

CITY OF JACKSONVILLE

DOWNTOWN DEVELOPMENT REVIEW BOARD (DDRB) MEETING

DATE: Thursday, September, 2019
TIME: 2:08 p.m. - 3:58 p.m.
PLACE: Ed Ball Building
Eighth Floor, Boardroom 851
214 North Hogan Street
Jacksonville, Florida 32202

BOARD MEMBERS PRESENT:
William J. Schilling, Jr., Chairman
Christian Harden, Secretary
Joseph Loretta, Board Member
Brenna Durden, Board Member
Frederick Jones, Board Member

ALSO PRESENT:
Guy Parola, DIA Operations Manager
Karen Underwood, DDRB Executive Secretary
Susan Grandin, Office of General Counsel
Sondra Fetner, DIA

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

Amanda E. Robinson, RPR,
Notary Public, State of Florida

**First Coast Court Reporters
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Jacksonville, Florida 32207
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1 P R O C E E D I N G S

2 CHAIRMAN SCHILLING: Welcome, everybody.

3 We're going to go ahead and call the
4 Thursday, September 19th Downtown
5 Development Review Board meeting to order.6 We have Board Members Jones, Loretta,
7 Harden, Durden, and Schilling. So we have a
8 quorum today for the meeting.9 And we're going to go ahead and start
10 with the action items. We're going to
11 start -- so everybody is aware, we are going
12 to add an item after A. I know there are
13 representatives of VyStar that are here to
14 provide us an update. So we're going to put
15 that in right after item A.16 But we'll start with item A, which is
17 the approval of the June 26 DDRB regular
18 meeting minutes.

19 Yes.

20 MR. PAROLA: Mr. Chairman, just for
21 clarification, VyStar is here as a courtesy;
22 they're not asking for any formal action.
23 We've worked with them on this. And what
24 they can do, they simply can't do (sic).
25 They want to be good neighbors in downtown.

1 They just want to keep you up to date on it.
2 I want to make sure you all knew there is
3 nothing to vote on.

4 CHAIRMAN SCHILLING: Good point. So
5 their presentation is informational, great.

6 BOARD MEMBER LORETTA: Motion to approve
7 minutes for June 26, 2019.

8 BOARD MEMBER HARDEN: Second.

9 CHAIRMAN SCHILLING: All right. There's
10 a motion by Mr. Loretta, second by
11 Mr. Harden.

12 All those in favor, say aye.

13 COLLECTIVELY: Aye.

14 CHAIRMAN SCHILLING: Any opposed?

15 All right. The meeting minutes carry
16 unanimously.

17 So we will go ahead. And, Ms. Kimberly
18 Gilliam, if you'll come up, for VyStar.
19 Welcome.

20 MS. GILLIAM: Good afternoon. I'll just
21 pass out handouts here to you guys. We're
22 here today -- my name is Kimberly Gilliam,
23 Architect with RS&H, representing VyStar
24 today.

25 We're here to talk to you all about some

1 of the improvements that are planned for
2 VyStar's new downtown campus. The three
3 buildings that are included in the campus
4 are the VyStar Tower, 76 South Laura Street;
5 the VyStar Garage at 37 South Hogan Street;
6 and then what is currently under
7 construction renovation is the 100 West Bay
8 Street. Most of the improvements we're
9 going to run through with you today are
10 related to 100 West Bay.

11 To start, if you'll go to -- I guess I
12 got the clicker; right? There you go.

13 So we have here the first item we'll
14 cover is the planned exterior lighting
15 improvements to the campus. They include I
16 light outlining the VyStar Tower; they
17 include floodlights at the different setback
18 tiers of the VyStar Tower; and then
19 uplighting at 100 West Bay.

20 And you'll see here images showing two
21 directions of use. One from about the Main
22 Street Bridge onramp, and then the other two
23 are from looking down Laura Street from just
24 past Bay.

25 The image in the center is just with the

1 lighting. The image on the right is with
2 the previously approved 100 West Bay signage
3 package, which is under separate cover.

4 Just to go over the 100 West Bay
5 improvements that are proposed, we have four
6 categories of items here. We're planning a
7 full exterior window replacement. We're
8 planning improvements to the seventh floor
9 rooftop to make that into an occupiable roof
10 deck. There is a planned pedestrian sky
11 bridge at the second floor level connecting
12 the VyStar Tower to 100 West Bay Street.
13 And there is also an equipment screen wall
14 planned for the upper roof above the seventh
15 floor of 100 West Bay.

16 So looking briefly at the window
17 replacement scope, it's replacing all the
18 windows in place. Two through -- floors two
19 through six are punched openings. And floor
20 one is street level retail, as well as the
21 entrance to the VyStar lobby. And the
22 seventh floor is going to be infilled in a
23 way that's complimentary to the roof deck,
24 some rollup garage door-style windows, as
25 well as some full storefront infill.

1 We have the floor elevations here for
2 you guys to see. So the first one is of Bay
3 Street. The second here is Laura street.
4 Peterbrooke is temporarily relocated into
5 the first floor of the VyStar Tower, but
6 will be moving back into this building upon
7 completion of construction; as well as an
8 additional tenant space that should be
9 progressing along with the construction of
10 the building.

11 This is the south elevation that faces
12 the tower. There is an alleyway through
13 which the sky bridge is proposed. And then
14 this is west facade, which faces what VyStar
15 is calling the breezeway between the garage
16 and 100 West Bay.

17 What we're proposing for windows here is
18 a blue tint glazing for floors two through
19 six in the punched openings, and then a
20 clear glazing for our first and second floor
21 to increase the visibility through the glass
22 for the retail and the restaurant.

23 And the actual window product is meant
24 to try to get as close as possible to the
25 existing window construction, is what was

1 there originally. The building was built in
2 1963. And the windows are almost entirely
3 the original windows right now.

4 The next scope of work here on the
5 project is the sky bridge. As we mentioned,
6 it's connecting at the second floor levels
7 between the tower and West Bay. There is a
8 significant elevation change. And so the
9 bridge itself will be rectangular and then
10 the actual space inside of it will ramp
11 down. It's going to be wrapped with a
12 perforated metal screen, as you see here.
13 And we have some renderings of what that's
14 planned to look like.

15 This would be looking from the roof of
16 the garage. This would be looking down the
17 alleyway from Laura street. And then this
18 would be looking back from the breezeway out
19 towards Laura Street.

20 The next scope of work is the
21 improvements to the seventh floor roof deck
22 to make that occupiable as a lounge space,
23 eating space. The plan is that will be a
24 VyStar space on day one, but the hope is
25 that sometime in the future that may be a

1 tenant space. So that's the plan for that.

2 You can see here there is going to be a
3 paver system, as well as canopies to provide
4 some shade from the rollup garage doors and
5 the windows, some seating, planters and a
6 glass handrail.

7 Here are some conceptual images of what
8 that will look like, looking down at the
9 river. This is looking back up Laura Street
10 towards the trio. And this is looking at
11 the north end towards Bank of America and
12 BB&T.

13 The last item -- scope item that we're
14 covering today is a mechanical screen wall
15 enclosure. Due to the -- it's a complete
16 replacement of all building engineering
17 systems. So the cooling tower and
18 mechanical units and all that are being
19 fully replaced. And they're larger than the
20 existing, so that required us to, you know,
21 put up a screen wall around that.

22 The color is not red. That's there for
23 emphasis. I'll show images at the end. So
24 it is on the uppermost -- the roof above the
25 mechanical mezzanine. And it is planned to

1 be a translucent polycarbonate panel system
2 that will be backlit at night.

3 So those are the views from the floor
4 elevations. And then this is what it would
5 look like during the day. This would be as
6 if you were looking from the Wells Fargo
7 center. At night. And this would be
8 looking from, I guess, from the trio,
9 although flooding the air. And that would
10 be at night.

11 So that's all I have for you today. We
12 just wanted to make you aware of what the
13 plans are and let you guys see VyStar's
14 investment in downtown, the next steps of
15 that. Thank you very much.

16 CHAIRMAN SCHILLING: Before you head
17 out, let me ask real quickly if any of the
18 Board Members have any questions while
19 you're here.

20 Ms. Durden, any questions?

21 BOARD MEMBER DURDEN: No.

22 BOARD MEMBER LORETTA: Two questions:
23 One, the -- have you all coordinated at all
24 with the hotel that's coming in just south
25 of your camp-- -- the parking garage and so

1 forth?

2 MS. GILLIAM: Yes. They're definitely
3 planning that coordination with the hotel
4 there.

5 BOARD MEMBER LORETTA: Is that going all
6 right? Because I know there is almost like
7 a ten-foot alley they were kind of creating
8 there between the garage and hotel. Just
9 trying to make sure that turns out well lit
10 and so on and so forth.

11 MS. GILLIAM: I'm not clear on the
12 specifics of the design at that alleyway,
13 that's to the southwest --

14 BOARD MEMBER LORETTA: Yeah, south of
15 the garage.

16 MS. GILLIAM: -- of 100 West Bay.

17 MR. PAROLA: Maybe I can just answer
18 that quickly. They just got their 10-set,
19 they being the hotel. We've worked with, I
20 think his name is, Mr. Kitchens. Keeping
21 them well informed, as you can imagine, as
22 their relationship with the parking garage
23 forces to keep them well informed on top of
24 that. So to that effect, I think they have
25 been in lock step in terms of leased

1 information. Unless VyStar says
2 differently, I think we've been doing a
3 pretty good job of coordinating that.

4 BOARD MEMBER LORETTA: My only other
5 comment is to inform the folks at VyStar,
6 you know, tonight is the Jags Thursday night
7 game, so on and so forth. It would be great
8 to have seen some signage, this, that and
9 the other on the VyStar buildings and other
10 buildings downtown. It didn't seem like
11 there was that much coming into downtown
12 this evening -- or this afternoon. So just
13 something for the future that you can inform
14 the VyStar folks to be thinking about.
15 Appreciate it.

16 MR. PAROLA: I think Cat from DVI heard
17 that in the audience.

18 BOARD MEMBER LORETTA: It's something
19 that we need to be thinking six months in
20 advance, quite frankly, when the schedule
21 comes out.

22 BOARD MEMBER JONES: You mean a sign
23 about Jalen Ramsey?

24 It's a great project, very exciting.

25 CHAIRMAN SCHILLING: Any questions from

1 the staff?

2 All right. I want to add, as well,
3 thank you to VyStar for everything that they
4 are doing for downtown. And I agree with
5 what Mr. Jones said, this looks like a great
6 project and great work that y'all are doing.
7 And thank you very much for presenting
8 today.

9 MS. GILLIAM: Thank you very much.

10 CHAIRMAN SCHILLING: So we're going to
11 go ahead and move back into our regularly
12 scheduled items, which the next item is item
13 B, DDRB 2019-005, Ashley Street Container
14 Project.

15 And before we start this item,
16 Ms. Grandin, I wanted to share for the
17 record that Kimley-Horn & Associates, the
18 firm I'm associated with, is providing
19 engineering services for this project. So
20 I'm planning to abstain from voting on this
21 item. I just want to make sure that was
22 stated for the record.

23 MS. GRANDIN: Thank you.

24 CHAIRMAN SCHILLING: All right. So with
25 that, Mr. Parola, if you would like to go

1 ahead and provide the staff report.

2 MR. PAROLA: Sure. Thank you,
3 Mr. Chairman, as you and I discussed at
4 agenda, we've been fairly busy. So unlike
5 our meeting in June, I think, which was our
6 last one, I had a rather robust PowerPoint.
7 The pendulum has swung really the other way;
8 I have none. So I'm going to rely on the
9 applicants to walk you through the projects.

10 I'll give you what they're doing, what
11 we've done so far, if there are any
12 deviations, if that works for you,
13 Mr. Chairman.

14 CHAIRMAN SCHILLING: That sounds
15 terrific.

16 MR. PAROLA: Thank you. Ashley Street
17 Container Project, this is the residential
18 project that's made out of containers, as
19 far as I know, the first of its kind; it's
20 not in Jacksonville.

21 They're coming in for final approval.
22 They've asked for three deviations. Let me
23 walk you through those deviations. The
24 first one is deviation from off-street
25 parking requirements from 18 to 0. You'll

1 notice that we no longer have off-street
2 parking requirements. It's just they came
3 in under the old code. So we have to treat
4 them that way. So that's the first one.

5 The second deviation is streetscape
6 design standards. Again, at conceptual
7 review the streetscape design standards at
8 that time differ from what we have today.
9 So we didn't give a deviation from that.
10 What I will say, though, is the lens that
11 staff looked at was how close can we get
12 them to the design standards that are
13 currently there. And I think they've worked
14 with us on that.

15 And the final deviation is for
16 entrances. You'll notice -- and the
17 architect is here and will walk you through
18 it -- the ground floor units are not going
19 to have entrances from Ashley Street. That
20 is a function of their units. So the unit
21 configures, it is not a function of because
22 they just decided they weren't going to do
23 it. I think the architect can walk you
24 through that.

25 At the end of the staff report, we have

1 three recommendations -- or, actually,
2 they're conditions now: Close the driveway
3 apron and relocate the "no parking any time"
4 sign. Really, those conditions correspond
5 to the dedicated on-street parking that
6 they've created. I believe it's striped.

7 So I'm here for any questions.
8 Otherwise, I know the architect is here to
9 give a presentation.

10 CHAIRMAN SCHILLING: Great. Thank you,
11 Mr. Parola.

12 MR. KOPPENHAFER: Good afternoon.

13 CHAIRMAN SCHILLING: Good afternoon.
14 Welcome.

15 MR. KOPPENHAFER: Thank you. So you all
16 have seen the packet and have obviously seen
17 the conceptual packet as well. I guess
18 there are renderings there.

19 So it's a unique project, as Guy had
20 mentioned. It's stacking containers to form
21 multifamily sort of affordable rental units.
22 The first four units are required to be fair
23 housing --

24 CHAIRMAN SCHILLING: Mike, I apologize
25 for interrupting you. But if you would,

1 state your name and address for the record.

2 MR. KOPPENHAFER: I should know that.

3 CHAIRMAN SCHILLING: Sorry.

4 MR. KOPPENHAFER: Mike Koppenhafer, of
5 Fisher Koppenhafer Architects, 9104 Cypress
6 Green Drive, Jacksonville 32256.

7 CHAIRMAN SCHILLING: Thank you.

8 MR. KOPPENHAFER: So the first floor
9 units, by code requirements, need to be fair
10 housing units. And since -- which
11 essentially means they're somewhat handicap
12 accessible, like a handicap accessible light
13 version. These units are obviously
14 eight-feet wide, and those style bathrooms
15 tend to be larger than the normal. And so
16 that's actually on the very end. So if you
17 look at the rendering on the first floor,
18 that's that L-shaped glass area, the windows
19 there. And so that's the fair housing units
20 there.

21 The other ones can be more standardized,
22 which is really having the desirable balcony
23 on the roadside there, which is essentially
24 the bedroom component, if you look through
25 the floor plan there.

1 There is a nice courtyard there in
2 between. There is a folly that exists in
3 that courtyard space. By the way, this
4 rendering is sort of squished up from the
5 left to right version. It's much longer, as
6 you will see, in your packet there. That
7 courtyard looks like it's three-feet wide or
8 something. It's obviously not very, very
9 wide, but it's 18 feet or so.

10 At any rate, there is -- there was a
11 comment the last time, I think, Joseph
12 mentioned that, and that was the wood
13 trellis inside of there. We've changed that
14 to a container, it's called a folly, which
15 is basically a partial container area. It
16 doesn't show up in the rendering. It shows
17 up on some floor plans here. But it's a
18 partial container there with a slight cant
19 to it and has some structural components to
20 support it, because it's basically like the
21 end of it cut off.

22 Within your packet is a landscape plan.
23 It's quite elaborate, frankly, for this
24 development here. And, really, I can stop
25 the presentation and take questions at this

1 point.

2 CHAIRMAN SCHILLING: All right. We'll
3 go ahead and start at the other end.

4 Mr. Jones, any questions or comments?

5 BOARD MEMBER JONES: No. I think this
6 is an extremely exciting project. And I
7 think it's a great way, tool, to address the
8 lack of affordable and missing middle
9 housing in downtown. And we've got a good
10 network here. And this is a great lot, I
11 think, to configure this type of unit on.
12 So I don't have any substantive questions.
13 I look forward to this project being
14 constructed and as a model for other
15 projects as well.

16 CHAIRMAN SCHILLING: All right.

17 Mr. Loretta.

18 BOARD MEMBER LORETTA: I have no
19 comments. It looks great.

20 CHAIRMAN SCHILLING: Mr. Harden.

21 BOARD MEMBER HARDEN: Nothing to add.

22 CHAIRMAN SCHILLING: Ms. Durden.

23 BOARD MEMBER DURDEN: Thank you. Could
24 you talk to us about the building elevation
25 with the --

1 MR. KOPPENHAFFER: The angel wings on it.

2 BOARD MEMBER DURDEN: Yeah, the wings.

3 What is that -- tell us a little bit about
4 that.

5 MR. KOPPENHAFFER: Sure. So we had
6 spoken during the conceptual design, there
7 was no real shape on that yet. But the
8 owners desire was to have a mural there.
9 You've seen them downtown. You've seen sort
10 of different versions of it. He selected
11 this angel wing style, which is going to be,
12 you know, painted on the -- be an applique
13 to the building facade there.

14 In this rendering here, just because of
15 Photoshop and whatnot, it shows covering up
16 the window. It will be a translucent film
17 somewhat of what you see on the buses where
18 you have the jaguar and whatnot on it.
19 Obviously, you can see through it. Over the
20 windows, it's -- but it has that large
21 graphic on it.

22 BOARD MEMBER DURDEN: Okay. And then I
23 don't have any other questions for you.

24 MR. KOPPENHAFFER: Thank you.

25 BOARD MEMBER DURDEN: I do have a

1 question going to the deviations. Just so
2 that we can be clear, on the streetscape
3 design, Guy -- or through the Chair.

4 CHAIRMAN SCHILLING: Please.

5 BOARD MEMBER DURDEN: You said that
6 we're really close to the current
7 regulations. Could you tell us what
8 deviation is still necessary even if we were
9 using the current regulations?

10 MR. PAROLA: Sure. Through the Chair,
11 if we were using the current regulations,
12 the only deviation that I think would
13 technically have is what would be referred
14 to as the frontage zone, so the space
15 between the pedestrian clear zone, the
16 sidewalk, and the building.

17 They still have a four-foot amenity
18 area, I believe. We asked them to trim a
19 foot off of it so that we could widen the
20 sidewalk. I think I erroneously said at the
21 last meeting, it would be an eight-foot
22 sidewalk. I think they're five and they're
23 trying to get them to six. So the minimum
24 is five, even in the code it says a minimum
25 of five, although we strive for eight.

1 We're working within their confines.

2 I would also say that when we looked at
3 this, not only did we look at it through
4 that lens, we also looked at it through the
5 lens of neighbors to the west. The building
6 orientation of the neighbors to the west is
7 going to differ because the lot is set
8 different. So there is only so much you can
9 do that if we said, okay, you're going to
10 have to have 12-foot sidewalks, this, that
11 and the other, okay, well, you're doing that
12 at the sacrifice of the development of their
13 neighbor. So I think we've gotten as close
14 as we can.

15 BOARD MEMBER DURDEN: Okay. And then
16 the -- I don't have any concerns about the
17 parking, because we're reviewing it under
18 the old code. And I don't have any concerns
19 about the entrance.

20 MR. PAROLA: Thank you, ma'am.

21 BOARD MEMBER DURDEN: Thank you.

22 CHAIRMAN SCHILLING: Great. Thank you.
23 The only question that I have is as a part
24 of the recommendation from staff, there was
25 a recommendation for two conditions, 1A and

1 1B, regarding closing the driveway apron and
2 relocating the "no parking anytime" sign.
3 And I just wanted to ask to make sure you
4 had an opportunity to review that and had no
5 objections to those conditions.

6 MR. KOPPENHAFER: Correct. We have no
7 objections to that.

8 CHAIRMAN SCHILLING: Great. Any
9 comments of staff, from staff?

10 Okay.

11 BOARD MEMBER DURDEN: I do have one more
12 question.

13 CHAIRMAN SCHILLING: Yes, Ms. Durden.

14 BOARD MEMBER DURDEN: Is there a reason
15 that we need to say relocate that sign?
16 Because is there anywhere along Ashley
17 that -- I mean, or do we want to actually
18 eliminate that no parking sign?

19 MR. PAROLA: Through the Chair, if I
20 had -- if I were channeling our city's
21 traffic engineer, I would say that -- you're
22 going to want to establish a point between
23 that and the curb.

24 BOARD MEMBER DURDEN: Of course.

25 MR. PAROLA: That you want to be able

1 to --

2 BOARD MEMBER DURDEN: Okay. I just
3 wanted to make sure that we weren't just
4 moving, you know, a couple spaces.

5 MR. PAROLA: No, ma'am. Right now it's
6 almost center in the block, and move it west
7 so that it wouldn't create these.

8 CHAIRMAN SCHILLING: So based on that,
9 I'll go ahead and entertain a motion for the
10 first deviation, which -- (inaudible
11 conferring.) Yes, thank you very much.

12 Public comment. Are there any members
13 of the audience who would like to speak to
14 this item?

15 MR. KIEFERT: I would.

16 CHAIRMAN SCHILLING: State your name and
17 address for the record, and you'll have
18 three minutes.

19 MR. KIEFERT: I am Dan Kiefert. I live
20 at 1033 West Terranova in St. Augustine, but
21 I own all the property around this
22 container, as well as 15 buildings on East
23 Church Street, all of the property that you
24 see here next to these properties.

25 I do have some -- a couple of issues

1 with the amount of people that are on this
2 container project. But my biggest concern
3 is with the parking sign and the apron. And
4 even though I have some issues with 18
5 parking spots down to 0, given Ashley
6 Street, its volume of cars that are already
7 there, that are there from the Women's
8 Liberty Center across the street, the fact
9 that I have difficulty getting in my lot,
10 which is just east of this already, because
11 there are cars parked all in front of this
12 on a normal basis, worse on the weekends
13 when there is Jaguar games. I can sometimes
14 not get my own items on and off my property.

15 The right -- the driveway apron that
16 we're speaking of, I don't believe, is on
17 their parcel. And it's actually access to
18 my four buildings and has been for 70 years.
19 I have carports. I have a rear access,
20 that's why the apron is there. That's why
21 my gate has been open there.

22 The no parking sign that you're
23 referring to doesn't say no parking any time
24 down the street. It says no parking, and it
25 points the arrow referring to my apron that

1 leads to the property. And it is absolutely
2 an asset and value to my piece of property.

3 So I'm here today saying that I don't
4 agree with the 18 parking spots to 0,
5 because we need parking in this area. We're
6 already struggling, number one. And number
7 two, this apron needs to remain open to
8 provide access to where it has for 70 years
9 to my property. I have all intention of
10 utilizing that space. And so those are my
11 primary two issues.

12 I own 421 North Washington Street, was
13 an eight-unit studio and operated it for 17
14 years. And the volume of people on that lot
15 contributed to about 80 percent of the
16 difficulties we had in this area from all
17 the reasons that we -- finally got that
18 building quieted down and the whole area
19 cleaned up.

20 From then, the last five or seven years
21 since that building closed, I'm very
22 concerned that the volume of people for no
23 greenscapes for anybody to be at is going to
24 have everybody out here by the sidewalk.
25 That's the perception of safety that we need

1 to bring back into our city. And if they
2 have nowhere to go in and out except for
3 that and they're right on the sidewalk,
4 there is nowhere for those customers, for
5 them and their guests.

6 There is 18 units, if they each have a
7 car and they have one guest, that's 25 cars.
8 That's a block and a half of people that
9 need to park. There is not room for those
10 there.

11 I've been there 23 years cleaning up
12 that neighborhood. I'm against the volume
13 of numbers here.

14 But, you know, first and foremost, I
15 think we need to seriously think about that
16 apron and that no parking sign. The no
17 parking sign does not say any time. It just
18 points at the -- it just points at the apron
19 and its access. So those are my comments.
20 Thank you for your time. I appreciate the
21 forum.

22 CHAIRMAN SCHILLING: Thank you.

23 Guy, do you -- you may want to respond
24 to that or --

25 MR. PAROLA: I think this is the

1 information that's important information.
2 You know, if the parking down to zero,
3 that's for everybody. I mean, you know, it
4 is what it is. You can park on the streets
5 here.

6 You know, so I think in light of this, I
7 don't think this is something you resolve
8 today. Since they do have to go through
9 10-set review, since there will be traffic
10 engineering review at that time, why don't
11 we remove our -- release the condition about
12 the relocation of the no parking sign and
13 the closing of the driveway apron, the
14 conditions that they establish parking on
15 the portions of the street where they can
16 would remain. And we can go from there if
17 that suits the Board. We certainly don't
18 want to close somebody's access off, and
19 that was never the intent.

20 BOARD MEMBER LORETTA: I do think there
21 may be another person to speak in regards to
22 the project. So why don't we allow the
23 community to continue to discuss.

24 CHAIRMAN SCHILLING: Yes, ma'am. Please
25 come forward.

1 MS. POWELL: Hi. Nancy Powell, 1848
2 Challen Avenue, Jacksonville.

3 My comment is really around the street
4 pedestrian friendliness of having entrances
5 at the street level. So I know Alex did a
6 courtyard project for us in Riverside
7 Avondale, it's not built yet, but it's
8 called the Courtyards on College. And what
9 we did there, because they had the courtyard
10 concept, is they have entrances on both
11 sides so that, you know, I think street
12 friendliness, pedestrian friendliness is
13 really important. I think it's dangerous to
14 kind of veer away from that, even though I
15 guess I kind of understand the concept here.
16 So I would advocate for not giving on that
17 requirement.

18 The other thing I would say about just
19 listening to the parking discussion is that,
20 if parking becomes a problem, a good
21 solution is usually paid parking. But that
22 would then add to the cost of these -- you
23 know, anybody that has to then have either
24 monthly parking, or parking garage, or paid
25 parking on the street, you know, that's just

1 something to think about because that is
2 usually the next step when you get to
3 downtown parking situations. And we have
4 paid parking at most other places downtown.
5 So those are my comments.

6 CHAIRMAN SCHILLING: Great. Thank you.
7 Are there any other members of the audience
8 that would like to speak on this item?

9 Okay. Seeing none, Guy, I think you
10 gave your recommendation. Let's go back to
11 the applicant.

12 MR. KOPPENHAFFER: If I may, I spoke with
13 the first speaker in opposition. And I
14 understand just in that conversation he does
15 not own that one lot where that apron is.
16 He owns maybe everything else around it, but
17 not that. I think he's got a challenge
18 there because he's got access through there
19 and it's not his property and blah, blah,
20 blah. But it's something that can certainly
21 get worked out in the future there.

22 That apron is -- frankly, none of it is
23 on anyone's private property. It's in the
24 right of way, but it fronts about a sliver
25 of a foot or so in front of this project

1 here.

2 There is a site plan. It's hard to
3 see --

4 BOARD MEMBER LORETTA: You can't see it.
5 If I may, Mr. Schilling.

6 CHAIRMAN SCHILLING: Yes, please.

7 MR. KOPPENHAFFER: This is the property
8 line here, and there is a little bit of a
9 sliver there.

10 BOARD MEMBER LORETTA: If I may,
11 Mr. Schilling, one thing that I think we
12 need to remember, staff, if we can, we do
13 need to have surveys attached to all these
14 to assist with any discrepancies that may
15 come up such as this. So this should have
16 been a survey here. Fortunately, the
17 landscape plan is the only one that really
18 does show the drive aisle.

19 So based on what you're just stating,
20 you know, one of the issues like in the
21 middle of the project vicinity photos, you
22 just kind of have it drawn wrong with the
23 red boundaries. It's not actually correct.

24 And so if I'm not mistaken, on the
25 project vicinity photos, the middle one at

1 the bottom, where it says "View of lot from
2 Ashley Street looking south," pretty much --
3 so your property, maybe there is a half a
4 foot, this, that or the other this way. But
5 your property pretty much goes right down
6 the side of that fence line right there
7 west; is that correct?

8 MR. KOPPENHAFER: Correct, yes.

9 BOARD MEMBER LORETTA: So you don't own
10 this piece?

11 MR. KOPPENHAFER: Correct.

12 BOARD MEMBER LORETTA: So back to what
13 Mr. Parola said, it would be my
14 recommendation we just remove the
15 recommendations and, you know, really it's
16 then the existing property owner who is
17 utilizing that burden to try to maybe make
18 sure he can still maintain access to his
19 property. That way we can all move forward.

20 CHAIRMAN SCHILLING: Ms. Durden.

21 BOARD MEMBER DURDEN: So the red square
22 is incorrect also?

23 BOARD MEMBER LORETTA: Yes.

24 BOARD MEMBER DURDEN: It's actually only
25 to the left?

1 BOARD MEMBER LORETTA: Yes.

2 MR. KOPPENHAFER: About half of that --
3 if I may interject, I'm sorry.

4 In terms of parking, if I can hit on the
5 other two topics, parking, you know, they
6 obviously went before the code change. Now
7 there is not a requirement. It is not
8 expected that at a \$550-a-month rent that
9 everyone is going to have a car at that
10 point. A lot of these residents do not have
11 vehicles at that price point. This is a new
12 project, it's all brand new. It's all sort
13 of state-of-the-art, it's a little clever
14 with the containers. I think it's superior
15 to the other residential projects around it
16 in terms of its quality, let's say, as
17 opposed to some of the sort of row housing
18 stuff that is currently there.

19 CHAIRMAN SCHILLING: Okay. Thank you.

20 Any Board Members, any comments or
21 questions?

22 BOARD MEMBER LORETTA: If I can just say
23 one more thing, the only other thing
24 regarding the other comment about the units
25 not really directly fronting the road, in

1 the end, I still generally would argue that
2 this works where there is a walkway
3 courtyard that people -- that does connect
4 to the road. So it may not be a physical
5 door to the road, but it's a physical
6 walkway from the road to the courtyard. And
7 that's pretty, I think, meeting the general
8 intent of what we should all be looking for.

9 CHAIRMAN SCHILLING: All right. Based
10 on that, let's go back to the correct page
11 here. I will entertain a motion for the
12 first deviation from Section 656.361.16
13 off-street parking overlay to reduce parking
14 requirement from 18 to 0. Is there a
15 motion?

16 BOARD MEMBER LORETTA: Motion.

17 CHAIRMAN SCHILLING: Motion by
18 Mr. Loretta. Is there a second?

19 BOARD MEMBER DURDEN: Second.

20 CHAIRMAN SCHILLING: Second by
21 Ms. Durden.

22 All those in favor, say aye.

23 COLLECTIVELY: Aye.

24 CHAIRMAN SCHILLING: Any opposed?

25 That carries four to zero with Chairman

1 Schilling abstaining from voting.

2 All right. We'll go to deviation number
3 two, to Section 656.361.20, streetcape
4 design standards, provide an alternate --
5 alternative streetscape design. Is there a
6 motion?

7 BOARD MEMBER HARDEN: Motion to approve.

8 CHAIRMAN SCHILLING: All right.

9 Mr. Harden has moved the item.

10 BOARD MEMBER LORETTA: Second.

11 CHAIRMAN SCHILLING: Second by
12 Mr. Loretta.

13 All those in favor, say aye.

14 COLLECTIVELY: Aye.

15 CHAIRMAN SCHILLING: Any opposed?

16 All right. That carries four to zero
17 with Chairman Schilling abstaining from the
18 vote.

19 We'll go to item three, deviation to
20 Section 656.361.13, entrances. Is there a
21 motion?

22 BOARD MEMBER LORETTA: I'll make a
23 motion for approval.

24 CHAIRMAN SCHILLING: Motion by
25 Mr. Loretta for approval. Is there a

1 second?

2 BOARD MEMBER DURDEN: Second.

3 CHAIRMAN SCHILLING: Second by

4 Ms. Durden.

5 All those in favor, say aye.

6 COLLECTIVELY: Aye.

7 CHAIRMAN SCHILLING: Any opposed?

8 All right. That also carries four to

9 zero.

10 All right. And then the -- as far as
11 approval of the item, is there a motion for
12 approval?

13 BOARD MEMBER HARDEN: Just to clarify
14 that it is without the recommendation?

15 CHAIRMAN SCHILLING: Yes. I would
16 recommend whoever makes the motion clarify
17 that it does not -- assuming that's the
18 desire of the motion-maker, it would not
19 include staff's recommendation or condition.

20 Ms. Durden.

21 BOARD MEMBER DURDEN: I actually have a
22 question about the second one, about the no
23 parking. I understand now, obviously, you
24 don't want to close an apron or make the
25 recommendation to close an apron that is 99

1 percent not even on the property. But about
2 the no parking, can you tell us a little bit
3 about where the no parking sign is now and
4 what -- and exactly what is being proposed?
5 Because it's not clear to me what that
6 condition actually would be.

7 MR. PAROLA: So what I will tell you is
8 if this is approved without condition, that
9 we, staff, is still going to approach the
10 city's traffic engineer and see where
11 without infringing on anybody's rights to
12 access the property, if in fact they own the
13 property, how we relocate that sign. The
14 city's traffic engineer ultimately is the
15 one who gives the approval. So if we can
16 create on-street parking in this area as a
17 way of traffic (inaudible), by way of
18 policy, staff is going to pursue that.

19 So I can't point exactly where it is,
20 I'm going to take the first speaker's word,
21 he obviously knows the property better than
22 I do, that's there so that nobody blocks the
23 apron, then whatever needs to remain and not
24 block the apron will be there. I don't know
25 if I answered your question.

1 BOARD MEMBER DURDEN: So do you think
2 that the no parking sign right now is
3 strictly just limited to focus on that
4 apron? Or is it along the entire block?

5 MR. PAROLA: People can park on that
6 street. I've seen people park on the
7 street.

8 BOARD MEMBER LORETTA: If I may, I'm
9 looking at Google Earth right now, street
10 view. And, quite frankly, the no parking
11 sign is to the -- which way is north on this
12 thing? It's basically -- in this picture
13 right here, it's physically located right
14 here and it's blocking people from parking
15 from this location to the intersection,
16 which is typical for every downtown street
17 road. So the no parking sign probably can
18 just almost stay where it is. But I would
19 think we just remove it and allow staff to
20 coordinate during engineering.

21 BOARD MEMBER DURDEN: Okay. Thank you.

22 BOARD MEMBER HARDEN: My comment would
23 be that we make a motion to approve without
24 the recommendations, either of them, so that
25 the city traffic engineer and staff can make

1 that determination.

2 MR. PAROLA: We'll work it out in
3 10-set.

4 BOARD MEMBER HARDEN: So I will make a
5 motion to approve three deviations without
6 the recommendations that are added in the
7 staff report.

8 BOARD MEMBER LORETTA: I'll second it.

9 MS. GRANDIN: Just with the
10 clarification that it's final approval,
11 final approval.

12 CHAIRMAN SCHILLING: Yes, this is for
13 final approval, correct.

14 So Mr. Harden has made a motion. Is
15 there a second?

16 BOARD MEMBER JONES: Second.

17 CHAIRMAN SCHILLING: Second by
18 Mr. Jones.

19 All those in favor, say aye.

20 COLLECTIVELY: Aye.

21 CHAIRMAN SCHILLING: Mr. Schilling
22 abstaining from voting.

23 Thank you very much.

24 We're going to go ahead and move to item
25 C, which DDRB 2019-10, the Special Sign

1 Exception For Ameris Bank.

2 Mr. Parola, if you would like to go
3 ahead and provide us with a staff report.

4 MR. PAROLA: Absolutely. Thank you.

5 This is special sign exception, as you
6 said, for Ameris Bank. Currently they have
7 two signs, I believe, in the north and south
8 facades right now, currently says Ameris
9 Bank on it with their old logo. That was
10 approved via special sign exception a couple
11 years back when Jim Klement was still
12 around.

13 So what they're asking for is to change
14 out the north and south facades, right, to
15 get their current logo. And on the east and
16 west facades, put just the logo sans the
17 text. And you can kind of see that
18 throughout.

19 The applicant will kind of go over the
20 specifics about it. But inside of, at least
21 what they submitted, you'll see that
22 historically there has been signage on all
23 four signs. And, in fact, what they propose
24 is strikingly similar to maybe, if not the
25 original signage on the building, pretty

1 darn close to the original.

2 So with that, we recommended approval
3 without the conditions, sans the conditions
4 of the square footages of the signage
5 they're requesting. And the applicant can
6 give a presentation.

7 CHAIRMAN SCHILLING: Great. Welcome.
8 Please state your name and address for the
9 record.

10 MR. D'ALESSANDRO: Mark D'Allesandro, I
11 actually live at 272 Coconut Palm Parkway,
12 in Ponte Vedra. I'm with Priority, which is
13 out of Sheboygan, Wisconsin, if that
14 matters.

15 Thank you for the intro. We are looking
16 to update the signage at the Riverplace
17 Tower. The reason is Ameris Bank has merged
18 with Fidelity Bank, and they are
19 incorporating the lion and updating the logo
20 in its entirety.

21 So we are looking to replace the two
22 signs that are there currently with full
23 Ameris Bank read and their new logo. And
24 then on the elevations that currently do not
25 have signage on them, just place the logo of

1 the lion.

2 I have some better close-up photos as
3 you go through. So these will be the
4 replacements, both the north and the south
5 elevation. And then this is the additional
6 lion. The lion is the same size on all four
7 elevations.

8 There are LED illuminated signs, they
9 have been engineered, obviously, for
10 hurricanes. And they will light white at
11 night instead of blue, and they'll be blue
12 during the day. The lion will be white and
13 red.

14 And then to get into the history --
15 sorry, the clicker seems to have stalled on
16 me. Can you fast forward for me? This
17 isn't working.

18 I have some of the historic buildings in
19 here as well -- or the signage, I should
20 say. So this is when Wachovia was on the
21 building. We have a very similar look to
22 this, where they were just using, what they
23 called, the rivers, on the east and west
24 elevation, and the full logo on the north
25 and south.

1 Click another one. I'm sorry. Keep
2 going.

3 I should mention we are smaller than the
4 Wachovia signage was in overall square
5 footage. And we have some comparison
6 pictures for what's been approved recently
7 around the city.

8 And go just one more, I think. Sorry,
9 this stopped working.

10 I think that's it. I do have -- when
11 the building was originally built, I believe
12 it was '55, it was the Gulf Life Building.
13 It did have four signs on it as well. So we
14 tried to do everything in line with the
15 architecture. Looking forward to showing
16 off the new brand, reconfirming Ameris
17 Bank's presence in Jacksonville.

18 And I have a few people here from
19 Ameris, if you would like to hear from them,
20 or I'd be happy to answer any questions.

21 CHAIRMAN SCHILLING: I don't know that
22 they necessarily need to speak, other than
23 if you would like to introduce them, that
24 would be great, and have them available if
25 there are any questions.

1 MR. KOPPENHAFFER: Sure. Andy Cheney,
2 who was former --

3 MR. CHENEY: Andy Cheney, I'm on the
4 executive team for Ameris Bank. And Former
5 Mayor John Delaney is on the Ameris Bank
6 Board here in Jacksonville. So I'll be glad
7 to make any comments if you need any further
8 background.

9 CHAIRMAN SCHILLING: Welcome. Thank you
10 for joining us today.

11 All right. Great. Let's see, so this
12 time let's go ahead and go to public
13 comment. Are there any members of the
14 public that would like to speak on this
15 item?

16 All right. Seeing none, we'll go ahead
17 and bring it back to the Board. And we'll
18 start on the other side.

19 Ms. Durden, any questions or comments?

20 BOARD MEMBER DURDEN: I do have a
21 question about the strength of the lighting,
22 and for the lack of my layman's terms, okay.
23 I know that when we reviewed VyStar, that
24 was one of our big concerns was -- I haven't
25 seen or understood any of the information in

1 regards to the strength. Will it be
2 similar -- and I don't know, Mr. Chairman,
3 if you want Guy to answer this or the
4 applicant -- but in terms of the strength of
5 the lighting lumens. Is it the same as what
6 Ameris has there now or is it a different
7 strength, stronger?

8 And this is just trying to be, quite
9 honestly, just fair to our applicants that
10 come before us. We made VyStar go back and
11 come back with some additional information.
12 So it is important when we're looking at
13 night and the strength of those lumens. If
14 you could provide us some information.

15 MR. KOPPENHAFER: Sure. I don't have
16 the lumens information with me. But I can
17 say that we are using LED illumination,
18 which is similar to what's there now.
19 Because we are doing where it's blue during
20 the day and white at night, that's a
21 perforated film, similar to the ones that
22 you see on the buses that the gentleman was
23 mentioning before me. So the LEDs tend to
24 be more muted rather than if they were just
25 going to direct shot through a colored vinyl

1 or even a white acrylic.

2 So it will be very similar, in all
3 honesty, to what is up there now as far as
4 blue versus the white at night.

5 But I can get the lumens information and
6 follow up with it, but I don't have that
7 with me, unfortunately. I'm sorry.

8 BOARD MEMBER DURDEN: So perhaps, Guy,
9 you could answer. Maybe this is a better
10 way to ask the question: Do you know how
11 this lumens compares to what was approved
12 for the VyStar sign?

13 MR. PAROLA: Through the Chair, I know
14 enough to be dangerous. That's probably not
15 what you want to hear from staff. So not
16 being a sign expert, we look at the material
17 sample they sent over, and we look at the
18 material sample, by way of example, that
19 VyStar gave. We look at keywords in it just
20 to see if there are similarities, and there
21 are.

22 And maybe a way to put a little surety
23 on this is, if you condition this, right,
24 that we will come back to you with those
25 specifications and we'll maybe meet with

1 Mr. Loretta, if the Chair appoints him as
2 such, as he seemed to know a lot about it at
3 that time, and if he reports back to the
4 Board that, hey, this is very similar, then
5 we move forward. Or if it's Mr. Loretta's
6 opinion saying, hey, staff missed the mark
7 on this, it's not similar, then we could
8 bring it back.

9 But, you know, again, because looking at
10 it we look for keywords and they seem to
11 line up with signage that was previously
12 approved. If Mr. Loretta is fine with it,
13 we can use him as a -- whatever word I
14 should be using.

15 CHAIRMAN SCHILLING: Mr. Loretta, would
16 you be okay being our lighting intensity
17 expert?

18 BOARD MEMBER LORETTA: That's fine.

19 CHAIRMAN SCHILLING: Terrific. And one
20 thing to mention, I apologize, but I realize
21 there are a couple samples here sitting at
22 the table. If you maybe take a second to
23 explain what these are and then we can pass
24 these up and down and that may help with
25 some of this explanation as well.

1 MR. KOPPENHAFFER: Yeah. I would be
2 happy to. So this is the blue perforated
3 film I was referring to. What it actually
4 does is it shows blue at night. And farther
5 away you get, the more blue it looks. So
6 this would be very far away from anyone
7 looking at it direct.

8 And then at night we shine a light
9 through that. So it has to be enough light
10 that it actually mutes out the blue, because
11 all you will see is the white, and that's
12 what makes it white at night. So this
13 actually, because there is a barrier between
14 it, is causing more of a muted look than you
15 would see if we just put up the white
16 acrylic. This would be very bright in
17 comparison. So this will help tone it down.

18 I can get all the LED studies to you.
19 If we can prove out the lumens, we'll have
20 our LED company do that. We're using G.E.,
21 a very high-end LED. So they would be happy
22 to do that work for us and prove out that
23 we're similar to VyStar. I also don't know
24 what VyStar's lumens was, so I can't speak
25 directly to that. But we can make sure.

1 The other thing we can do is currently
2 there are controllers installed in the
3 building. So we are able to, just like a
4 dimmer switch, change the intensity of the
5 lighting if we need to. So we can keep
6 those in place and we'll use the existing
7 ones.

8 If we, after his review -- they are a
9 little bit costly. So after the review, if
10 it seems like it still might be an issue, we
11 can add that condition, that we have
12 controllers and we can adjust it if we have
13 to.

14 BOARD MEMBER DURDEN: Thank you very
15 much. I want to make it clear that I'm not
16 suggesting that it needs to be similar to
17 VyStar. I'm more interested in it being
18 similar to what's there now, as far as
19 strength, degree of lighting.

20 MR. KOPPENHAFFER: And it will be,
21 because it's very similar to the
22 construction they have now. They have the
23 letters there now that you can see in the
24 left picture. And they do light white at
25 night. It will be a little bit easier to

1 read, that was our goal with this. We made
2 the stroke of the letters, as they call it,
3 a little bit thicker. So it will be easier
4 to read at night as well.

5 Yeah. We definitely don't want to
6 overpower it because it just becomes a white
7 blob up there. So our LED people do all
8 that engineering.

9 BOARD MEMBER DURDEN: Thank you very
10 much. So I like the suggestion that Guy has
11 made, I think, if Mr. Loretta says that it's
12 similar to what is there, that's what my
13 personal preference would be, that it be
14 similar, and that would be kind of what I
15 would ask that we viewed the -- not so much
16 the VyStar. So I just wanted to make that
17 clear. Does that sound reasonable?

18 CHAIRMAN SCHILLING: All right.
19 Mr. Harden.

20 BOARD MEMBER HARDEN: I have no
21 comments. Thank you.

22 CHAIRMAN SCHILLING: Great.
23 Mr. Loretta.

24 BOARD MEMBER LORETTA: I just want to
25 say thank you to Ameris Bank for providing a

1 great asset to downtown Jacksonville.

2 MR. KOPPENHAFER: Thank you.

3 CHAIRMAN SCHILLING: Mr. Jones.

4 BOARD MEMBER JONES: No comment.

5 CHAIRMAN SCHILLING: All right. Any
6 additional thoughts from staff or questions?

7 Okay. And I will echo, Ms. Durden, your
8 thoughts.

9 And, Mr. Parola, I think that is
10 actually a very good idea in knowing that
11 Mr. Loretta has agreed to being volunteered
12 to be our lighting reviewer for this, would
13 be very comfortable approving this with
14 having Mr. Loretta be the reviewer.

15 All right. So, Mr. Parola, so I'm sure
16 that I do this correctly, the motion-maker
17 needs to reference the actual conditions of
18 the sign exception, correct, regarding
19 square footage?

20 MR. PAROLA: So I think what I would do
21 is make the motion that you have the
22 condition, vote on that. And then that's an
23 additional condition. Then vote on the
24 entire item with the conditions that are
25 there and the amendment.

1 So unlike deviations, where you go
2 through each one separately, the conditions
3 are adopted in mass with the staff report,
4 unless OGC tells me differently.

5 MS. GRANDIN: (Indicating.)

6 MR. PAROLA: Nope. I got it right.

7 CHAIRMAN SCHILLING: So then we would
8 also need to individually vote on the two
9 conditions that are provided regarding
10 increasing the sign of the signage (sic).

11 MR. PAROLA: No, Mr. Chairman. Two
12 motions: one about the new condition and
13 then the staff report with the new
14 condition. The other one is kind of along
15 for the ride.

16 CHAIRMAN SCHILLING: Okay.

17 BOARD MEMBER DURDEN: How about if I try
18 to make a motion?

19 CHAIRMAN SCHILLING: That would be
20 great.

21 BOARD MEMBER DURDEN: The first being
22 that we -- I move that we add a condition to
23 the recommendations from staff to provide
24 for review of lumens by Joe Loretta to
25 determine similarity with current lumens of

1 the Ameris -- current Ameris sign.

2 MS. GRANDIN: Can I just clarify that?

3 CHAIRMAN SCHILLING: Sure. Yeah.

4 MS. GRANDIN: So, Ms. Durden, I think
5 what you're referring to is the lumens as
6 they have already passed through this. So
7 you don't care about the lumens inside, you
8 want to know what the lumens are outside;
9 correct?

10 BOARD MEMBER DURDEN: I guess you end up
11 knowing both, what's inside and how it
12 appears, but, yes.

13 MS. GRANDIN: Is that how you -- because
14 he said it has to pass through this.

15 BOARD MEMBER LORETTA: But it's passing
16 through something similar at this point. So
17 I think we can probably get an example of
18 what's going on right now, example of the
19 lumens that's there right now in comparison
20 to what they're proposing, and then it would
21 be spot on.

22 MS. GRANDIN: As long as you have the
23 information you need to make that
24 determination.

25 BOARD MEMBER DURDEN: And I do

1 understand what you're saying, Ms. Grandin,
2 because I remember you said the lumens are
3 going to have to be a little stronger to get
4 through the blue. So it is important that,
5 you know, what we're -- what we're concerned
6 with is how it looks, you know, at night, in
7 particular. So I move that additional
8 condition.

9 CHAIRMAN SCHILLING: All right. So
10 there is a motion for the additional
11 condition allowing further review of the
12 lumens of the sign. Is there a second?

13 BOARD MEMBER LORETTA: I'll second it,
14 if I can.

15 CHAIRMAN SCHILLING: Mr. Loretta
16 seconds.

17 All those in favor, say aye.

18 COLLECTIVELY: Aye.

19 CHAIRMAN SCHILLING: Any opposed?

20 All right. That carries unanimously.
21 We've added the condition.

22 Now I'll entertain a motion for approval
23 of the special sign exception with the
24 condition that was just approved.

25 BOARD MEMBER DURDEN: So I'll move that

1 we accept the recommendation of staff to
2 increase the wall signage from the maximum
3 of 400 square foot to 1,356 square feet
4 along the north and south elevations; and
5 to -- and number two, to allow for
6 additional wall signage as follows east
7 elevation 196 square feet, west elevation
8 196 square feet; and number three, to add
9 the prior condition to the final approval of
10 DDRB 2019-010.

11 CHAIRMAN SCHILLING: That sounds good.
12 We have a motion. Is there a second?

13 BOARD MEMBER LORETTA: Second.

14 CHAIRMAN SCHILLING: All right. Second
15 by Mr. Loretta.

16 All those in favor, say aye.

17 COLLECTIVELY: Aye.

18 CHAIRMAN SCHILLING: Any opposed?

19 All right. That carries unanimously.

20 MR. KOPPENHAFER: Quick question: How
21 do I work with Mr. Loretta on that?

22 MR. PAROLA: (Indicating.)

23 MR. KOPPENHAFER: Mr. Guy. Appreciate
24 it. Thank you.

25 CHAIRMAN SCHILLING: Item D, DDRB

1 2019-11, special sign exception for SOBA.

2 Mr. Parola, provide us with the staff
3 report, please.

4 MR. PAROLA: Absolutely. Thank you,
5 Mr. Chairman. This is a special sign
6 exception for the -- we knew it as, once
7 upon a time, as the Home Street Property.
8 They've now got a hand in creating a
9 neighborhood back there.

10 The elevation we're talking about is, if
11 I have it correctly, the northern elevation.
12 So it's Home Street is the East West Street;
13 that is essentially their front door. I
14 think you all are very familiar with the
15 site. So you know it's kind of set back.
16 It sits off, I guess it would be, Hendricks
17 Avenue. Their front door is right off of
18 Home Street. If they would put a wall sign
19 on there, the wall sign would be somewhat
20 functionally useless. When people visit the
21 residence there, they're going to kind of
22 have to need to know how to get there where
23 the front door is. This is what we think is
24 a very reasonable way to accomplish that.

25 I have not done the measurements in

1 terms of what they would be allowed wall
2 sign, but just my familiarity with the code,
3 believe it or not, they would be allowed 300
4 square feet on their facade as a matter of
5 right, and you would never see that. What
6 they're asking for is 57 square feet.

7 The only reason they are here in front
8 of you today is not because of the sign
9 type, rather it's because they're seeking to
10 increase it from 24 square feet to 57 square
11 feet.

12 When we look at signs, especially a
13 blade sign or a projection sign or what have
14 you, we look at it in the context of does it
15 overpower the building or effectively
16 communicate the information without
17 compromising the architecture. We have
18 found that it is the latter, that it
19 communicates the message effectively. So
20 anybody going on Hendricks will -- can look
21 and actually see where the entrance to the
22 building is, and it does not take away from
23 the architecture. It rather compliments it
24 and its location. And maybe the architect
25 can confirm some of this seems to bifurcate

1 or highlight the entrance to the building.

2 And so we've recommended approval. And
3 we're here for any questions. And the
4 presentation is here.

5 CHAIRMAN SCHILLING: Great. Thank you.
6 Welcome. Please state your name and
7 address for the record.

8 MR. RICHARDSON: It's Ryan Richardson,
9 with Harbinger Sign, 5300 Shad Road,
10 Jacksonville, Florida 32257.

11 Yes, we are here today talking about the
12 SOBA sign. And to answer Guy's question, we
13 had come up with a calculation of 1,897
14 square feet if we were to do the 10 percent
15 of a wall versus the 57 on the blade sign.

16 We are asking for a larger sign. And we
17 think it will help with the fact that the
18 north side of this elevation is facing other
19 buildings, stuff like that; and that we are
20 looking to try and capture from Hendricks
21 and from, I believe it is, Kipp Avenue, the
22 other side, to try and allow people to
23 identify the front entrance, which is
24 directly below that sign. And I think we
25 have done that effectively.

1 I don't think there is a whole lot to go
2 over except for just that portion there. If
3 you guys have any questions, I can answer
4 them. It's pretty self-explanatory,
5 fortunately. I don't have a lot.

6 CHAIRMAN SCHILLING: All right.
7 Mr. Jones.

8 BOARD MEMBER JONES: I have no
9 questions. I think it compliments the
10 building wonderfully.

11 CHAIRMAN SCHILLING: Mr. Loretta.

12 BOARD MEMBER LORETTA: I think I should
13 make knowledge that I did work on this
14 project from a site plan in landscape
15 architect and perspective of hardscape
16 design, but that was more than a year and a
17 half ago. And I haven't been compensated by
18 the client in over a year and a half. So I
19 don't really see I have a conflict at this
20 point in this regard. I have got no
21 comments.

22 CHAIRMAN SCHILLING: Okay. Mr. Harden.

23 BOARD MEMBER HARDEN: I agree what he
24 said before. I think it is in context. I
25 think this is signage we should encourage.

1 CHAIRMAN SCHILLING: All right.

2 Ms. Durden.

3 BOARD MEMBER DURDEN: I like the sign.
4 I like the idea of a blade sign. I have a
5 question about the illumination. Is it
6 uplighting onto the sign?

7 MR. RICHARDSON: It is reverse lit. So
8 the letters, the SOBA will actually have the
9 lights internally in them. They'll project
10 inside and then cast back out onto the
11 background.

12 BOARD MEMBER DURDEN: So only the
13 letters themselves will be --

14 MR. RICHARDSON: Is there a way to skip
15 forward on one of these pages? There it is.

16 So the middle picture you'll see that
17 white halo effect. That is actually the
18 illumination. So it's internally
19 illuminated inside that cabinet where it
20 will house all its electronic components and
21 everything else. It is in white LED. But
22 it will basically cast a shadow onto the
23 background, or an illumination of halo
24 effect on the background versus being uplit
25 or coming through the face of the layer

1 itself.

2 BOARD MEMBER DURDEN: Just for
3 consistency, this obviously is not like a
4 sign that, you know, on a highrise that is
5 for the whole world to see. Would you say
6 that it's more like, perhaps, a restaurant
7 sign? There is a restaurant across the way,
8 BB's, got a historic sign, kind of it's not
9 terribly bright.

10 MR. RICHARDSON: That is actually the
11 same construction as Cowford. So it will
12 light up very similar to that.

13 BOARD MEMBER DURDEN: Just trying to be
14 consistent here. And so that -- certainly
15 that sounds reasonable to me. Thank you
16 very much.

17 MR. RICHARDSON: You're welcome.

18 CHAIRMAN SCHILLING: I have managed to
19 bypass public comment again. So we're going
20 to take a step back to public comment. And
21 ask if there are any members of the audience
22 that would like to speak on this item.

23 All right. Seeing none, we'll bring it
24 back to the Board. And I don't have any
25 comments as well.

1 I think those were great comments,
2 Ms. Durden. I think it's very helpful.

3 Happy to entertain a motion if there is
4 a motion for approval.

5 BOARD MEMBER JONES: Motion to approve.

6 BOARD MEMBER HARDEN: Second.

7 CHAIRMAN SCHILLING: We have a motion by
8 Mr. Jones. And let me get back to the
9 actual item here to make sure. Do we need
10 to, as part of the motion, specify the exact
11 size of the sign?

12 Mr. Jones, if you're -- send that your
13 way, if you would do that, that would be
14 terrific.

15 BOARD MEMBER JONES: Motion to approve
16 DDRB 2019-011 for special sign exception to
17 the overlay district to allow an increase in
18 the sign area for projecting, i.e., the
19 blade sign, from 24 square feet to a maximum
20 of 57 square feet.

21 CHAIRMAN SCHILLING: Okay. I have a
22 motion by Mr. Jones.

23 BOARD MEMBER HARDEN: Second.

24 CHAIRMAN SCHILLING: Second by
25 Mr. Harden. All those in favor, say aye.

1 COLLECTIVELY: Aye.

2 CHAIRMAN SCHILLING: Any opposed?

3 Okay. Carries unanimously. Thank you
4 very much.

5 BOARD MEMBER JONES: South Bank, right,
6 SOBA?

7 MR. RICHARDSON: I have no idea.

8 BOARD MEMBER LORETTA: I think you're
9 right.

10 BOARD MEMBER JONES: There has to be a
11 NOBA coming next.

12 MR. RICHARDSON: If I get it, I'll bring
13 it to you.

14 BOARD MEMBER LORETTA: On the west side
15 can be WOBA.

16 CHAIRMAN SCHILLING: With that, we'll go
17 ahead and move to item E. So DDRB 2019-12.
18 This is conceptual review for JEA
19 Headquarters.

20 And, also, Ms. Grandin, I need to share
21 for the record that Kimley-Horn &
22 Associates, the firm that I'm affiliated
23 with, is providing engineering services for
24 this project. So I am going to abstain from
25 voting on this item.

1 MS. GRANDIN: And you have your form?

2 CHAIRMAN SCHILLING: Yes, ma'am. Thank
3 you.

4 Mr. Parola, if you would move forward
5 with the staff report, please.

6 MR. PAROLA: Thank you, Mr. Chairman, as
7 I said in the beginning here, last time I
8 had PowerPoint, kind of walked you through
9 it because I knew we would be pressed for
10 time. I tried to get the staff report to
11 you with, you know, 10, 11 days to review,
12 so I trust you've gotten that.

13 I would just like to speak that our
14 recommendation for conceptual approval comes
15 with items A through G on pages 6 and 7.
16 And those really go to the new ordinance
17 code and try to really give a -- not
18 necessarily a heads-up, but saying, hey,
19 your building seems to conform, your parking
20 deck seems to conform. There are areas
21 where you can be even more consistent with,
22 you know, the pedestrian realm, the public
23 space. And that's what our conditions
24 really speak to. I think the applicant
25 could give their presentations, and I'll

1 remain for any questions regarding our
2 recommendations.

3 CHAIRMAN SCHILLING: Great. And I will
4 share that not to worry on the PowerPoint.
5 I know staff has been super busy with all
6 the activity we're seeing.

7 MR. PAROLA: We do love our PowerPoints.

8 CHAIRMAN SCHILLING: Excellent. All
9 right. Yes.

10 MS. TRIMMER: Cyndy Trimmer, One
11 Independent Drive, Suite 1200.

12 Guy can do things with maps that I can't
13 dream of doing, so you're stuck with our
14 PowerPoint. So I'm going to skip through a
15 lot of these maps because we know where we
16 are.

17 This is the JEA Headquarters. And we
18 are delighted to report that we are going to
19 be finally creating the plaza space that was
20 originally conceived for the Duval County
21 Courthouse. This is just south of the State
22 Attorney's Office and catty-corner to the
23 courthouse itself. And we're going to be
24 repurposing this god-awful surface lot that
25 we have right now and turning it into this

1 new beautiful building.

2 And this is kind of what we've got going
3 on right now. Nothing special, nothing
4 pretty to look at.

5 In the CCBD we are the only project
6 presented to JEA that was truly in the
7 central core. Everything that surrounds us,
8 again, the courthouse, the State Attorney's
9 Office, and then to the east we have the Ed
10 Ball Parking Garage.

11 So here we have the site plan for the
12 project, the western building is going to be
13 the main JEA Headquarters. The southwest
14 corner that we have down here is going to be
15 our main entrance. It's a gorgeous
16 two-story. It creates this brilliant
17 statement piece on the corner and definitely
18 pedestrian-oriented.

19 Everything that you see around the edges
20 of the entire building, we have done what
21 the new downtown overlay contemplates. We
22 have the frontage zones that we've worked to
23 activate. We have the full pedestrian zones
24 meeting the minimum requirements, and then
25 the amenity zones.

1 One of the original comments that we got
2 when we were doing these preliminary
3 meetings with staff was that they wanted to
4 see full trees. And we've made sure that
5 we've done what we can to bring the trees
6 onto this frontage, which was our tightest
7 space. And we had a full development
8 meeting where we had everyone that's ever
9 going to have their hands on these plans and
10 basically came to an agreement to shrink the
11 pedestrian zone and stub out the tree wells
12 to make them viable for trees on that
13 frontage.

14 And then we're going to do what we can
15 in terms of activating here and here. So
16 we've got that all brought in.

17 Moving up to this side, we have done
18 appreciable landscaping for the amenity
19 zones and have eliminated some of the
20 existing street parking that is on Monroe
21 over here. And you'll also notice that
22 we've done that the same. We've pulled the
23 pedestrian zone and the amenities zone and
24 eliminated some of the street parking here.

25 The main concern with having the JEA

1 Headquarters was security. And you do not
2 want to have cars budding up against this
3 building, with the exception of the existing
4 on-street emergency-only parking here. So
5 we pulled those back and we've got the
6 street parking here and back in here and
7 then again along this side, but we have
8 eliminated what existed on the street
9 parking here and here.

10 We've adopted what the overlay requires
11 in terms of where you're developing an
12 entire block to have urban open space and
13 incorporated that. And then this will be a
14 standalone garage structure.

15 The main JEA Headquarter structure is 9
16 stories, about 150 feet. And then the
17 parking deck is also about 9 stories, 110
18 feet.

19 This is an open air courtyard. It will
20 not be open to the public, but it will be
21 open to the JEA employees.

22 And then over on this side, because we
23 challenged them to come in without any
24 deviations out the gate, and one of the main
25 things that we know that we want to see is

1 activation on standalone garages. So they
2 brought that in. They're working on
3 programming right now. That RFP went out.
4 They have a separate team that's doing the
5 programming for the space. So I don't know
6 exactly what's going to be there right now.
7 But what I can tell you is it will be JEA
8 uses, possibly their health and fitness
9 center, something like that, maybe credit
10 union-type uses. But it will be occupied
11 space. There will be people in there day
12 one. It's not going to be the type of
13 retail that we have downtown where it may or
14 may not be occupied, you could have vacant
15 storefront that is just dark. It is going
16 to have people in there. It will be active.
17 It's going to have entrances along Julia,
18 people coming and going.

19 Moving on, this is going to be our main
20 Monroe Street -- sorry, Pearl Street
21 frontage that's going to face into that
22 courtyard that we have with the courthouse.
23 And this is, again, the entrance that I was
24 referring to, you can see on here the
25 pedestrian spaces that are created, not

1 something that's really a topic for today,
2 but we love writing on it. We have this
3 gorgeous activated rooftop, and signage on
4 this is pretty humble. It has the name in
5 the skyline, but we're not asking for any
6 signage deviations on the project.

7 I don't want to belabor all the
8 frontages too much. I know that our urban
9 open space, one of the comments that came in
10 on the staff report is you want to see more
11 detail on that when we come back for final.
12 We will absolutely have that for you. It
13 will be code compliant. It will have all of
14 the types of things that are required in
15 there in terms of the art or greenscape or
16 whatever is required, and absolutely intend
17 to come in without the deviations on that
18 front. And then over here you can see the
19 frontage a little bit with the activation on
20 here.

21 These are our back corners.

22 I will have -- once we come in again for
23 final, you'll be able to see the full
24 activation on this with the entrances and
25 everything else where you can see the

1 pedestrian engagement on those frontages.

2 And again from the back side. And all
3 of our trees and everything else we brought
4 in.

5 And we'll have the full amenity area
6 fleshed out with the street furniture and
7 lighting and all of those type of plans when
8 we come back on that phase.

9 This is the back side of the garage that
10 will face the main building, but technically
11 it's a standalone structure so we have to
12 show it to you. It's not the most exciting
13 part of the project, but that exists.

14 And our back corner, and then the floor
15 plan so that you can see it's -- there is
16 not going to be parking on slopes for the
17 garage; it's all going to be the surface.

18 And I believe that gets us to the end of
19 it. Go back to the site plan. I think that
20 might be the source of any questions.

21 I do want to run through: I've got
22 Nancy Kilgo with JEA available for
23 questions; I also have Mike Harryman from
24 Ryan Companies; and J.J. Connors, who is the
25 developer's local consultant; and Joe Mecca

1 and Blair Knighting from Kimley-Horn, with
2 the design team available as well.

3 CHAIRMAN SCHILLING: Thank you.

4 All right. We will go ahead and do
5 public comment. Are there any members of
6 the audience who would like to speak to this
7 item today?

8 Yes, ma'am. Please come forward and
9 state your name for the record. And you'll
10 have three minutes.

11 MS. POWELL: Nancy Powell, 1848 Challen.

12 I think it looks great. I think there
13 is a lot of positive things here. My only
14 comment, and maybe I don't understand it as
15 much, is over here on the parking garage
16 where she was talking about the street
17 frontage having activation, I wasn't quite
18 sure what goes up above that. And my plea
19 for all garages anywhere downtown, Brooklyn,
20 anywhere you build garages is to do the
21 design so they don't look like garages.
22 Other cities can figure this out. So if
23 somebody could show, I guess, that facade
24 over there, this one here, I couldn't quite
25 tell which one that is.

1 MS. TRIMMER: So, through the Chair, to
2 answer Ms. Powell's question, right now it's
3 focussed on site plan and massing. So the
4 screening for the garage and everything has
5 not been fully fleshed out yet.

6 MS. POWELL: That's my comment.

7 MS. TRIMMER: Totally understand, and
8 there are requirements on that. And we're
9 still working on fully designing the
10 screening and the faces of the buildings
11 itself.

12 CHAIRMAN SCHILLING: Thank you for your
13 comment.

14 Any other members of the public to speak
15 to the site?

16 All right. So seeing none, we'll close
17 the public comment.

18 MR. PAROLA: If I can comment on the
19 public comment. That was kind of one of the
20 first things that we kind of took a look at,
21 even though when you come to conceptual, you
22 don't necessarily look for the skin in the
23 building; it's more massing and site plan
24 and things like that.

25 So what we did, because staff is very

1 helpful, Mr. Schilling, we sent to your
2 firm, since you acted on it, all the
3 requirements for parking garages that were
4 recently adopted in the ordinance code. So
5 the design team has those and will be
6 working with your folks to ensure that
7 they're met, assuming no deviations are
8 required.

9 CHAIRMAN SCHILLING: Thank you.

10 And then so let's bring it back to the
11 Board. One thing to ask real quick that I
12 didn't ask was any ex parte communication,
13 if we would like to go ahead and hit on
14 that.

15 Ms. Durden, if you would like to start.

16 BOARD MEMBER DURDEN: I had ex parte
17 communication with Ms. Trimmer and
18 Mr. Conners.

19 BOARD MEMBER HARDEN: I had ex parte
20 communication with Mr. Conners.

21 CHAIRMAN SCHILLING: And I had ex parte
22 communication as well with staff in my
23 office and Ms. Trimmer and Mr. Conners as
24 well.

25 BOARD MEMBER LORETTA: I had ex parte

1 communication with (inaudible).

2 BOARD MEMBER JONES: No ex parte
3 communications. I haven't been here. I'm
4 just Fred Jones, it just pops up.

5 CHAIRMAN SCHILLING: I can't remember
6 which direction we went last time.

7 Mr. Jones, any thoughts or comments or
8 questions?

9 BOARD MEMBER JONES: No. I think -- and
10 staff addressed this -- based on where we're
11 at with the scale and massing, I'm
12 completely satisfied with that. I think
13 this is going to be, you know, an asset to
14 downtown. And, again, my concerns will just
15 be really focusing on what's the screening
16 or the mural approach potentially for the
17 garage moving forward.

18 CHAIRMAN SCHILLING: Mr. Loretta.

19 BOARD MEMBER LORETTA: Probably the only
20 big comment that I would like to make, which
21 I said to the applicant, is at final, since
22 this is an entire block worth, I would like
23 to kind of see a little bit greater detail
24 on the site plan for the streetscape plan at
25 20, maybe 40 scale, something of that

1 nature, not 100 scale, so that we can
2 actually understand truly what's all going
3 on. I feel like I don't see that being an
4 issue, and you'll have fantastic success,
5 but I would like to ask for that at final.
6 Thank you.

7 CHAIRMAN SCHILLING: Thank you.

8 Mr. Harden.

9 BOARD MEMBER HARDEN: I think the
10 building looks terrific. I think we've all
11 seen various renderings of this over the
12 past several months. I think it's a great
13 design. The rooftop looks awesome. I think
14 it will look excellent in the skyline the
15 way that it interacts with the plaza of the
16 courthouse in covering that block.

17 I do agree with the comment that was
18 made about the screen. I think that -- I
19 mentioned that before. And I think it's a
20 great opportunity architecturally to do
21 something, you know, where you don't have
22 windows to work with and to challenge the
23 look of the building, because to the
24 speaker's comment, we don't want our garages
25 to look like garages. I think that's the

1 intent of the new downtown guidelines. So I
2 think that's really opportunity.

3 And if they're looking for a final
4 approval next month, and I think that we
5 need to find a way to do that between now
6 and then, because I think it might be
7 difficult, particularly if we have a larger
8 representation. I know that we have a
9 couple people missing here today, but we
10 might not have agreement on that issue
11 coming back at final. So I think that would
12 be important, more so than the lighting, to
13 have a meeting, if we do have a meeting, if
14 there is a time period, that we have
15 something scheduled and noticed so that we
16 could meet together and look at some of
17 those things.

18 I know I gave that feedback this
19 morning. I know it's hard to pull something
20 like that in a couple hours, but we don't
21 want to hold the process back. And so
22 whatever we can do to meet with them and
23 look at some ideas they come back that fit
24 within their new budget, I think is
25 important.

1 And then the other comment I had was on
2 the active space, that seems -- again, I
3 know that we're -- you know, this is
4 just from massing, but it seems sort of
5 nebulous, I mean, that's an important part
6 of our guidelines is what that space looks
7 like.

8 I don't know if it's activated in the
9 sense that, you know, Baptist had that open
10 space in front of their garage in Palm
11 Avenue or if it's going to be a food truck
12 courtyard, or I don't know. I'm curious
13 what that looks like.

14 MR. PAROLA: If I can respond,
15 Mr. Chairman.

16 CHAIRMAN SCHILLING: Yes.

17 MR. PAROLA: Really, staff didn't --
18 probably should have pointed this out. We
19 concentrated so much, right, on the
20 pedestrian zone, and the frontage zone, and
21 the amenities zone, and that, that we sort
22 of glossed over the fact that they're
23 lining, it looks like, their east elevation
24 with retail. So we're getting where you
25 don't see -- I guess, on the east side, we

1 don't see as much of a robust maybe sidewalk
2 and pedestrian area. We should have pointed
3 out that's the retail base. So the
4 remainder of the building, to meet the
5 intent of the code, is where you see the
6 wider sidewalks and where you see the wider
7 area, where we're putting the urban open
8 space.

9 And when Ms. Trimmer mentioned that on
10 the west side, so the Pearl Street
11 elevation, would have trimmed it back a
12 little to maintain the JSO parking right
13 there, that's who I believe parks there. It
14 wasn't to the -- at the detriment that we're
15 not meeting the 12-foot sidewalk. It means
16 they've shrunk what they had an abundance
17 of, not decrease what they should have had.
18 So I think that's important.

19 There are areas to your point,
20 Mr. Harden, that we are especially looking
21 at the southwest corner where it's the
22 biggest kind of plaza area. We really want
23 that more flushed out and understand what
24 that is. We think that's a great
25 opportunity there. And so your points are

1 well taken.

2 I think when you read conditions or
3 recommendations A through G, they're all
4 geared to Mr. Loretta's point of, you know,
5 this is an entire block, really tell us in
6 detail what you're going to do.

7 BOARD MEMBER HARDEN: I didn't have any
8 further comments.

9 CHAIRMAN SCHILLING: Ms. Durden.

10 BOARD MEMBER DURDEN: Yes. I want to
11 reiterate the screening, mural facade for
12 the garage, it's extremely important. We
13 don't want to be -- we don't want it to look
14 like a garage. And my comments are ones
15 that I've already relayed to Ms. Trimmer and
16 Mr. Conners, so there is not going to be
17 anything different.

18 I do think that we need more detail on
19 the Julia Street activation. I'm in favor
20 of staff's recommendation to reduce the
21 amenities zone to three feet for the
22 majority along Julia Street to allow for the
23 increase in the pedestrian clear area;
24 however, it's my understanding that it may
25 not be retail, that it may be, as you heard

1 Ms. Trimmer mention, that this will be space
2 for the use of JEA employees. We may be
3 able to see them in there working out or a
4 credit union, but it's my understanding that
5 the access points will probably be -- any
6 kind of entrances along Julia Street will be
7 limited with a card to entry for JEA.

8 I understand that from the perspective
9 of security. We talked about how they
10 will -- how JEA employees will actually get
11 from the tower through the garage into this
12 space, or maybe they'll go into it from the
13 outside. Actually, I don't have a real
14 problem with them going into it from the
15 outside, because, again, that activates that
16 street.

17 And I also understand on the -- you
18 know, going to the east, that, you know,
19 across the street is the very old Ed Ball
20 Parking Garage, that I'm parked in right
21 now. You know, so it's not a great exciting
22 thing across the street, but we know we have
23 to start somewhere.

24 And so, you know, north and south of
25 this, hopefully there is more activation

1 right here along Adams Street. We have
2 Gus's Shoe Place. I mean, that's doing
3 better.

4 So it is important. I want to see a lot
5 of detail about -- and I think that
6 Mr. Harden makes a good point that there is
7 only five of us here today. And there could
8 be others, especially coming back, if
9 they're going to try to come back next
10 month, I really like the idea about the
11 workshop or something like that in this
12 particular instance, Mr. Parola.

13 But coming back to this area, and I'm
14 sorry I don't have a pointer, but basically
15 we're talking about this whole rectangle is
16 the area that it could be retail, it could
17 be, but it's my understanding that it's not
18 going to be accessible to the public.

19 So one of the things that they explained
20 to me was they -- the garage has to come out
21 that far, the garage itself. The garage
22 structure has to be that far to the east.
23 So one of the things that we talked about
24 was whether or not the garage structure
25 could be supported by some columns so that

1 you end up with an internal covered but open
2 area there that could give some relief -- I
3 think that's the technical architectural
4 term -- some relief to that frontage. And I
5 know that they were going to be looking into
6 that.

7 And just the idea about if it is going
8 to be completely internal to JEA, you know,
9 that the frontage be a lot of glass so that,
10 you know, we see activity even if, you know,
11 I can't walk in there, but at least it will
12 feel like people are in the vicinity. And
13 if you had that little bit of a relief, you
14 would at least be able to feel like, you
15 know, maybe a park bench there -- or maybe
16 not a park bench, maybe some other kind of
17 amenity under that covered area. So these
18 were things that we talked about and those
19 were the two things, those primarily were
20 the two comments, my feedback.

21 And I told them, and I'll tell my fellow
22 Board Members, I feel like the design is
23 fabulous. I'm excited about it. I'm
24 excited that it's right in the urban core.
25 And I'm wholly supportive of the idea of a

1 new JEA building. And hopefully it comes to
2 fruition. And, you know, it's a great
3 design. And I appreciate the architectural
4 style of the building very much. And I
5 love, you know, the southwest corner and
6 everything that they've done there. So, so
7 much positive in it, that really when you
8 think about how many things go into a
9 building just to have, I heard from all of
10 us, these are just the two issues.

11 And so I encourage the applicants to
12 come back with a lot of information in
13 regards to that and maybe some options. And
14 like I said, I would favor a workshop or --
15 if that could make it move faster, if that's
16 what the -- if that's the desire of the
17 applicant. Thank you very much.

18 CHAIRMAN SCHILLING: Thank you. And
19 I'll add a couple thoughts as well. Is --
20 and, Mr. Parola, I think Ms. Durden's and
21 the concept that has been raised is given
22 the amount of information related to this
23 project, that it very well may be a good
24 idea to schedule a workshop to help give the
25 Board Members and those Members that weren't

1 here today an opportunity to --

2 MR. PAROLA: We're here Monday through
3 Friday regardless.

4 CHAIRMAN SCHILLING: I'm saying that to
5 you but also to Ms. Trimmer, may be
6 something you would like to consider.

7 The other thing, to echo several of the
8 other comments, it's great to see this
9 project. It's an exciting project for
10 downtown. I'm excited about it being where
11 it is and book-ending the existing plaza
12 there in front of the courthouse, very
13 excited.

14 I know that -- I can offer first-hand
15 that the team has invested a tremendous
16 amount of effort and energy in working to
17 land this project without needing any
18 deviations, which I think is spectacular.
19 So thank you. I just wanted to add that as
20 well.

21 Any other thoughts?

22 BOARD MEMBER JONES: One other question,
23 and this may have been addressed, but just,
24 obviously, we have this urban open space and
25 for security purpose it's going to be

1 devoted to the employees. What sort of
2 treatment are we talking about there to, you
3 know, allow for the engagement? Obviously,
4 we want transparency. So is it a scenario
5 where people will be able to see inside this
6 wonderful area, but there'll be a gate that
7 they just can't get through? So I'm just
8 imagining as a pedestrian you're going down,
9 you see this open space, this is a wonderful
10 place to eat a sandwich, but I'm not allowed
11 in.

12 So what are we doing to just treat that
13 space and create a public/private
14 demarcation, if any? Just the thoughts on
15 that.

16 MS. TRIMMER: Through the Chair, so
17 there are two elements to this concept. So
18 under the new downtown overlay, when you're
19 taking up the entire block, you have to
20 create these pocket parks. So we've done
21 that externally here and here. And then
22 we've created this true internal courtyard
23 here. And as to whether it's going to be
24 fencing, gating, open that you can see them,
25 not sure yet.

1 What is contemplated under the code has
2 green walls, art space, things along those
3 lines. So it might be muraled or green wall
4 along the back of those pocket parks that
5 you see from the street, rather than being
6 able to see into the internal courtyard.
7 We're still programming that aspect of it.
8 Certainly welcome feedback in terms of what
9 the Board might like to see in terms of a
10 preference on that.

11 There will be passthrough doors for
12 folks to come in that will be security gated
13 in terms of what's programmed right now.
14 But those are still, like I said -- we just
15 brought the programming team on, so waiting
16 to get the final decision on that. But --

17 BOARD MEMBER JONES: I would lean
18 personally not to have the gate be -- but to
19 use sort of a wall with some landscaping,
20 maybe a funky mural of some sort so clearly
21 you can see here is the space, but you don't
22 invite folks to go, why is that door -- how
23 do I get in. Just to demarcate it, so
24 that's my personal preference, would be some
25 sort of wall with treatment.

1 CHAIRMAN SCHILLING: Any other
2 additional thoughts or questions or
3 comments?

4 BOARD MEMBER HARDEN: Motion for
5 conceptual approval.

6 CHAIRMAN SCHILLING: We have a motion
7 for conceptual approval, and probably ought
8 to reference the recommendations provided by
9 staff as well, with staff's recommendations.

10 BOARD MEMBER HARDEN: Do we need to go
11 through each of them?

12 CHAIRMAN SCHILLING: I don't believe so.

13 BOARD MEMBER HARDEN: Motion for
14 conceptual approval with staff
15 recommendations. And I don't think we need
16 to mention the workshop; that's merely a
17 suggestion.

18 BOARD MEMBER LORETTA: Second.

19 CHAIRMAN SCHILLING: All right. We have
20 a motion by Mr. Harden and a second by
21 Mr. Loretta. And we'll discuss that.

22 Yes, ms. Durden.

23 BOARD MEMBER DURDEN: I was wondering if
24 we would consider adding the two things
25 that -- or actually three things that have

1 been raised, the screening, mural facade for
2 the garage, the Julia Street activation, and
3 then the pocket park detail, as just being
4 these are only recommendations, we want them
5 to be kind of -- this is for the information
6 of the applicant. So I would ask for a
7 friendly amendment to add those three items
8 to the list. It would be H, I and J.

9 MS. TRIMMER: Through the Chair, if I
10 may, just to clarify that we're just being
11 asked to focus on what the downtown code
12 provides as to those elements, not anything
13 above and beyond what the code provides as
14 to those elements?

15 BOARD MEMBER DURDEN: That's correct.

16 CHAIRMAN SCHILLING: Somehow, I made it
17 to K. I had screening, facade, Julia Street
18 activation, and further detail on the pocket
19 park.

20 BOARD MEMBER DURDEN: H, I, J; am I
21 right?

22 MS. GRANDIN: Screening and facade is
23 the same thing.

24 CHAIRMAN SCHILLING: I'm totally with
25 you.

1 All right. So motion-maker, Mr. Harden,
2 would you consider those -- that addendum?

3 BOARD MEMBER HARDEN: So make that
4 addendum in the motion, addendum to the
5 recommendation in the motion.

6 CHAIRMAN SCHILLING: For those three
7 additional items: screening of the two --
8 further evaluate and provide detail on the
9 screening of the facade, of the parking
10 garage, the Julia Street activation, and
11 further detail on the pocket park.

12 BOARD MEMBER LORETTA: I'll second that.

13 CHAIRMAN SCHILLING: Does the original
14 seconder need to second that?

15 BOARD MEMBER JONES: Second.

16 CHAIRMAN SCHILLING: Good.

17 MS. GRANDIN: Have we had public comment
18 yet?

19 CHAIRMAN SCHILLING: I think we did.

20 BOARD MEMBER LORETTA: Yeah, because we
21 had one comment.

22 CHAIRMAN SCHILLING: Yes, we did.

23 All right. So we have a motion for
24 approval that is seconded. There is no
25 further comment. I will call that to a

1 vote. All those in favor, say aye.

2 COLLECTIVELY: Aye.

3 CHAIRMAN SCHILLING: Any opposed?

4 All right. So that carries four to zero
5 with Mr. Schilling abstaining from the vote.

6 All right. Thank you.

7 So we have no items under old business.
8 Under new business there are actually a
9 couple of items. Is there anything old
10 business or -- I have a couple new business
11 items.

12 MR. PAROLA: New business.

13 CHAIRMAN SCHILLING: So for new
14 business, I'd like to take a minute and
15 introduce Lori Radcliffe-Meyers, who is here
16 in the audience. She is going to be joining
17 DIA and city staff and is going to be our
18 new Jim Klement working with us with the
19 DDRB. So I want to give Lori an opportunity
20 to come up and say hello.

21 Welcome. Thank you very much. We look
22 forward to working with you.

23 MS. RADCLIFFE-MEYERS: Thank you. Very
24 excited to join the team. It's going to be
25 a great opportunity. Looking forward to

1 getting back into working on some good
2 discretionary projects, working with some
3 great people. I've worked with Kimley-Horn
4 before, so, yeah, very excited.

5 Recently I currently -- right now
6 currently I'm working at the City of
7 St. Mary's, very small town, just as their
8 planner too, but previous to that I was
9 working at the City of San Diego and with
10 the County of San Diego, so some very large
11 city work, which was very exciting. And
12 really looking forward to getting back into
13 that.

14 CHAIRMAN SCHILLING: Well, welcome to
15 Jacksonville. We are very excited to have
16 you coming onboard and look forward to
17 working with you.

18 MS. RADCLIFFE-MEYERS: Great. Thank you
19 so much.

20 CHAIRMAN SCHILLING: And then the --
21 actually, the last item I have of new
22 business is electing a new chair.

23 And, Ms. Grandin, would you take a
24 minute and let us know -- give us a quick
25 highlight of what we need to do and the

1 proper procedure.

2 MS. GRANDIN: Did you have a nominating
3 committee that put together anything?

4 MR. PAROLA: So the body as a whole
5 elects the chairman, the incoming chairman
6 then appoints a nominating committee that
7 elects a vice chair and secretary. That's
8 how the bylaws work. And that's what Jason
9 Teal explained to us last time when I tried
10 to get everybody elected at one time.

11 CHAIRMAN SCHILLING: So if I understand
12 this correctly, make sure I do this
13 correctly, right now I'm going to -- I
14 believe the correct approach is to open the
15 floor for any nominations, if any of the
16 Board Members would like to nominate another
17 Board Member to be the chair for the coming
18 year.

19 Mr. Loretta.

20 BOARD MEMBER LORETTA: Well, Ms. Durden
21 had her hand up.

22 CHAIRMAN SCHILLING: I'm sorry.
23 Ms. Durden.

24 BOARD MEMBER DURDEN: I would like to
25 nominate Mr. Schilling to continue as the

1 Board Chair.

2 CHAIRMAN SCHILLING: Okay. Are there
3 any -- I'm going to keep looking for other
4 nominations. Are there any other
5 nominations?

6 BOARD MEMBER LORETTA: Typically, we've
7 gone where the vice chair has moved up to
8 the chair person on a yearly basis. Mr. Lee
9 is a fantastic architect and person on the
10 Board, but doesn't appear to be always
11 available. And so with that in mind, I
12 would like to nominate Mr. Harden to be the
13 chair this upcoming year. No offense,
14 Mr. Schilling.

15 CHAIRMAN SCHILLING: None taken.

16 Any other nominations?

17 BOARD MEMBER JONES: I will second
18 Mr. Harden.

19 CHAIRMAN SCHILLING: Okay. We have a
20 motion and a second for Harden.

21 Ms. Durden, thank you very much for the
22 nomination, but -- I'm not sure what the
23 right terminology is. But I will withdraw
24 myself because I think that Mr. Harden is a
25 great candidate. Not giving him a chance to

1 say he's -- would like to do this, but I
2 think it's appropriate to have a new person
3 be chair for the upcoming year, but thank
4 you very much.

5 BOARD MEMBER DURDEN: I'm completely
6 supportive of Mr. Harden.

7 CHAIRMAN SCHILLING: Excellent. So,
8 Mr. Harden, there is a motion and a second.
9 I don't know if you want to take a minute to
10 confirm your acceptance and you would like
11 to do this.

12 BOARD MEMBER HARDEN: I will graciously.
13 And I'm humbled by the nomination. I
14 appreciate it. And I appreciate the job
15 that you've done the past year. You've been
16 a good example to lead by in running these
17 meetings, especially as we become much more
18 busy, a lot of work and a lot of public
19 comment and a lot of things going on. So I
20 readily accept.

21 CHAIRMAN SCHILLING: Excellent. All
22 right. We have a motion and a second. If
23 there is no further discussion, I'm ready to
24 call to a vote for Mr. Harden to be chairman
25 for the next year. All those in favor, say

1 aye.

2 COLLECTIVELY: Aye.

3 CHAIRMAN SCHILLING: That carries.

4 Mr. Harden, I am officially passing the
5 gavel to you to allow you to close and
6 adjourn our meeting or any other items.

7 (Applause.)

8 MS. GRANDIN: The nominations.

9 CHAIRMAN HARDEN: So I would like to ask
10 if yourself and Mr. Loretta would serve on
11 the nominating committee for the vice chair
12 and secretary moving forward.

13 BOARD MEMBER SCHILLING: I'd be happy to
14 do that.

15 BOARD MEMBER LORETTA: I would be happy
16 to do that.

17 CHAIRMAN HARDEN: Perhaps, if we do a
18 workshop, we could try to schedule those all
19 at one time so you don't have multiple
20 visits, that would be great.

21 MR. PAROLA: On Saturday.

22 CHAIRMAN HARDEN: I don't think a
23 Saturday would be preferable. I don't know
24 what the city charter says about noticed
25 meetings on Saturdays.

1 MS. GRANDIN: Doesn't happen. That's
2 not really what it says.

3 CHAIRMAN HARDEN: All right. Is there
4 any other further business?

5 BOARD MEMBER JONES: I'm assuming --
6 I've had some discussions with Mr. Parola
7 and Ms. Underwood about we have some active
8 candidates that are being vetted potentially
9 for my seat as I sort of roll off the DDRB.
10 Just wondering. I feel -- I'm more than
11 happy to make it in. But, again, I think
12 the spirit of this is having folks that can
13 continually be available for these meetings.
14 And I just wanted to make sure that -- my
15 time has been sort of limited with Neptune
16 Beach and all, you know. But I just wanted
17 to get some perspective on that.

18 MR. PAROLA: We are, unfortunately,
19 looking for someone to replace Fred to the
20 extent that anyone can replace him. We're
21 still hoping maybe he chooses us over his
22 other elected position. Assuming that
23 doesn't happen, we're actively looking to
24 that.

25 I can newly appoint people that are here

1 and fill the vacancy. I believe we still
2 have a vacancy from Logan, when Logan was
3 here.

4 BOARD MEMBER JONES: Just another --

5 BOARD MEMBER LORETTA: What position is
6 he on?

7 BOARD MEMBER JONES: I'm urban planner
8 something, I think.

9 MR. PAROLA: He might have been an
10 architect or a downtown business owner, one
11 of the two.

12 BOARD MEMBER JONES: Two planners. But
13 yeah, to fill the roll. And, certainly, I'm
14 more than happy, you know, as available, but
15 I think obviously, actually, to your point
16 about Mr. Lee and making sure you have
17 people here that are attending these
18 meetings on a regular basis and adding value
19 to the process is really important.

20 So it's an exciting board. I don't know
21 why we don't have more people that want to
22 do this.

23 BOARD MEMBER LORETTA: I think it's
24 probably just mostly just awareness, quite
25 frankly. Maybe we just need to send out an

1 email to AICP or the APA Jacksonville or
2 whatever to ask for somebody, some sort of
3 recommendations. We can pass that to the
4 new Chairman.

5 MR. PAROLA: Just to kind of respond to
6 that. We do have a lot of interest. It's
7 balancing, getting someone who doesn't
8 recuse themselves every -- we have a lot of
9 people that participate in downtown
10 activities. So a quorum is one thing, a
11 voting quorum is probably the more
12 challenging of the two. So it takes a
13 little bit of time.

14 BOARD MEMBER JONES: That's very
15 important. There was an ethics section at
16 the AICP -- or the APA meeting last week
17 that talked a little bit about that, where
18 two folks worked at DOT and sat on
19 Hillsborough Planning Commission, and there
20 was a lot of discussion about, if you have
21 to recuse yourself every other meeting,
22 what's the point of being on it. So that's
23 true.

24 CHAIRMAN HARDEN: Well, in case anyone
25 fills that position, thank you, Mr.

1 Jones for your service. I know you served
2 as chair when I started out, and also
3 another great example navigating us through
4 these waters. So if for some reason we
5 don't see you, then thank you.

6 BOARD MEMBER JONES: Feel free to
7 continue to --

8 CHAIRMAN HARDEN: Well, we hope we do.

9 MS. GRANDIN: It takes a while, so it's
10 not happening next week.

11 BOARD MEMBER JONES: If there is ever a
12 point if there needs to be a quorum, you
13 know, feel free to reach out.

14 BOARD MEMBER DURDEN: Like next month?

15 BOARD MEMBER JONES: Hopefully, there is
16 nothing crazy, the K-Mart project in
17 Neptune.

18 CHAIRMAN HARDEN: And, actually, now to
19 bring that up, the next meeting is scheduled
20 for October 10th; is that correct? Should
21 we check calendars now? I know that I had a
22 potential conflict, but if we do have -- if
23 we are short staff, should we check right
24 now to make sure everybody is available?

25 BOARD MEMBER DURDEN: I'm available,

1 Mr. Chairman. But if you have a different
2 date -- I know I'm not available much the
3 next week. It's the Florida Redevelopment
4 Association annual conference. So if you
5 wanted to move it maybe to the week of the
6 21st.

7 CHAIRMAN HARDEN: No. I think I'm good
8 right now. I just want to check with
9 everybody else.

10 BOARD MEMBER LORETTA: I'm fine on the
11 10th as well.

12 BOARD MEMBER DURDEN: Mr. Jones?

13 BOARD MEMBER JONES: October 10th? I
14 have a DDRB placeholder for that day, so it
15 should be good.

16 CHAIRMAN HARDEN: Okay.

17 MS. UNDERWOOD: I'll check the other
18 members as well to see if we have a quorum.

19 BOARD MEMBER DURDEN: Mr. Chairman, are
20 you going to ask staff to try to find a date
21 for the workshop or were you thinking you
22 would add on, that it would be an add-on
23 or --

24 CHAIRMAN HARDEN: I think what we'll do
25 is probably talk to the applicant first to

1 see what kind of time they need to deliver
2 that; correct? Is that typically the way
3 you ask?

4 MR. PAROLA: So over at least since Jim
5 left or at least since I've kind of been
6 involved in this, I've tried to move away
7 from the concept of workshops. We'll have a
8 workshop on this one, but what I would like
9 to do is offer the applicant enough time to
10 bring you 90 percent of this is what we're
11 talking about, not let's have a conversation
12 on 45 percent, and then we'll flush out the
13 next 45 percent at final. I don't believe
14 that's the will of the Board.

15 So I will get with the applicant, figure
16 out a reasonable time frame, run that by
17 you, Mr. Chairman, and then try to find a
18 date that works with everybody.

19 A good thing about workshops is there is
20 no formal action to be taken. So if not
21 enough people can make it, great. We
22 certainly try to maximize everybody's
23 attendance.

24 But we will have it to offer then both
25 enough time to provide you with something

1 very constructive and also allow them enough
2 time for November to, you know, put the
3 other 10 percent on there, so that when we
4 get to final, hopefully their intention of
5 not seeking any deviations holds true and we
6 walk smoothly through our November final.

7 CHAIRMAN HARDEN: I think the intent of
8 this Board is that we want to move things
9 through in a timely fashion so that it
10 doesn't slow the applicant down in their
11 process. And it seemed to me that they were
12 looking for a final approval in October. If
13 they could wait until November, then it
14 would allow us more time to think through
15 that decision, because I think it is a big
16 component of it, but it is the only major
17 thing I think we're asking for for the next
18 iteration of their presentation. So I think
19 speaking with them to ask their opinion of
20 how we should handle that, if they would
21 like to do the workshop, we can, but we're
22 not necessitating it if they can just give
23 us patience in the October meeting.

24 MR. PAROLA: So I wasn't looking at my
25 phone because I thought there was better

1 things to do; I was looking at it because
2 the applicant did communicate with me and
3 wrote, good with an interim workshop in
4 October and final in November. They were
5 actually asking me if I was okay with that.
6 I'm okay with that. So I think their intent
7 here, at least by this communication, is to
8 make October as constructive as possible and
9 then go through November. And of course --

10 CHAIRMAN HARDEN: If they're comfortable
11 with that, but if they were looking for a
12 final in October, then I think it would be
13 difficult for us to opine on that item, that
14 component of the project and make a final
15 decision at that meeting.

16 MR. PAROLA: I understand. Let me say
17 this, we gave them an access agreement. So
18 all the due diligence, everything they need
19 to do from punching holes in the ground, to
20 the geotech, to the environmental, they're
21 already doing. So we're helping them move
22 along. We do things coincidentally out of
23 deference to creating timely projects.

24 If I hear differently from this or if I
25 know differently from this, I will inform

1 you. And you offer staff guidance as to how
2 you want to proceed. Otherwise, if it's
3 their timeline, then let's have a really
4 constructive October.

5 CHAIRMAN HARDEN: That sounds good to
6 me.

7 Okay. If there is no further business,
8 then meeting adjourned.

9 (Meeting adjourned at 3:58 p.m.)

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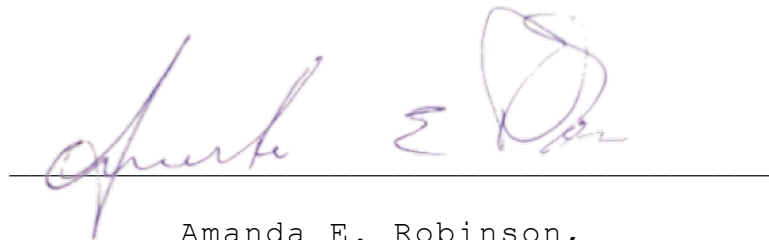
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CERTIFICATE OF REPORTER

STATE OF FLORIDA
COUNTY OF DUVAL

I, Amanda E. Robinson, Registered Professional Reporter, do hereby certify that I was authorized to and did report the foregoing proceedings; and that the transcript, pages 1 through 104, is a true record of my stenographic notes.

DATED this 26th day of September, 2019.



Amanda E. Robinson,
Registered Professional Reporter