, let's hear  
 15 from the applicant.

16 (Mr. Campbell approaches the podium.)

17 MR. CAMPBELL: Do we need to reintroduce  
 18 ourselves?

19 THE CHAIRMAN: Please.

20 MR. CAMPBELL: Okay. Thank you.

21 David Campbell, Balfour Beatty. I am the  
 22 director here in Jacksonville and the head --  
 23 program manager over the U<sup>2</sup>C Bay Street  
 24 innovation project.

25 MR. LUTTMANN: Good afternoon again.

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1 Eric Luttmann with WGI, architect.  
 2 MR. CAMPBELL: Thank you.

3 So from the conceptual process, we've had  
 4 five main enhancements to the project, and  
 5 we've been talking about a few of them. One is  
 6 the -- is the programming and the development  
 7 of the food truck plaza and the breakout plaza.

8 Originally, during conceptual, we just had  
 9 a -- had a breakout plaza with -- meeting with  
 10 LaVilla and the group, there was a lot of  
 11 conversation about the potential and need and  
 12 want to have a -- have access for food trucks  
 13 in there. So we put it in that programming,  
 14 into the streets that Eric will speak to  
 15 specifically, and really enhanced the hardscape  
 16 in that area and enlarged that area for that  
 17 development.

18 The other area that was talked about was  
 19 the corner plaza and a little bit about the --  
 20 not only the storefront, but making it more  
 21 interesting in development, so we're looking at  
 22 the -- we're proposing to put in the --  
 23 basically, a video wall, dynamic-type signage  
 24 behind the storefront area that you'll see and  
 25 we'll -- we'll discuss more as well, to -- to

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1 help provide more branding, tribute, and just  
 2 make that corner a little more innovative  
 3 with -- and bring it to life more.

4 Other areas was talking about the sign at  
 5 the -- the signage and the need for pedestrian  
 6 notification at the AV exit, and we provided  
 7 that as well.

8 And then the building screen and the  
 9 signage and how we were addressing that with  
 10 LaVilla, and just the -- in itself, we've made  
 11 some enhancements to that as well.

12 And then there was also brought up that  
 13 the -- in the corner plaza we had developed a  
 14 little bit of a pinch point, and we've widened  
 15 that hardscape to do that as well.

16 So we really are trying to do our best to  
 17 address all those issues and look forward to  
 18 the conversation more.

19 If you wouldn't mind -- do I control this  
 20 now?

21 MS. KELLY: You should be able to. But if  
 22 you don't, just tell me "next" or whatever.

23 MR. CAMPBELL: All right. Slide 6,  
 24 please.

25 So here's the landscaping plan.

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1 Eric, just go over some of the food trucks  
 2 and the hardscape area.  
 3 MR. LUTTMANN: Sure.  
 4 Do you have the -- it in front of you?  
 5 So this is our landscape plan. And,  
 6 essentially, what we've done is we've taken the  
 7 comment from the original meeting and we've  
 8 designed the -- the space up along Bay Street.  
 9 We have designed that space. It does now  
 10 have a program. We've had the meeting with  
 11 LaVilla. It actually is a desire to have food  
 12 trucks along Bay Street, so we've provided  
 13 space for two trucks, you know, as -- as many  
 14 as we could fit, along with the overhead gantry  
 15 sign that's currently there that we can't get  
 16 rid of.  
 17 The entrance to the site, and then  
 18 basically fitting it from there to the corner  
 19 of Jefferson. So we've been able -- we've been  
 20 able to program the space for two food trucks  
 21 and then ample seating and open pedestrian  
 22 space that's for whatever it may be. It could  
 23 be a market that comes in and pops up. So  
 24 there's enough space there, much wider than a  
 25 traditional sidewalk or above.

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1 Integrated seating underneath the shade of  
 2 the structure, which is actually nice. You  
 3 have the structure above, which naturally  
 4 provides the shade, but we also have  
 5 integration of some shade trees along Bay  
 6 Street.

7 So all of the aspects that we talk about  
 8 for creating the streetscape we've done. And,  
 9 in fact, we've addressed the exterior facade of  
 10 the building on all three of those facades to  
 11 be more inviting, so allowing for the landscape  
 12 to soften it, but then you get some of the  
 13 hardscape very close to it. Some of the  
 14 seating is built in to that area where it could  
 15 be moved around even, but it --

16 The pedestrian experience, we feel, has  
 17 been incredibly enhanced since the last time we  
 18 talked, and it really just requires some of the  
 19 community to activate it at this point, really.  
 20 I think we're providing the ability to do so.

21 MR. CAMPBELL: Slide, please.  
 22 MR. LUTTMANN: And some of what -- what I  
 23 didn't mention in that zone is that there  
 24 are -- there are landscaped and soft areas,  
 25 that with further communication with the

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1 LaVilla Heritage Group, we can start to bring  
 2 in some of their newly branded items that are  
 3 more significant to the district, to bring it  
 4 in and look for areas to install for  
 5 opportunities, not just for public art or  
 6 painting the wall, like we talked about last  
 7 time. This isn't something we're looking to do  
 8 lazy. You know, it'll -- design here, but  
 9 creating opportunity areas really is where  
 10 we're at.

11 And with the shade study, we are  
 12 significantly over on creating enough shade for  
 13 all of those different areas along Jefferson,  
 14 Bay and Water.

15 MR. CAMPBELL: Can you go to the next  
 16 slide?

17 MR. LUTTMANN: And this is a cleaned-up  
 18 version. It's a little easier to see here. A  
 19 lot of -- the green is all soft. It's pretty  
 20 obvious how much landscaping we won't be able  
 21 to provide in these areas, whether it's low or  
 22 even bring it up to the shade level along the  
 23 roads.

24 And then those all -- all those areas,  
 25 obviously, are opportunities for LaVilla to

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1 help us bring in more art and some of the --  
 2 the branded tribute, you know, elements to  
 3 create a more dynamic space.

4 MR. CAMPBELL: The exit signage.

5 MR. LUTTMANN: And the exit signage,  
 6 again, yeah.

7 So right at that pinch point where we are  
 8 along Jefferson, we had to pinch it there  
 9 because of the circulation patterns of the AV.  
 10 Some of the turning radii we needed to get all  
 11 the way to the corner to get the -- the car in  
 12 and out of the site. So at that zone, we  
 13 envision more of an enhanced-crosswalk-type  
 14 scenario where you have, like, a -- a crosswalk  
 15 that's -- whether it's audible or even kind of  
 16 obvious in its illuminated signage of --  
 17 whether it's time to walk or -- or stop.

18 The AVs don't travel at a very fast speed.  
 19 So when that gate is opening, it's going to be  
 20 opening fairly slow. And then the AV even  
 21 coming out is going to be operating pretty  
 22 slow, so it will -- it will warn pedestrians  
 23 with ample time to be able to stop and wait for  
 24 the AV to pass, and then allowing -- you  
 25 basically -- like a crosswalk to proceed.

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1 And that will be installed on that precast  
2 wall that does come up at the -- to that 7 foot  
3 level, so it will be obvious where, you know,  
4 you're directed to stop.

5 MR. CAMPBELL: Next slide, please.

6 So let me speak to the -- I did want to  
7 address what the -- the perimeter fence that we  
8 were just speaking to. We are very amenable to  
9 open transparency, additional wrought iron to  
10 meet the requirement.

11 The enhanced -- we were looking to enhance  
12 that -- the perforated and the precast as a  
13 complement to the building. But if more  
14 transparency is needed, we are absolutely ready  
15 to engage and do that function.

16 Slide 17, please.

17 MR. LUTTMANN: Some of the commentary  
18 about creating more of an innovative look or  
19 aesthetic to the building, you know, we -- we  
20 wanted to bring that actually adds a little  
21 depth to the facade. With it being precast,  
22 you know, we're limited to the form of  
23 structure, you know, for the -- the purposes of  
24 doing precast for the construction timeline  
25 and, you know, being able to get the shelf on

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1 the ground quicker.

2 The form of the building, we saw it as  
3 being enhanced through some of the additive  
4 elements such as the perforated screens that  
5 are going to also become branded for JTA  
6 themselves, so the title of the project has  
7 changed significantly, even, so we can start to  
8 play up the fact that this is positive for the  
9 community. It is bringing technology and  
10 allowing everyone to understand it.

11 There are areas where we're opening up  
12 with translucent glass. It's not a visual to  
13 the inside, but at night it will illuminate.  
14 So from outside at night, you'll see all of  
15 those glass panels along the base. We'll be --  
16 you'll see visible light transmittance through  
17 them.

18 As David pointed out, we do have that one  
19 section at the corner of Jefferson that aims  
20 out towards Jefferson Street, that's wide open,  
21 that allows for some LED, you know, branded  
22 graphic dynamic signage, right? That will be  
23 able to change, adjust, it can interact with  
24 the Acosta Bridge, it could interact with --  
25 with current events, it could be something

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1 that's dedicated to the LaVilla heritage. Any  
2 of that can be implemented into that -- that  
3 dynamic display.

4 The screen itself, it's a dual-layered  
5 screen, so the -- it's the two reds of JTA's  
6 brand. The top layer is set closer to the  
7 structure and the bottom layer is set out from  
8 the structure. So you do get a little bit more  
9 of the shading. And as it turns on to Water,  
10 it opens up a little more and responds to the  
11 storefronts. So it creates a bit more of a  
12 dynamic feel to the structure and we think  
13 it -- it's appealing for the uses of the  
14 facility.

15 BOARD MEMBER LORETTA: Real quick.

16 THE CHAIRMAN: Mr. Loretta, if you would  
17 like to ask a question.

18 BOARD MEMBER LORETTA: If I may, walk me  
19 through, where is the -- I basically heard a TV  
20 display as a sign. Where is that?

21 MR. LUTTMANN: So if you see in that  
22 shadowbox that was created at the corner, most  
23 of that glass at the pedestrian level is this  
24 translucent material, but there's that panel in  
25 the middle that is clear glass that will have

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1 the dynamic display behind it. And then all  
2 the glass above the 10-foot level is clear and  
3 colored blue so that you do get the visibility  
4 through it at night. It's just at a higher  
5 level for security.

6 BOARD MEMBER LORETTA: Okay. So I  
7 understood -- earlier you'd mentioned that TV  
8 is kind of behind the glass; is that correct?

9 MR. LUTTMANN: It is.

10 BOARD MEMBER LORETTA: Yeah, so just to  
11 the rest of the board, this is actually an  
12 example of a concern that I brought up in the  
13 signage meetings, that really we do not have  
14 this in any way, shape or form considered in  
15 our current Code. One-offs here or there may  
16 not be that big a deal. Somebody taking an  
17 entire, you know, hundred feet of wall could be  
18 a whole different situation, so something I  
19 think we do need to think about in the future.

20 MR. CAMPBELL: Thank you.

21 And this is a good slide to be on. Yeah,  
22 the -- we did speak to the -- we wanted to  
23 enhance it with the best, with the video wall,  
24 dynamic, at that level. It can actually -- it  
25 can be static or any element as well. We were

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1 just trying to bring some interest into that  
 2 corner.  
 3 Let's go to the next rendering, please.  
 4 It just adds another level of detail.  
 5 That concludes, really, the main issues  
 6 that we wanted to bring up from conceptual  
 7 without going -- doing a major plan flip, and  
 8 so we are done with our presentation.  
 9 THE CHAIRMAN: Okay. Thank you,  
 10 gentlemen.  
 11 At this point, let's move on to public  
 12 comment.  
 13 Are there any public commenters?  
 14 MS. HILL: There are no public comments.  
 15 THE CHAIRMAN: Okay. Seeing none, we will  
 16 close the public hearing on that.  
 17 And, Mr. Secretary, can we get in the  
 18 right posture to consider the item, please?  
 19 BOARD MEMBER MONAHAN: Thank you,  
 20 Mr. Chair.  
 21 Move Application 2023-015, the JTA  
 22 Autonomous Innovation Center final review, to  
 23 include staff recommendations.  
 24 THE CHAIRMAN: Okay. Thank you,  
 25 Mr. Monahan.  
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1 the building, so that's a little bit different,  
 2 but I agree, this is a space that we, as a  
 3 community and as a board, probably need to have  
 4 some additional discussion about.  
 5 When I spoke with y'all months ago -- I  
 6 don't even know when at this point -- I did  
 7 have some feedback about the capitalization of  
 8 LaVilla on the signage. I am a grammar freak,  
 9 so I would like to ask you guys today if we can  
 10 get a commitment to confirm with the Heritage  
 11 Committee -- the -- I believe the "a" in  
 12 LaVilla -- I believe the "L" and "V" should be  
 13 larger and indicate -- I realize the whole word  
 14 is in capitalization, but some differentiation  
 15 between the "a" and the rest of the word in  
 16 height, in capitalization.  
 17 MR. CAMPBELL: You have our commitment for  
 18 that, yes.  
 19 BOARD MEMBER OTT: Thank you so much.  
 20 I don't want to tell you what it is  
 21 because I'm not the expert, but that committee  
 22 certainly is, so thank you for that.  
 23 I'm glancing at all of my questions and  
 24 notes here.  
 25 Could we -- I see you've got some  
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1 There's been a motion. Is there a second?  
 2 BOARD MEMBER LORETTA: Second.  
 3 THE CHAIRMAN: And there's been a second,  
 4 so we'll move on to board discussion.  
 5 Mr. Davis, why don't we start with you  
 6 this time?  
 7 BOARD MEMBER DAVIS: This is one I have to  
 8 recuse myself from, based off comments at  
 9 previous board meetings about not treating  
 10 LaVilla like a sewer, making sure that the  
 11 original plan was improved, so ...  
 12 THE CHAIRMAN: Thank you, Mr. Davis.  
 13 Ms. Ott.  
 14 BOARD MEMBER OTT: Thank you, Mr. Board  
 15 Chair.  
 16 I'm first going to start out by echoing  
 17 Mr. Loretta's concern about the video wall  
 18 screen. I would urge y'all to be very  
 19 conscious of the size of this thing. We  
 20 recently -- the board recently denied a similar  
 21 video wall for a children's chorus nonprofit,  
 22 so I want to be very conscientious about the  
 23 size of the use of this video wall.  
 24 I recognize it is inside the facility. It  
 25 is not physically attached to the exterior of  
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1 materials with you. I'm interested in the  
 2 color of the actual facility itself, not the  
 3 signage. Do you have that sample with you?  
 4 MR. LUTTMANN: The red?  
 5 BOARD MEMBER OTT: The actual building  
 6 color.  
 7 MR. CAMPBELL: The precast?  
 8 BOARD MEMBER OTT: Correct.  
 9 MR. LUTTMANN: I'll hand them both to you.  
 10 BOARD MEMBER BERLING: There's two reds,  
 11 right?  
 12 MR. CAMPBELL: Excuse me?  
 13 BOARD MEMBER BERLING: There are two reds?  
 14 MR. CAMPBELL: Right.  
 15 BOARD MEMBER BERLING: This is just the --  
 16 (Simultaneous speaking.)  
 17 BOARD MEMBER LORETTA: Is that the lighter  
 18 or darker?  
 19 BOARD MEMBER BERLING: This is the --  
 20 MR. LUTTMANN: This is the lighter red.  
 21 BOARD MEMBER OTT: Mr. Chairman, through  
 22 the Chair to the applicant, so am I to  
 23 understand the precast will not be painted?  
 24 It -- that precast will be -- I don't want to  
 25 say "untreated," but it will not be -- that  
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1 will be the color of the final building?  
2 MR. LUTTMANN: Right. We're looking at it  
3 being like an as-cast. You know, paint only  
4 adds maintenance, so, you know, in any paint,  
5 (inaudible) is going to deteriorate over time  
6 very quickly, especially in our sun, so we're  
7 looking to not treat the concrete with any  
8 coatings. It's going to be just as-cast, and  
9 these -- these precast panels are actually  
10 poured at, like, 8,000 psi, so it will be very  
11 durable.

12 BOARD MEMBER OTT: Okay. Great. Thank  
13 you. Thank you for confirming.

14 Okay. My last comment, the fencing -- so  
15 it's hard for me to support a project that I  
16 don't agree should be at this location. That  
17 was my -- some of my very original comments on  
18 this project many months ago. Especially the  
19 fencing around the large majority of this  
20 project, it's located, give or take, a block  
21 from the Riverwalk and our waterfront public  
22 spaces.

23 So I appreciate the work that you guys  
24 have put in on this, and you guys have done the  
25 work and you have worked with so many  
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1 stakeholders to get it to the place that it is  
2 now.  
3 I agree with Mr. Davis' suggestion to try  
4 to -- whether it's Nancy's suggestion of  
5 creeping fig or some kind of dressing to maybe  
6 soften that fence at intervals where we can.  
7 It is a largely fenced property that's very  
8 close to our public waterways, so I just want  
9 to do what we can to make it an inviting and  
10 warm space, and I -- I do recognize the effort  
11 that y'all have put in to get to this point, so  
12 thank you.

13 THE CHAIRMAN: Thank you, Ms. Ott.  
14 Mr. Monahan.

15 BOARD MEMBER MONAHAN: Thank you,  
16 Mr. Chair.

17 Not to be repetitive, but this has come a  
18 long way. I think everybody in here can say it  
19 has. And credit to you-all for the job you've  
20 done in collaboration.

21 I appreciate you meeting my primary  
22 concern, which was the pedestrian safety at the  
23 entrance and exit for the autonomous vehicles.  
24 I think we landed in a good place. And I  
25 appreciate, you know, the work you've done to

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1 get it here and look forward to it moving  
2 forward.

3 Thank you.

4 THE CHAIRMAN: Thank you.

5 Ms. Berling.

6 BOARD MEMBER BERLING: So my previous  
7 comments from the workshop transfer over.

8 I just have one question. In elevating  
9 above and taking this to 7 feet for security  
10 reasons, did we explore -- and the answer can  
11 be it's cost prohibitive -- using (inaudible)  
12 the screening material at the top and breaking  
13 it horizontally instead of doing it in vertical  
14 sections? Was that ever explored?

15 MR. LUTTMANN: You mean at the fence  
16 level?

17 BOARD MEMBER BERLING: Yeah, so we're  
18 asking -- the deviation is to take it above and  
19 go up to 7 feet, and I think -- and so I was  
20 just curious if we had explored horizontally,  
21 like, switching materials from precast and then  
22 transitioning to a metal perforated?

23 Just -- if it was explored and rejected  
24 for good cause, I was just interested.

25 MR. LUTTMANN: No, and, honestly, we were  
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1 looking at ways to almost simplify construction  
2 a little bit, so allowing the precast to stand  
3 on its own rather than having -- you know, what  
4 you're saying is maybe a layer kind of wraps up  
5 over the top just so that the precast is at 6  
6 or 5 or --

7 BOARD MEMBER BERLING: So --

8 MR. LUTTMANN: -- some smaller -- shorter  
9 height?

10 BOARD MEMBER BERLING: Just kind of --  
11 just, like, soften it a little bit --

12 MR. LUTTMANN: Right.

13 BOARD MEMBER BERLING: -- because precast  
14 can seem very institutional for a lot of  
15 people, and so I was curious if -- like, if we  
16 could transition, and there would be some  
17 translucency with this material, which could be  
18 more pleasant for the pedestrian.

19 MR. LUTTMANN: No, it's a good suggestion.  
20 We'll look into it a little more.

21 MR. CAMPBELL: Absolutely.

22 We can definitely -- the 7 foot is more of  
23 the security issue.

24 BOARD MEMBER BERLING: Yeah. And --

25 MR. CAMPBELL: The 7 foot is more the

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1 security issue. The transparency was dealing  
2 more with the character of the building and  
3 matching that, but we can definitely add -- we  
4 were looking at other elements, such as wire  
5 mesh, which is fully transparent as well. We  
6 chose the most expensive with -- you know, in  
7 doing that, so we were -- we are definitely  
8 looking at other -- we can look at other  
9 options and consider that.

10 BOARD MEMBER BERLING: And I -- I  
11 completely understand, like, feasibility as far  
12 as, like, scheduling for projects as well. And  
13 so I just was throwing that out there. And you  
14 know architects, we always have ideas, right?  
15 And so this is just throwing it out as one  
16 suggestion to help soften that.

17 I do want to echo previous statements.  
18 This has come a long way and I appreciate that  
19 you guys took all of the suggestions or input  
20 we had and tried to implement them. This is  
21 just one more I think that you should consider  
22 in elevating the project, potentially.

23 MR. LUTTMANN: Well, from one architect to  
24 another, I appreciate it.

25 THE CHAIRMAN: Thank you, Ms. Berling.  
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1 as being a visually innovative idea, but there  
2 are solar panels now proposed on this project  
3 up on the roof area for the -- for the  
4 micro-grid option.

5 THE CHAIRMAN: Ms. Kelly, I don't know if  
6 staff wants to opine at all on Mr. Loretta's  
7 comment, but if so, feel free, or not.

8 MS. KELLY: Through the Chair to  
9 Mr. Loretta, so I don't -- we don't --  
10 honestly, we don't see a lot of solar panels  
11 downtown, and I don't know that you can include  
12 solar panels, so I see your point.

13 I would also say that it's occupying --  
14 this is something we used to deal with in  
15 Historic a little bit. And when it occupies a  
16 whole surface, there has been, for better or  
17 worse, for right or wrong, an argument made  
18 that that is then the roof treatment, if that  
19 makes sense. Like, if the solar panels are  
20 paneled over the entire thing, then it's like a  
21 roof treatment kind of a thing.

22 Again --

23 MR. LUTTMANN: And to me, honestly, it  
24 kind of celebrates the idea of sustainability.

25 And I like the idea that, even from the  
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1 Mr. Loretta.

2 BOARD MEMBER LORETTA: Thank you all very  
3 much. I was not here at the original meeting  
4 in which I understood was maybe a blood bath  
5 for y'all, but when I first got to see it and  
6 so forth, I -- I've enjoyed it. I think this  
7 is a great little project. I appreciate it.

8 I think my only question may be -- I have  
9 for staff, which would impact their design,  
10 but, you know, we're to screen AC and equipment  
11 on the roof. We have here solar panels that  
12 are not screened. What's the situation with  
13 that?

14 MR. CAMPBELL: That is -- we need the --  
15 go to the next, if we can.

16 So the part of the project that's -- since  
17 the last time we met -- innovative in the  
18 technology and the design within the -- is a  
19 micro-grid type of system and putting this  
20 project on a micro-grid, which allows for  
21 storage of electricity and so on for off-peak  
22 hours and also use solar panels also as well to  
23 help with the charging, to help -- to help with  
24 this project.

25 So, again, we don't look at solar panels  
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1 profile, you can see the angles, which, to me,  
2 I think, as an architect I appreciate.

3 BOARD MEMBER BERLING: (Off microphone.)

4 BOARD MEMBER LORETTA: I'm not sure I had  
5 a significant care one way or the other. I  
6 just wanted to inquire from staff -- I mean, we  
7 do, obviously, put a parapet where this would  
8 just be a sunken roof, and you would never see  
9 it anyway, so it would be pretty easy -- or we  
10 could add, you know, 3 feet of the black screen  
11 across --

12 BOARD MEMBER BERLING: (Off microphone.)

13 BOARD MEMBER LORETTA: Anyway, I think  
14 it's a great project. I'm not going to hinder  
15 that. It's more of a staff question because,  
16 as she stated, we don't really see solar  
17 panels. I mean, I'd say if there were 200 ACs  
18 up there, that would be a problem, so --

19 MR. LUTTMANN: And we particularly  
20 (inaudible) that -- those off the roof for a  
21 reason.

22 THE CHAIRMAN: Okay. Thank you,  
23 Mr. Loretta.

24 I agree with a lot of what my colleagues  
25 have said and I agree with the positive

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1 findings on the deviations that staff laid out  
2 in the recommendation and in the staff report.

3 I also just want to thank JTA. I know  
4 that early on in this process, when we had some  
5 significant concerns and the community did as  
6 well, of course, you-all got involved as being,  
7 you know, major parts of the team, but I know  
8 this was escalated to JTA leadership, and I  
9 think they -- they took this very seriously as  
10 well. And I'm confident that as we move  
11 forward with this through construction that the  
12 JTA leadership, including, I would assume, the  
13 board, as they get updates, will keep in mind  
14 on -- I think there's a commitment here to make  
15 sure that the pedestrian experience is as  
16 enhanced as it can be given the use of the  
17 building.

18 So, again, I commend you all for working  
19 with us on this project. And I think  
20 ultimately it will be good for the autonomous  
21 vehicle initiative.

22 MR. CAMPBELL: Thank you.

23 THE CHAIRMAN: Any additional comments  
24 from the board at this point?

25 BOARD MEMBERS: (No response.)

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1 THE CHAIRMAN: Seeing none, there was a  
2 motion to approve the staff recommendation for  
3 final approval for DDRB Application 2023-015,  
4 inclusive of all of the staff recommendations,  
5 of which two are the deviations. And, again,  
6 the positive findings are in the staff report  
7 for the public's consumption, and there was a  
8 second for that motion.

9 All those in favor, please say aye.

10 BOARD MEMBERS: Aye.

11 (Board Member Davis abstains from voting.)

12 THE CHAIRMAN: Any opposed?

13 BOARD MEMBERS: (No response.)

14 THE CHAIRMAN: Seeing none, by your  
15 action, show the application unanimously  
16 approved.

17 Thank you again.

18 MR. CAMPBELL: Thank you.

19 THE CHAIRMAN: Okay. Let's move on to  
20 Action Item E, DDRB Application 2023-020, the  
21 Pearl Street District, Block N11, final review.

22 And, Ms. Kelly, if we could have a staff  
23 report on that as well, and we will open the  
24 public hearing.

25 MS. KELLY: DDRB Application 2023-020

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1 seeks final approval for the Pearl Street  
2 District development pad, Block N11, bordered  
3 by Ashley and Church to the north and south,  
4 and Pearl and Julia to the west and east. The  
5 block currently contains surface parking and  
6 the historic Porter House mansion.

7 The axo shown on your screen illustrates  
8 the relationship between this block and the  
9 other development pads within the multiphase  
10 site plan which was approved in October.

11 The development includes a 7-story  
12 mixed-use project with 21,000 square feet of  
13 ground-floor retail and 205 residential units.  
14 Two green civic spaces are planned north and  
15 south of the Porter House, and a private  
16 service drive is located mid-block, connecting  
17 Church and Ashley. Retail uses front this  
18 private service drive and the drive itself is  
19 used for limited vehicle access for ride share,  
20 deliveries, and similar services.

21 Church Street is treated as the back of  
22 house with access to loading docks and other  
23 internal service uses.

24 Again, a lot of text on this slide.

25 Conceptual was received in October,

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1 subject to five conditions. So to sum up for  
2 these conditions, the applicant is not seeking  
3 any deviations. And four conditions -- and  
4 you'll see this throughout the Pearl Street  
5 District projects. Four conditions are being  
6 carried through into staff's final review  
7 recommendation because they are going to remain  
8 relevant throughout the long-term development  
9 as it moves through site plan review and  
10 permitting, so I'll just review those.

11 So staff's recommending approval with  
12 conditions. So the four conditions that are  
13 carried from conceptual -- and, again, you'll  
14 be seeing these on the next three applications  
15 as well.

16 The developer shall continue to work with  
17 staff to coordinate district-specific standards  
18 related to site furnishings, hardscape,  
19 landscape palette, and similar.

20 Two, the development shall be consistent  
21 with the multiphase site plan, which is DDRB  
22 Application 2023-017.

23 Three, any subsequent roadway changes  
24 shall be approved by the City's traffic  
25 engineer.

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1 And then, four, if -- if you will  
2 remember, we had the transitional streetscape  
3 element discussion. So because the design of  
4 the proposed streetscape is such that the  
5 pedestrian zones are wider than those of  
6 adjacent blocks, a transitional streetscape  
7 element is required to ensure a cohesive shift  
8 from one block front to the other. And the  
9 conditions of each streetscape transition vary.  
10 So, as such, the developer and the City shall  
11 coordinate on the design of a transitional  
12 streetscape element prior to the ten-set  
13 approval for each block.

14 And I won't be reading those again, but  
15 just so you know, you will see those  
16 throughout.

17 And I'm happy to take any questions.

18 THE CHAIRMAN: Thank you, Ms. Kelly.

19 Any questions for staff at this time?

20 BOARD MEMBERS: (No response.)

21 THE CHAIRMAN: Seeing none, let's move on  
22 to the applicant presentation.

23 Ms. Trimmer, hello.

24 MS. TRIMMER: Thank you so much.

25 Cyndy Trimmer, One Independent Drive,  
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1 to go through these relatively quickly, high  
2 level.

3 Thankfully, all of the teams that we had  
4 before us had really complete packages at  
5 conceptual.

6 So moving on to 10, you can see the  
7 corner. We also included in this one -- if we  
8 can cause pause on 10 -- the imagery, since we  
9 are at final, showing the lighting for the  
10 building. You can see that everything on this  
11 is very tasteful, subdued. We have just the  
12 accent sconces on the ground floor on these for  
13 the pedestrian-scale lighting.

14 We can move forward on to Page 16.

15 You should have -- passing around the  
16 material boards for this one. Page 16 shows  
17 the west elevation. And as we covered with the  
18 architects in detail on this one, the west  
19 elevation has your primary white brick, the  
20 darker spandrel, and the darker bronze accents.

21 And then the other -- forwarding on to  
22 Page 17 -- has the eastern facade, which are  
23 those darker facades facing the Porter House  
24 Park.

25 And from there, I think we can go the  
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1 Suite 1200, on behalf of the applicant.

2 I have the Gateway team with me today;  
3 Eric Shullman, Nicole Renner, and Justin  
4 Gravatt, in person. And online we have SKI,  
5 Andy Czajkowski; Hoerr Schaudt, Stan Szawlek  
6 and Ted Marchant. And our local design  
7 representative, Daniel Ashworth with ETM, was  
8 going to be with us today, but he is a good  
9 dad, his kid got sick, he had to go get her, so  
10 he is online.

11 I'm not going to go over all the teams  
12 every time, so -- they are here with us.

13 We have all seen these now the third time,  
14 so I'm not going to go over everything in  
15 detail.

16 Susan, if you can help me navigate, we can  
17 fast forward to Page 8 on this one.

18 All right. So what you are seeing in your  
19 package today is refined imagery to provide a  
20 more photorealistic version of what you saw in  
21 the conceptual review period. Otherwise,  
22 everything that you're seeing in your package  
23 is consistent with what you saw originally.

24 There truly are no changes in the imagery; site  
25 plan, everything is the same, so we are going

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1 whole way on to Page 26.

2 We are still finalizing the North Core  
3 design guidelines, as Susan mentioned. So we  
4 will continue working with staff, but largely  
5 everything is as we presented at conceptual.

6 You probably have the opportunity to  
7 see -- hopefully, in the news -- that we made  
8 it through DIA on our incentive packages.  
9 Everything was really well-received. Everyone  
10 is incredibly excited to be moving forward with  
11 that.

12 I do want to take a second to highlight,  
13 while we're on this slide, though -- as part of  
14 those incentive packages, there are pretty  
15 extensive commitments. We touched on them  
16 briefly in the original, but now that we're  
17 through that process, I do want to commend the  
18 team.

19 You can see on this one that they have the  
20 obligations to improve the right-of-way on  
21 opposite sides of the street, not just theirs,  
22 but across the street, the Pearl Street  
23 improvements, and then the Porter House Park.

24 Every one of the blocks that went through  
25 the DIA incentive package process has a 20-year

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1 commitment for activation of the public spaces,  
 2 both Pearl Street and then with those Porter  
 3 House -- so the N11 block, in particular, has a  
 4 \$1.7 million commitment over that period of  
 5 time for the ongoing maintenance and  
 6 programming of those spaces.  
 7 And you can see the parks if you go  
 8 through the next two slides.  
 9 And after those, everything else remains  
 10 the same. We are meeting all of the public  
 11 realm improvements. We are exceeding all of  
 12 the shade requirements.  
 13 And we were asked to be brief, and I  
 14 promised I would try to keep that one under  
 15 five minutes with no deviations. I think I've  
 16 met my mark, and we are available for  
 17 questions.  
 18 THE CHAIRMAN: Thank you, Ms. Trimmer.  
 19 Well done.  
 20 All right. Board Members, any questions  
 21 for the applicant at this time?  
 22 Mr. Loretta.  
 23 BOARD MEMBER LORETTA: I have two  
 24 questions, both more inquiry. One is, are any  
 25 of these units in this development going to be  
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1 for sale?  
 2 MS. TRIMMER: Through the Chair, this  
 3 initial offering that's coming on in this  
 4 district are all for rent product.  
 5 BOARD MEMBER LORETTA: Thank you.  
 6 Next question, so the architect who  
 7 specified these bricks -- they're pretty cool.  
 8 I'm wondering who the manufacturer of the brick  
 9 is. And is this white brick actually brick or  
 10 is it, like, just precast concrete made to look  
 11 like brick? I was kind of wondering that, if  
 12 the architects maybe on Zoom can answer it.  
 13 MS. TRIMMER: I should have one of my  
 14 architects on Zoom, if they have the ability to  
 15 answer that question at this stage.  
 16 BOARD MEMBER LORETTA: And, if not, I  
 17 mean, you can just kind of shoot me a text or  
 18 something afterward. I just am intrigued,  
 19 so -- I appreciate it.  
 20 BOARD MEMBER BERLING: (Off microphone.)  
 21 MS. KELLY: Do you know who it would be?  
 22 We'll let Ava know who the architect -- the  
 23 name to look up.  
 24 MS. TRIMMER: It would be Andy --  
 25 MS. HILL: Andrew?  
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1 MS. TRIMMER: Yes. He's got his hand  
 2 raised.  
 3 Andrew, you're unmuted.  
 4 THE CHAIRMAN: We can't hear you. One  
 5 second. We're getting that fixed for you.  
 6 Andrew, go ahead and try again --  
 7 MS. TRIMMER: He's muted.  
 8 THE CHAIRMAN: If we can unmute him?  
 9 Go ahead, Andrew.  
 10 MR. CZAJKOWSKI: Can you hear me now?  
 11 THE CHAIRMAN: Yes, sir. Thank you.  
 12 MR. CZAJKOWSKI: Excellent. Thank you.  
 13 Yeah, this is Andy Czajkowski with SKI  
 14 Architects.  
 15 So the brick in question is a true brick.  
 16 It's -- I believe that one is a palmetto brick.  
 17 It's, like, coming out of -- I believe it's out  
 18 of South Carolina, so it's relatively local.  
 19 Yeah, so it's a white brick. It's not  
 20 a -- you know, it's -- fits the tone and color  
 21 and texture of that. That's the specific  
 22 brick.  
 23 And I think we -- we've been working  
 24 with -- the intention is to have a white  
 25 masonry for the facade on Pearl Street. And  
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1 we'll work with Gateway and the contractors to  
 2 find, you know, the best combination for that  
 3 specific brick, but that -- the one that's on  
 4 the board is specifically a palmetto brick.  
 5 It's not precast or anything; it's -- it's a  
 6 brick.  
 7 THE CHAIRMAN: Okay. Thank you, sir.  
 8 Mr. Loretta.  
 9 BOARD MEMBER LORETTA: No, thank you,  
 10 Andrew. That's pretty cool. I love the  
 11 overall project.  
 12 THE CHAIRMAN: Okay. Any additional  
 13 questions for the applicant?  
 14 BOARD MEMBERS: (No response.)  
 15 THE CHAIRMAN: Seeing none, thank you,  
 16 Ms. Trimmer.  
 17 Are there any public commenters?  
 18 MS. HILL: There are no public comments.  
 19 THE CHAIRMAN: Thank you.  
 20 We'll go ahead and close the public  
 21 hearing on this item, then.  
 22 Mr. Secretary, if we can get in a posture  
 23 to consider the item, please.  
 24 BOARD MEMBER MONAHAN: Thank you,  
 25 Mr. Chair.  
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1 Please move Item E, DDRB Application  
 2 2023-020, Pearl Street District, Block N11,  
 3 final review with staff recommendations.  
 4 THE CHAIRMAN: Okay. There's been a  
 5 motion.  
 6 Is there a second?  
 7 BOARD MEMBER BERLING: Second.  
 8 THE CHAIRMAN: And there's been a second.  
 9 So we'll move to board discussion. And,  
 10 Mr. Loretta, why don't we start with you this  
 11 time, please.  
 12 BOARD MEMBER LORETTA: I really have  
 13 nothing. I think this is a fantastic project,  
 14 so I appreciate it. I look forward to it  
 15 getting built.  
 16 THE CHAIRMAN: Ms. Berling.  
 17 BOARD MEMBER BERLING: I think I gave  
 18 praise for the project at conceptual, and  
 19 that -- all my comments transfer over. I think  
 20 it's a wonderful project.  
 21 Thank you.  
 22 THE CHAIRMAN: Mr. Monahan.  
 23 BOARD MEMBER MONAHAN: Thank you,  
 24 Mr. Chair.  
 25 I tend to agree with the -- probably every  
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1 comment that will be made on this and the  
 2 positive, fantastic project. And I think this  
 3 meets all of the goals we're all trying to  
 4 strive toward in downtown for density,  
 5 vibrancy, good design, smart development, so  
 6 (inaudible).  
 7 THE CHAIRMAN: Ms. Ott.  
 8 BOARD MEMBER OTT: I will echo all of  
 9 these comments of praise. Great project.  
 10 This site specifically, I appreciate the  
 11 incorporation and the attention to the historic  
 12 property on this block. Really well done.  
 13 Terrific architecture to see for an apartment  
 14 building, so -- and ground-floor activation.  
 15 Well done.  
 16 Thank you.  
 17 THE CHAIRMAN: Mr. Davis.  
 18 BOARD MEMBER DAVIS: For my first  
 19 meeting -- I'm pretty quiet on this one. It  
 20 just so happens that both of these applicants  
 21 are -- in talking to General Counsel, I have to  
 22 recuse myself from voting for a previous work.  
 23 But this Pearl Street project, I have worked  
 24 with the applicant in the early stages, and --  
 25 given the history to provide a guideline for  
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1 design, so I won't be able to vote today on  
 2 this.  
 3 THE CHAIRMAN: Thank you, Mr. Davis.  
 4 I'll just say, from a process  
 5 standpoint -- I said this last time, but  
 6 Ms. Trimmer, to you, the whole team as well,  
 7 thank you so much for the thoroughness of your  
 8 initial applications, and not just for this  
 9 item, but for the rest of these as well. It  
 10 makes it, I know, easier on staff, easier on  
 11 your whole team, easier on us, and helps the  
 12 process move forward pretty quickly.  
 13 So thank you all for a great project here  
 14 and look forward to seeing this move forward.  
 15 Any additional comments from the board?  
 16 BOARD MEMBERS: (No response.)  
 17 THE CHAIRMAN: Seeing none, all those in  
 18 favor of granting final approval to DDRB  
 19 Application 2023-020, please say aye.  
 20 (Board Member Davis abstains from voting.)  
 21 BOARD MEMBERS: Aye.  
 22 THE CHAIRMAN: Any opposed?  
 23 BOARD MEMBERS: (No response.)  
 24 THE CHAIRMAN: Seeing none, by your  
 25 action, show the motion carries unanimously.  
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1 Thank you.  
 2 All right. Moving right along to Action  
 3 Item F, DDRB Application 2023-019, the Pearl  
 4 Street District, Block N8.  
 5 Again, we'll do a brief deviation workshop  
 6 to cover the deviation they're requesting here.  
 7 And then after that, we'll move forward with  
 8 the final approval consideration.  
 9 So, Ms. Kelly, if we could get a quick  
 10 overview from staff on the deviation request  
 11 and staff's findings and we'll go from there.  
 12 Thank you.  
 13 MS. KELLY: Yes, sir.  
 14 So this deviation workshop is for DDRB  
 15 Application 2023-019, the Block N8 development  
 16 pad for the Pearl Street District. Conceptual  
 17 approval was given for this in the October DDRB  
 18 meeting.  
 19 A couple of reminders before I go into the  
 20 deviation request: This is a 22-story  
 21 mixed-use project, 62,000 square feet of  
 22 ground-floor and second-floor retail, 530  
 23 residential units, and two levels of parking on  
 24 the second and third floors, not on the ground  
 25 floor.  
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1 So the applicant is requesting a deviation  
2 from one section of the Code pertaining to the  
3 screening of rooftop equipment. So  
4 specifically, the applicant is seeking to waive  
5 the screening requirement for the 22-story  
6 segment of the structure on Block N9, so the  
7 tallest tower on that block.

8 The overlay requires that all mechanical  
9 equipment, appurtenances, and access areas be  
10 screened unless completely enclosed.

11 Staff has made a positive finding for each  
12 of the deviation criterion. The positive  
13 findings primarily rest on the fact that the  
14 22-story tower segment is surrounded by smaller  
15 buildings and is not visible from adjacent  
16 buildings and certainly not visible from the  
17 street level as well.

18 And, with that, that covers the staff's  
19 evaluation. I'm happy to answer any questions.

20 THE CHAIRMAN: Thank you, Ms. Kelly.

21 Any questions from the board to staff?

22 BOARD MEMBERS: (No response.)

23 Seeing none at this time, Ms. Trimmer.

24 MS. TRIMMER: Thank you so much.

25 Cyndy Trimmer, One Independent Drive,  
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1 Suite 1200, on behalf of the applicant.

2 We have a very, very brief deck for our  
3 deviation. Susan incorporated several of the  
4 slides into her presentation.

5 The short version on the deviation is that  
6 we didn't ask for this lightly. We do  
7 understand the purpose of the rooftop screening  
8 requirement. This project and this particular  
9 building is unique in that we have the 22-story  
10 portion of our tower. It is unequivocally  
11 going to be the tallest thing in this district.  
12 And the purpose of this provision of the Code  
13 just is not going to be served by screening  
14 this portion of the roof.

15 We didn't take this ask lightly before  
16 coming to you and asking for it. We did do the  
17 sight line study and had somebody go through,  
18 painstakingly -- and if you look through the  
19 slides that we've included -- and did the  
20 vision through all different orientations,  
21 looking around this building.

22 And if you go to slide 7, the only place  
23 that you will see the teeny, tiniest little  
24 sliver -- which we have highlighted in red, in  
25 full transparency -- would be from -- past the

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1 Rosa Parks Station, you might see a tiny, tiny,  
2 little portion. And we believe that, at a cost  
3 of over \$500,000 to screen the rooftop of this  
4 garage -- of the 22-story portion, that portion  
5 of the proceeds could be used -- far better  
6 purposes than to screen this portion. So we do  
7 ask for the support in granting a deviation of  
8 that rooftop screening requirement. And  
9 because it is a deviation, we ask that you do  
10 make that specific finding.

11 We provided a November 22nd narrative and  
12 ask in your granting of the deviation that you  
13 specifically reference the provisions of that  
14 narrative and the findings of staff, and we  
15 appreciate your indulgence.

16 THE CHAIRMAN: Thank you, Ms. Trimmer.

17 Any questions for Ms. Trimmer or the team  
18 at this point?

19 BOARD MEMBERS: (No response.)

20 THE CHAIRMAN: Okay. Seeing none, any  
21 discussion on this particular item in the  
22 workshop format before we move on to final  
23 review of the overall project?

24 BOARD MEMBERS: (No response.)

25 THE CHAIRMAN: Seeing none, I'll just say,  
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1 Ms. Trimmer, I think this makes a lot of sense  
2 from a practical standpoint.

3 I appreciate the study you-all did and the  
4 transparency to highlight the one small area  
5 where there would be something visible.

6 I also did a quick walk-around of the  
7 area. I mean, this really is something that I  
8 think, given the fact that this project is  
9 already in front of DIA and soon City Council  
10 for a financial incentive to help make the  
11 numbers work, I, personally, would much rather  
12 see that funding put into the public spaces  
13 down below given the circumstances here. I  
14 don't think it's a self-imposed hardship at  
15 all, so I think your arguments are compelling  
16 and staff's analysis was pretty spot on.

17 So I'll just say that.

18 In the absence of any other board  
19 comments, let's hear from the public, if there  
20 are any public comments on this item.

21 MS. HILL: There are no public comments.

22 THE CHAIRMAN: Okay. Seeing no public  
23 comments, we'll close the workshop portion of  
24 this, then, and we'll move right along to  
25 Action Item G, which is the final review for

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1 this same application, 2023-019.  
 2 So, with that, we'll open the public  
 3 hearing on this final review.  
 4 And, Ms. Kelly, if we can have a staff  
 5 report on the overall application, please.  
 6 MS. KELLY: DDRB Application 2023-019  
 7 seeks final approval for the development pad on  
 8 Block N8 of the Pearl Street District. This  
 9 block is bordered by Beaver Street and Ashley  
 10 Street, north and south; and Clay and Pearl to  
 11 the west and east.  
 12 The block currently contains surface  
 13 parking and vacant lots. The axo on your  
 14 screen shows that block's relationship with the  
 15 others in the multiphase site plan.  
 16 So just a review of the status from the  
 17 conceptual approval. When it was approved in  
 18 October, it was subject to six conditions. I'm  
 19 just going to summarize the response on that.  
 20 The applicant is seeking a deviation from  
 21 one section of the Code, and then four are  
 22 being carried through, as I mentioned before.  
 23 And so in response to Condition Number 3,  
 24 related to the facade screening of the exposed  
 25 portion of the parking garage, which, again, is  
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1 not at ground level, the applicant is planning  
 2 on screening that area with lattice work, which  
 3 is architecturally compatible with the  
 4 structure.  
 5 So, with that, staff is recommending final  
 6 approval of DDRB Application 2023-019 subject  
 7 to five conditions. Four of them were carried  
 8 over, as I mentioned before, and one of them is  
 9 based on the deviation request, and that one  
 10 states, "A deviation from the requirements to  
 11 screen rooftop equipment shall only be applied  
 12 to the 22-story segment of the building on  
 13 Block N8."  
 14 And, with that, I'm happy to take any  
 15 questions.  
 16 THE CHAIRMAN: Thank you, Ms. Kelly.  
 17 Any questions for staff from the board?  
 18 BOARD MEMBERS: (No response.)  
 19 THE CHAIRMAN: Seeing none, Ms. Trimmer,  
 20 welcome back.  
 21 MS. TRIMMER: Thank you.  
 22 Cyndy Trimmer, One Independent Drive,  
 23 Suite 1200, on behalf of the applicant.  
 24 I have largely the same team with me,  
 25 except this time I have the architect Chris  
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1 Glass representing Morris Adjmi.  
 2 So the N8 package that you had at  
 3 conceptual was by far the most advanced of the  
 4 packages that you saw. It's nearly  
 5 imperceptible to tell that the images on this  
 6 one have been updated, but they are.  
 7 And I think we can fast-forward on this  
 8 one the whole way to 12.  
 9 And as Susan noted, most of the comments  
 10 on this one were pretty insignificant, but we  
 11 did have a little bit of dialogue focused on  
 12 the garage on this one, so we brought the  
 13 images on this one, updated to show --  
 14 As far as the imagery on this, the garage  
 15 treatment truly completely does cover. You  
 16 can't see into there or any concerns about  
 17 being able to see the parked cars.  
 18 The architects that were here previously,  
 19 there was some conversation about the two-story  
 20 portion of this building and how it  
 21 intentionally was designed to be distinct from  
 22 the towers so that it intentionally gave a  
 23 different scale for the surrounding buildings  
 24 that are smaller and honored the scale of the  
 25 surrounding LaVilla neighborhood.  
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1 And this -- next page, please, Susan --  
 2 goes into the screening element where we have  
 3 the brick lattice work that we talked about  
 4 briefly the last time that honors the historic  
 5 church that previously was on this property.  
 6 And on 14 you have the material boards  
 7 going around.  
 8 And looking at the architecture of this  
 9 building and the material boards going around,  
 10 you can see that this building is truly going  
 11 to be the statement center of this entire Pearl  
 12 Street District with these -- the decorative  
 13 base, the fluted chairs running the length of  
 14 the building. It's going to be the iconic  
 15 product that ties into the other statement  
 16 pieces that we have of the historic landmark  
 17 structures in the downtown area.  
 18 I think from there we can move to 18.  
 19 On to the lighting. Everything on this  
 20 is, likewise, subdued and pretty subtle.  
 21 They've used the up-lighting feature to enhance  
 22 the entrance and called that out. Otherwise,  
 23 there's very limited up-lighting along the  
 24 street features.  
 25 We can go the whole way to 34.  
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1 Everything on these, again, are consistent  
2 with what you've previously seen in the  
3 district plan approval and the conceptual  
4 approval. This one, like the ones before it,  
5 have improvements on the right-of-way. Not  
6 just on their own streetscape, but across the  
7 street, they, similarly, have the 20-year  
8 commitment to right-of-way -- or the Pearl  
9 District improvements and the park maintenance  
10 and ongoing programming improvements. This one  
11 is an over \$6.4 million ongoing commitment.

12 And, similarly, we're still working on the  
13 district standards, so there are no further  
14 changes in the rest of this package. And the  
15 rest of the team is available for questions.

16 THE CHAIRMAN: All right. Thank you,  
17 Ms. Trimmer.

18 Any questions from the board for the  
19 applicant?

20 BOARD MEMBERS: (No response.)

21 THE CHAIRMAN: Seeing none, are there any  
22 public comments?

23 MS. HILL: There are no public comments.

24 THE CHAIRMAN: Okay. We'll close the  
25 public hearing.

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1 Mr. Monahan.

2 BOARD MEMBER MONAHAN: Thank you,  
3 Mr. Chair.

4 Move DDRB Application 2023-019, Pearl  
5 Street District, Block N8, final approval with  
6 staff recommendations.

7 THE CHAIRMAN: Thank you.

8 There's been a motion.

9 Is there a second?

10 BOARD MEMBER LORETTA: Second.

11 THE CHAIRMAN: And there's been a second.

12 We'll move on to board discussion.

13 Mr. Davis, I'm assuming the same conflict  
14 holds true here?

15 BOARD MEMBER DAVIS: Same project.

16 THE CHAIRMAN: All right. It happens.

17 Ms. Ott.

18 BOARD MEMBER OTT: I'm going to echo my  
19 comments during conceptual approval.

20 I, again, really appreciate the nod to the  
21 history of the site with the acknowledgment of  
22 the church and the parking garage feature. I  
23 think that was really clever and is -- it's  
24 placemaking; it's going to make this place  
25 unique and special.

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1 So overall, again, great project, and I'm  
2 excited to see this get out of the ground.

3 THE CHAIRMAN: Mr. Monahan.

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

6 Again, remarkable job. I think this is a  
7 leading example of what we're looking for that  
8 will help propel downtown Jacksonville forward.  
9 I commend you.

10 THE CHAIRMAN: Ms. Berling.

11 BOARD MEMBER BERLING: Again, beautiful  
12 project. Compliments to the architectural team  
13 and the design team.

14 I would say that there's nothing about  
15 this project that screams that corners were  
16 taken by way of saving funding. And so to  
17 say -- for me, the cost to screen is  
18 irrelevant. The point is, it -- it's  
19 unnecessary, and so I appreciate all the  
20 decisions that were made, the, you know,  
21 elegant materials that were selected, and I  
22 look forward to this project coming to  
23 fruition, so good job to the team.

24 THE CHAIRMAN: Mr. Loretta.

25 BOARD MEMBER LORETTA: Thank you all very  
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1 much.

2 I have no further comments.

3 THE CHAIRMAN: All right. And I'll just  
4 again say for the record, now that we're on the  
5 final review, that I do agree with the positive  
6 findings that staff has made after analyzing  
7 the deviation requests, and I also think that  
8 the applicant's rationale was compelling for  
9 that deviation request.

10 And, again, great job on this project as  
11 well as the others.

12 Any additional comments from the board?

13 BOARD MEMBERS: (No response.)

14 THE CHAIRMAN: All right. Seeing none,  
15 there's been a motion to approve final review  
16 of DDRB Application 2023-019, inclusive of the  
17 four staff recommendations.

18 All those in favor, please say aye.

19 BOARD MEMBERS: Aye.

20 (Board Member Davis abstains from voting.)

21 THE CHAIRMAN: Any opposed?

22 BOARD MEMBERS: (No response.)

23 THE CHAIRMAN: Seeing none, by your  
24 action, show the motion carries unanimously.

25 All right. One more deviation workshop,

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1 Action Item H, DDRB Application, 2023-021, the  
2 Pearl Street District, Block N4 deviation  
3 workshop.

4 Ms. Kelly, if we could please have a quick  
5 staff overview of the deviation request.

6 MS. KELLY: The deviation workshop is for  
7 DDRB Application 2023-021, Block N4, Pearl  
8 Street. Conceptual for this one as well was  
9 given in October. And just a reminder about  
10 what this -- the program for this block. The  
11 project consists of a 7-story, mixed-use  
12 building with 16,000 square feet of  
13 ground-floor retail, 270 residential units, and  
14 two levels of parking on the ground and  
15 mezzanine levels.

16 So the applicant is requesting a deviation  
17 from one section of the Code pertaining to the  
18 ground-floor activation of the parking garage  
19 area, specifically along the Union Street  
20 frontage.

21 So the overlay requires that 50 percent of  
22 the total ground floor street frontage, not  
23 including entrances to the garage, be  
24 activated. And that while the required  
25 50 percent activation can be achieved in the

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1 aggregate, it cannot represent less than  
2 25 percent of each street frontage. The  
3 applicant is proposing an alternate solution  
4 which includes art installation and design with  
5 some landscape and architectural features.

6 Staff has made a positive findings for  
7 each of the deviation criterion, and those  
8 findings rest primarily on the classification  
9 of Union Street as an FDOT road and one that is  
10 not -- it's not pedestrian friendly, and there  
11 do not seem to be any major improvements to  
12 change that right now.

13 So, with that, I'm happy to answer any  
14 questions.

15 THE CHAIRMAN: Thank you, Ms. Kelly.  
16 Any questions for staff from the board?

17 BOARD MEMBERS: (No response.)

18 THE CHAIRMAN: Seeing none at this time,  
19 Ms. Trimmer, if you have anything else to add.

20 MS. TRIMMER: I do. I will be brief.

21 Cyndy Trimmer, One Independent Drive,  
22 Suite 1200, on behalf of the applicant.

23 If we can go to Page 1.

24 The area in question where we're seeking  
25 the deviation is for the treatment of the

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1 frontage that is along this Union Street  
2 corridor and then wraps around the Clay corner.

3 Slide 3. We can go to the next one.

4 You can see the corner and how that  
5 treatment begins to wrap the corner.

6 On to 4.

7 At the street level, you can see that the  
8 architectural features that they've built into  
9 this frontage that -- Mr. Manfredi will go into  
10 more detail. I don't want to steal his  
11 thunder, but they have worked to make this  
12 facade pedestrian-scale with the planters, with  
13 the seating. And then the perforated metal  
14 panels that they have proposed do allow a  
15 variety of options here, anything from these  
16 colored abstracts that you see actually on the  
17 rendering, and then we've provided examples on  
18 the side that show that you can have the great  
19 detailed imagery.

20 We committed in our DIA incentive package,  
21 as part of the tiers analysis that you have to  
22 go through on there, that we will do a public  
23 art competition for the activation of this  
24 frontage. So you have that commitment built in  
25 already to the approvals that we have with the

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1 City, and there's no concern that that won't be  
2 done in a tasteful way that has public buy-in.

3 So I will quit there, and we appreciate  
4 your approval.

5 Again, you have a November 27th -- 22nd  
6 narrative that we would ask to specifically be  
7 incorporated into your consideration.

8 THE CHAIRMAN: Thank you, Ms. Trimmer.

9 And I'll just ask, just for confirmation,  
10 so what we're looking at here is the proposed,  
11 I guess, type of art and architectural features  
12 would be sort of that metal screening along  
13 that facade, back-lit from the inside, to have  
14 some light spilling out into -- into the  
15 sidewalk; is that -- is that sort of the  
16 concept we're looking at here?

17 And, of course, the design and the  
18 painting or whatever happens there is TBD based  
19 on the outcome here.

20 MS. TRIMMER: What you're seeing here  
21 right now is actually from the external  
22 lighting, and then just the multitude of  
23 options available that you can have based on  
24 this material.

25 BOARD MEMBER BERLING: (Off microphone.)

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1 You're basically applying (inaudible) --  
 2 THE CHAIRMAN: So that is the material  
 3 that will be --  
 4 BOARD MEMBER BERLING: (Off microphone.)  
 5 THE CHAIRMAN: -- on the outside?  
 6 MS. TRIMMER: A version of that.  
 7 THE CHAIRMAN: Sure. Okay.  
 8 Thanks.  
 9 Any other questions from board members  
 10 about the deviation request?  
 11 BOARD MEMBERS: (No response.)  
 12 THE CHAIRMAN: Okay. Seeing none, are  
 13 there any public comments?  
 14 MS. HILL: There are no public comments.  
 15 THE CHAIRMAN: Okay. So let's close the  
 16 workshop on that and move right along into the  
 17 final review of the project as a whole,  
 18 Application 2023-021, again, the Pearl Street  
 19 District, Block N4.  
 20 And, Ms. Kelly, if we could get a staff  
 21 report on the overall application.  
 22 MS. KELLY: DDRB Application 2023-021 is  
 23 seeking final approval for Block N4 of the  
 24 Pearl Street District project. The block is  
 25 bordered by Union and Beaver to the north and  
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1 south and Clay and Pearl to the east and west.  
 2 Union and Beaver Streets are both FDOT roads.  
 3 The block is currently vacant except for  
 4 the existing development at 716 North Pearl  
 5 Street, which is where that sort of notch is in  
 6 the block. The axo, of course, shows the  
 7 project's relationship with the other  
 8 development pads of the multiphase project.  
 9 So, again, just the status from  
 10 conceptual, the conceptual approval was subject  
 11 to six conditions. The applicant is seeking a  
 12 deviation from one section of the Code, and  
 13 four of the conditions are being carried  
 14 forward into final.  
 15 And when I say that the applicant is  
 16 seeking a deviation, that is responding to two  
 17 of the previous conditions, so -- so they're  
 18 all being responded to.  
 19 And, with that, staff is recommending  
 20 approval of DDRB Application 2023-021 subject  
 21 to five conditions. Four are being carried  
 22 over, which I'm happy to review. And then one  
 23 that specifically relates to the request for  
 24 the deviation, and I will read through that.  
 25 "The applicant shall provide an art  
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1 installation and/or similar alternate  
 2 activation to provide visual interest along the  
 3 ground floor of the Union Street facade."  
 4 That's it.  
 5 THE CHAIRMAN: Thank you, Ms. Kelly.  
 6 Any questions from the board for staff?  
 7 BOARD MEMBERS: (No response.)  
 8 THE CHAIRMAN: I've got one.  
 9 And, Ms. Kelly, I don't know if this is  
 10 for you and/or maybe for Ms. Trimmer after the  
 11 applicant presentation.  
 12 We had talked before about potentially  
 13 working with FDOT. Was that on the Beaver  
 14 Street side of things? And just curious -- I  
 15 mean, I know those processes don't always move  
 16 quickly, but has there been any movement? What  
 17 is the current status of any discussion related  
 18 to trying to calm the traffic on that side of  
 19 the development?  
 20 MS. KELLY: Through the Chair, I think  
 21 that Cyndy can probably address that, or  
 22 Mr. Parola might want to update you on that.  
 23 There have been discussions.  
 24 THE CHAIRMAN: Okay. So maybe --  
 25 Ms. Trimmer, do you want -- if we can defer  
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1 that until after your presentation, at the end,  
 2 I'll ask you again if that works.  
 3 MS. TRIMMER: That sounds great.  
 4 THE CHAIRMAN: Okay.  
 5 Yeah, Mr. Monahan.  
 6 BOARD MEMBER MONAHAN: Thank you,  
 7 Mr. Chair.  
 8 And this question may be similar to yours  
 9 for staff or Ms. Trimmer. The public art  
 10 that's decided on as a result of the  
 11 competition, will that have to come back to the  
 12 board for review and approval or how does that  
 13 process work?  
 14 MS. KELLY: To Mr. Monahan, usually no;  
 15 however, if that's something you'd like to see  
 16 and you would like it to come back, then you  
 17 could just put that into one of the conditions.  
 18 BOARD MEMBER MONAHAN: Thank you.  
 19 THE CHAIRMAN: And just to piggyback off  
 20 that, since we're on that topic, not to get  
 21 ahead of your presentation, are we thinking  
 22 that that competition, would that be with the  
 23 Cultural Council or your own internal  
 24 team-driven competition?  
 25 MS. TRIMMER: Through the Chair, we  
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1 committed to coordinating with the various  
 2 entities in town.  
 3 THE CHAIRMAN: Okay. Thanks.  
 4 All right. Seeing no additional questions  
 5 at this time, Ms. Trimmer, the floor is yours.  
 6 MS. TRIMMER: Thank you so much.  
 7 Cyndy Trimmer, One Independent Drive,  
 8 Suite 1200, same -- Gateway, ETM, and Hoerr  
 9 Schaudt, but this time our architect is Elkus  
 10 Manfredi, and I have David Manfredi with me  
 11 today.  
 12 There are no changes to the site plan  
 13 access. We can go the whole way forward to, I  
 14 think, Page 9, and I will turn it over to  
 15 Mr. Manfredi to talk through the architectural  
 16 updates.  
 17 (Mr. Manfredi approaches the podium.)  
 18 MR. MANFREDI: Good afternoon, members of  
 19 the board. Pleasure to be back again.  
 20 Mostly what I'm going to talk about today  
 21 is really --  
 22 THE CHAIRMAN: Mr. Manfredi, would you  
 23 mind just stating your name and address?  
 24 MR. MANFREDI: Oh, I'm sorry.  
 25 David Manfredi, Elkus Manfredi Architects,  
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1 from Boston, Massachusetts.  
 2 Mostly what I'm going to talk about today  
 3 is refinement. The basic -- as was said, the  
 4 basic building massing, building material  
 5 palette proportions have all remained the same.  
 6 You will see an additional level of detail,  
 7 specifically in brick detailing, in the -- our  
 8 thoughts about storefronts on the ground floor,  
 9 the relationship of the parts of that massing.  
 10 As you can see, this is the Beaver Street  
 11 perspective looking across Beaver Street. It's  
 12 a little hard to see here, but we will zoom in  
 13 in a moment. You can see this is that same  
 14 six-part composition with a kind of head on  
 15 the -- on the east side at Pearl, and then a  
 16 series of these vertical proportions that give  
 17 the entire block scale. Those pieces are  
 18 separated by insets into the building massing  
 19 that create balconies for the adjoining units.  
 20 That rhythm stops at the ground floor in  
 21 order to really maintain the continuity of the  
 22 ground floor and give individual tenants the  
 23 opportunity to create some identity of their  
 24 own, within a -- within a quite strict  
 25 framework of requirements.  
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1 If you could go the next, please.  
 2 You're looking at a very similar view.  
 3 Now I'm at the corner, though, of Pearl and  
 4 Beaver. And you can see here where we want to  
 5 really take advantage of the corner. Again,  
 6 very similar to where we were before, two-story  
 7 base. That is a two-story volume that turns  
 8 the corner. We think there's an opportunity  
 9 there for a special kind of retail, a food and  
 10 beverages tenant, and also a kind of deviation  
 11 in that base that creates a little bit more  
 12 organic quality to the ground floor of the  
 13 building.  
 14 The building materials are brick at the  
 15 base. I'll call that Brick 1. And if the  
 16 board is running around, that was the darker  
 17 brick. Brick 2 is the brick that's on  
 18 Floors 3, 4, and 5, and then there's stucco  
 19 panels above.  
 20 If you'll remember -- and I think it's  
 21 earlier in this package -- the color palette  
 22 and even the material palette comes directly  
 23 out of our research into the surrounding  
 24 neighborhood, that prevalence of a warm  
 25 buff-colored brick. We're letting the color  
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1 density increase as we get to the ground to  
 2 just ground the building in the street.  
 3 And here, you can really, I think, see the  
 4 impact of those massing pieces, those insets  
 5 that give you a scale almost of an elongated  
 6 townhouse.  
 7 Next -- I'll try it. Oh, I'll go to  
 8 the -- I'll try going to the next.  
 9 No. If you could go to the next, please.  
 10 But now we've turned the corner, and --  
 11 and you can see now we're looking down Union,  
 12 looking west, and I'll zoom into this in just a  
 13 moment, but, again, that base wraps around the  
 14 building.  
 15 Our material palette -- I'm sorry, I  
 16 reversed myself on my end. I'm at the -- on  
 17 the west side, looking east.  
 18 The material palette changes as we turn  
 19 the corner. Brick at the base. Brick wraps  
 20 all the way around. And then our brick remains  
 21 here. But as soon as we turn the corner on  
 22 Union, that brick becomes our stucco panel, and  
 23 that wraps into the interior courtyard and to  
 24 the amenity space on the second floor.  
 25 You can go to the next.  
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1 So now I'm on Pearl Street. And  
2 here's the intention, as you heard: Two  
3 things, really. One is to improve the quality  
4 of the public realm, and that's by the width of  
5 the sidewalks, it's by the seating and the  
6 planting, but also the articulation at the base  
7 of the building. And you can see we're  
8 creating the same kind of rhythm that exists on  
9 the Beaver Street side of the building, but  
10 here we're inseting the perforated panels that  
11 you saw on the material board.

12 Those panels will be painted with -- on  
13 our installation. The actual size of the  
14 openings will be finally determined, but they  
15 will maintain free ventilation through the  
16 whole building, through the whole -- of the  
17 parking level and a half.

18 And the intent -- and the -- please don't  
19 take the coloring here too serously. It's just  
20 to illustrate the extent of the -- of the art  
21 installation, but the idea is that they are  
22 big, that they can be quite, I think, important  
23 in terms of story-telling, about the history of  
24 place, or they can go wherever the artist and  
25 the committees want to go with them. But the

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1 opportunities -- they could be separate panels,  
2 meaning separate stories. It could be a  
3 continuous story across the street. All of  
4 those are possible.

5 And as was mentioned, all of the lighting  
6 on the building, by the way, including this  
7 lighting for these panels -- art installation  
8 panels is down-lighting. We want to avoid any  
9 up-lighting into the night sky.

10 You can see the examples on the left.  
11 Anything from quite expressive art to quite  
12 representational art, and even the opportunity  
13 to do historic images that tell the story of  
14 the city, but more importantly, the  
15 neighborhood.

16 Go to the next, please.

17 In the elevation, you can see much of what  
18 I'm talking about. You'll notice a couple of  
19 things that have evolved, very similar to where  
20 they were. If you could look very carefully  
21 into these drawings, you'd see that there's a  
22 brick pattern on the -- on the right side of  
23 the drawing, where that two-story retail space  
24 is. There's a brick pattern on the third floor  
25 spandrel. Yes, right there. That is really

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1 changing the scale there a little, but on that  
2 corner. That same brick pattern and that same  
3 kind of frame reappears to the left, the second  
4 module in, and that's the entrance -- the  
5 entrance for the apartments above.

6 You'll notice, if you go up the building  
7 on those first five floors, which are the --  
8 the brick-clad floors, there are -- there's a  
9 kind of pattern of flat panel and then  
10 articulated brick panel that create another  
11 kind of sub-module, a grouping of two floors at  
12 a time, and then the two floors at the top,  
13 which are the stucco panels.

14 And we're just beginning really to hint at  
15 the idea that we want a vibrant retail street.  
16 We have the opportunity here to be -- to  
17 control both sides, our client does, to control  
18 both sides of the street. And the goal is to  
19 allow tenants to have real identity, work  
20 within the framework, use awnings, use signage,  
21 use lighting to tell the story of individual  
22 tenants.

23 Next, please.

24 So now you can see I've come all the way  
25 around on Pearl. You can see the existing

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1 building that's that just one-story building  
2 and its surface parking lot. You're looking  
3 into the -- the courtyard in the middle, which  
4 is an amenity deck, but you can see how that  
5 corner on Beaver wraps around, maintains that  
6 two-story volume, and then steps down to the  
7 single story.

8 We are treating those ends that abut the  
9 interior property line with fenestration in  
10 both cases, on the east side and on the north  
11 side, in anticipation that they might be like  
12 that for a very, very long time. And the units  
13 benefit from them, as well as activating the  
14 elevations on the street.

15 And now I'm back -- we've gone all the way  
16 around. We're back on Union. Probably the one  
17 thing to point out here, again, is the existing  
18 building and the -- the refinement of that  
19 exposed north elevation on our building, which  
20 sits behind the existing building, we're  
21 treating that as an important street elevation  
22 even though it is an interior elevation,  
23 interior lot line elevation.

24 And then -- it is set back off of that lot  
25 line so that light and air remains into those

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1 units, if somebody else was to build a  
 2 different building there.  
 3 And then, finally, I've come all the way  
 4 around to the west side, Clay, and you can see  
 5 that this is really our service entrances to  
 6 the building. The retail turns the corner off  
 7 of Beaver, so there's activation on the  
 8 corners, but then our loading docks, all  
 9 internal, and our access to parking are those  
 10 kind of two middle bays, and then you turn the  
 11 corner on to Union.

12 Next.  
 13 And so this is a blowup of the southeast  
 14 corner of the building, that two-story volume  
 15 of retail space. You can see the brick on  
 16 Floors 1 and 2, creating a kind of belt course  
 17 frame and a special column on that corner.  
 18 That's the darker brick that's on the board.  
 19 It's a blend. And then above that is a lighter  
 20 buff brick that's also a blend. And you can  
 21 just see that in those -- in Floors 3 and 4,  
 22 the spandrel panels, there's a difference in  
 23 the detailing of those panels, every other  
 24 floor, to create a kind of subtle subset of  
 25 proportioning here of two stories and

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1 utilities in that northwest corner.  
 2 Next.  
 3 And then this is a kind of -- the kind of  
 4 mezzanine level, half level of parking above  
 5 that parking base, and that's where the  
 6 building -- where the parking abuts the  
 7 perimeter of the building on Union Street.  
 8 Our typical floor plan. Our -- this is  
 9 now -- we're now on the third floor, so you can  
 10 see the amenity space, the green roof. That  
 11 will -- it gives us the opportunity, with the  
 12 missing corner, to bring daylight into that  
 13 space, but also to allow views out so it's not  
 14 a totally enclosed courtyard.

15 MS. TRIMMER: I think the rest are  
 16 consistent with the earlier --

17 MR. MANFREDI: They are.  
 18 And so that concludes our presentation.

19 THE CHAIRMAN: All right. Thank you,  
 20 Mr. Manfredi.

21 Any questions from the board for the  
 22 applicant?

23 BOARD MEMBERS: (No response.)

24 THE CHAIRMAN: All right. Seeing none,  
 25 are there any public comments on this item?

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1 two stories, and then the two stories at the  
 2 top of the building.

3 Next, please.  
 4 And then to the top of the building -- now  
 5 you can see that better. You can see that --  
 6 where it looks darker on the drawing, that is  
 7 where there's the detail where the bricks are  
 8 kind of pulled in and out, and then in between  
 9 the panels where the bricks are flush, and  
 10 we're creating a very, as I say, subtle sense  
 11 of -- of connection between, in this case,  
 12 Floors 4 and 5. And, again, the same thing  
 13 happens on 6 and 7, even though now we've  
 14 transitioned to -- to the stucco.

15 So here's our floor plan on the ground  
 16 floor. The goal is, really, to make the -- the  
 17 retail, food and beverage really important,  
 18 minimize the size of the lobby so that --  
 19 lobbies tend to go quiet for a good part of the  
 20 day and not that much activity. The retail and  
 21 the restaurants will enliven the street, wrap  
 22 the corners off of Beaver, and maintain that  
 23 continuity all the way around.

24 You can see on Clay, access to loading and  
 25 access to -- to the parking as well as

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1 MS. HILL: There are no public comments.  
 2 THE CHAIRMAN: Seeing none, again, we'll  
 3 close the public hearing.

4 Mr. Secretary, if we can get in a posture  
 5 to consider the item.

6 BOARD MEMBER MONAHAN: Thank you,  
 7 Mr. Chair.

8 Move DDRB Application 2023-021, Pearl  
 9 Street District, Block N4, with staff  
 10 recommendations.

11 THE CHAIRMAN: Okay. There's been a  
 12 motion.

13 Is there a second?  
 14 BOARD MEMBER BERLING: Second.

15 THE CHAIRMAN: And there's been a second,  
 16 so we'll move to board discussion.

17 And we'll start with Mr. Loretta, please.

18 BOARD MEMBER LORETTA: I think this is a  
 19 great project and look forward, again, to  
 20 getting -- getting this built, so thank you.

21 THE CHAIRMAN: Ms. Berling.

22 BOARD MEMBER BERLING: I applaud your  
 23 ability to hand over control of finishing off  
 24 the project as far as the screening wall is  
 25 concerned to the public. I -- I'm curious to

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1 hear from other board members about maybe  
2 adding a provision in there or commentary that  
3 they come back before us, however we want to  
4 position that, simply because, while all of  
5 your points are valid and -- and I  
6 understand -- or I'm trying to get to that  
7 point.

8 You have been very intentional about your  
9 material selection and even how you presented  
10 this pictorially to us, those colors. That was  
11 very intentional from trained professionals,  
12 and so I would like some level of control, or  
13 at least to see it again, because it can go --  
14 it changes the experience of this building from  
15 the pedestrian scale, whatever is done in those  
16 places, and I don't want to give a blanket  
17 approval without seeing that again, personally.

18 THE CHAIRMAN: Mr. Monahan.

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

21 I think it's a phenomenal project, just  
22 like the others in this group -- and may I  
23 recognize Ms. Trimmer? I think she had a  
24 comment.

25 THE CHAIRMAN: Sure.

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1 Yeah, Ms. Trimmer, if you'd like to offer  
2 any feedback on that, please.

3 MS. TRIMMER: If I may, I could not agree  
4 with Commissioner [sic] Berling more, the  
5 amount of intentionality that went into this.  
6 And it's why, when Chairman Brockelman made the  
7 comment of how is this being coordinated, we  
8 were really specific in not specifically  
9 delegating authority for final decision-making  
10 authority on ultimately what goes onto the  
11 building. We have agreed to engage in the  
12 public process.

13 I also do want to be very careful, though.  
14 We wouldn't be agreeable to a condition that  
15 ultimately delegated authority of the board on  
16 the art either. This board doesn't ultimately  
17 relegate art, so we would prefer to keep that  
18 in-house and just have the condition that we  
19 have already negotiated with DIA, that we will  
20 engage the public in a process, but leave it at  
21 that, if we could.

22 THE CHAIRMAN: Mr. Monahan, any additional  
23 comments?

24 BOARD MEMBER MONAHAN: No, sir.

25 Thank you.

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1 THE CHAIRMAN: Ms. Ott.

2 BOARD MEMBER OTT: Thank you,  
3 Mr. Chairman.

4 And my understanding with public art  
5 competitions such as this one is usually the  
6 developer, whoever is owning the project, has a  
7 set of criteria; the type, the vibe, the style  
8 of the art, so to speak, that you're looking  
9 for. So I feel very confident with the  
10 stakeholders that you're working with that the  
11 art will complement, again, as we've all  
12 stated, the intentionality with which you've  
13 designed this -- this project, that it will  
14 complement what you've already created, so  
15 I'm -- I'm comfortable. I trust everybody I  
16 know -- that you'll be working with does very well  
17 with these types of competitions, so to speak.

18 My only comments on this particular  
19 building, Mr. Manfredi, very well done on -- on  
20 this particular building, well done. I know  
21 this project was partly your vision as well, so  
22 thank you for your work, and well done.

23 THE CHAIRMAN: Mr. Davis, same as before?

24 BOARD MEMBER DAVIS: (Nods head.)

25 THE CHAIRMAN: Yes, sir.

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1 Okay. Yeah, on the public art piece,  
2 perhaps there's a way, just to give comfort to  
3 the board -- Ms. Trimmer, if, as you all move  
4 through that process and figure out what it  
5 look likes and maybe what the criteria might  
6 be, is that something you might be able to  
7 share with staff, that then Susan and staff can  
8 share with us?

9 Just so we're still in the loop, because  
10 we also don't want to bog down your process,  
11 and -- and certainly I don't think we want to  
12 get to a place where you go through a process,  
13 come up with a design, put in all the resources  
14 to do that, then come back to us and have to  
15 worry about, well, do we have to start over,  
16 or -- so perhaps there's a way to include us as  
17 an FYI --

18 Ms. Berling, I don't know if that would  
19 satisfy --

20 BOARD MEMBER BERLING: (Off microphone.)

21 Yeah, (inaudible) --

22 THE CHAIRMAN: -- just to keep us engaged  
23 in the loop.

24 BOARD MEMBER BERLING: That sounds  
25 wonderful. (Inaudible) seems so open, and I

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1 appreciate that, and I applaud him, but I do  
 2 appreciate all the other comments and  
 3 Ms. Trimmer's commentary. So that would be  
 4 lovely if we would just -- kept abreast.  
 5 THE CHAIRMAN: Great.  
 6 And I'll just say one other thing. I  
 7 think we saw, at both stages of the approval of  
 8 this, the placeholder there for a retail spot  
 9 called Caio Ristorante, and I think it was kind  
 10 of a missed opportunity. It should have been  
 11 Manfredi's Pizzeria, but that's all right.  
 12 I'll look the other way on that.  
 13 And, again, for the record, I will just  
 14 say that, on the deviation request, I think  
 15 your November 22nd letter was compelling, and I  
 16 agree with the staff analysis on that too.  
 17 With that being said, if there's no  
 18 additional board comments, there was a motion  
 19 made to approve final review for DDRB  
 20 Application 2023-021, inclusive of the five  
 21 staff recommendations.  
 22 All those in favor, please say aye.  
 23 BOARD MEMBERS: Aye.  
 24 (Board Member Davis abstains from voting.)  
 25 THE CHAIRMAN: Any opposed?

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1 BOARD MEMBERS: (No response.)  
 2 THE CHAIRMAN: Seeing none, by your  
 3 action, show the application unanimously  
 4 approved.  
 5 Congratulations.  
 6 Okay. Board Members, well, that wraps up  
 7 our agenda items for the day. We have no old  
 8 business or new business.  
 9 I do want to give the opportunity for the  
 10 public, if there are any additional public  
 11 comments, to do that.  
 12 Are there any hands raised on Zoom or  
 13 other public comment cards?  
 14 MS. HILL: There are no hands raised on  
 15 Zoom and there are no public comment cards.  
 16 THE CHAIRMAN: Okay. And thank you again,  
 17 Councilman Miller, for being here, and for the  
 18 administration for joining us earlier.  
 19 And we'll look forward to seeing everyone  
 20 again in January. In the meantime, have a  
 21 great last couple of weeks of the year and  
 22 holiday season.  
 23 And, with that, we will adjourn the  
 24 meeting at 3:59, now 4:00 p.m.  
 25 (The foregoing proceedings were adjourned

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1 at 4:00 p.m.)  
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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 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 21st day of December 2023.  
 16  
 17  
 18 \_\_\_\_\_  
 19 Diane M. Tropia  
 20 Florida Professional Reporter  
 21  
 22  
 23  
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