

CITY OF JACKSONVILLE

DOWNTOWN DEVELOPMENT REVIEW BOARD (DDRB) MEETING

DATE: Wednesday, June 26, 2019

TIME: 2:02 p.m. - 3:59 p.m.

PLACE: Lynwood Roberts Room
First Floor
City Hall at St. James Building
117 West Duval Street
Jacksonville, Florida 32202

BOARD MEMBERS PRESENT:

William J. Schilling, Jr., Chairman
Trevor Lee, Vice Chairman
Christian Harden, Secretary
Joseph Loretta, Board Member
Craig Davisson, Board Member
Brenna Durden, Board Member
J. Brent Allen, Board Member

ALSO PRESENT:

Guy Parola, DIA Operations Manager
Lori Boyer, Council Member, District 5
Karen Underwood, DDRB Executive Secretary
Jason Teal, Office of General Counsel
Brian Hughes, Mayor's Chief of Staff and
Interim CEO

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
2442 Atlantic Boulevard
Jacksonville, Florida 32207
904-396-1050**

1 P R O C E E D I N G S

2 CHAIRMAN SCHILLING: Good afternoon,
3 everyone. We'll go ahead and call the June
4 26 DDRB meeting to order.

5 Go ahead and recognize those members
6 that are here: Mr. Allen, Mr. Loretta,
7 Ms. Durden, Mr. Davisson, Mr. Harden, and
8 Mr. Lee are here. So we definitely have a
9 quorum. Welcome, everyone.

10 I would also like to introduce a couple
11 other folks. Mr. Hughes is here, and
12 reminded me that you're serving as interim
13 and this is your last meeting. Thank you
14 for everything you've done for us as
15 interim.

16 MR. HUGHES: Appreciate it. Thanks.

17 CHAIRMAN SCHILLING: And then I saw that
18 Council Member Boyer was in the audience in
19 the back, back there, who will be the
20 incoming CEO here very soon, next week. So
21 welcome to the meeting. Thank you for
22 joining us.

23 Okay. So with that, let's make sure I
24 didn't miss anybody.

25 Okay. We'll go ahead and move in to the

1 action items. And let's start with --
2 actually, let me start. I would like to
3 propose going ahead and moving item F up to
4 item B, the VyStar Veterans Arena sign, and
5 make everybody aware of that unless there
6 are any objections of any of the members.
7 If everybody is good with that, we'll take
8 up item F second after the meeting minutes.

9 All right. Seeing no objections, we'll
10 plan on that.

11 So let's hit item A, approval of the
12 May 9th DDRB regular meeting minutes. Do
13 any of the Board Members have any questions,
14 comments or revisions to the meeting minutes
15 from last meeting? And if not, I'll
16 entertain a motion for approval.

17 BOARD MEMBER HARDEN: Motion for
18 approval.

19 CHAIRMAN SCHILLING. All right. We have
20 a motion by Mr. Harden.

21 BOARD MEMBER LORETTA: Second.

22 CHAIRMAN SCHILLING: Second by
23 Mr. Loretta.

24 All those in favor, say aye.

25 COLLECTIVELY: Aye.

1 CHAIRMAN SCHILLING: Any opposed?

2 All right. That carries unanimously,
3 the approval of the minutes.

4 So we will go ahead and move forward
5 with item F, which is DDRB 2019-008, the
6 VyStar Veterans Arena sign.

7 And, Mr. Parola, we'll turn it over to
8 you.

9 MR. PAROLA: Thank you, Mr. Chairman.
10 This application is for a special sign
11 exception consisting of four wall-mounted
12 signs, that's how we would classify them. I
13 guess the second sign, what's illustrated as
14 number two, is an entrance sign. It
15 currently exists. It's going to be a name
16 change. I guess that would be a
17 monument-style sign, if you want to call it
18 that.

19 We'll go through each of the one, two,
20 three, four, five different signs. And then
21 we have the applicant's PowerPoint loading
22 up on this.

23 And for Karen's benefit, it will be
24 named as 2F. So when we get to that time,
25 we can go from there, but I'll let you know

1 when.

2 So we'll start off with number two, the
3 entrance sign. I believe that face that
4 exists currently exists. And that's what
5 the sign looks like. It's 836.8 square
6 feet.

7 We'll move on to the wall-mounted sign.
8 Again, this is on the east facade, so you'd
9 be looking west from A. Phillip Randolph.
10 That's on kind of the more modern-looking
11 portion, upper portion of the structure.

12 We'll move to the west profile, so we're
13 looking east now. I believe this is a brand
14 new sign. I don't think there is a sign
15 there right now. That's what it looks like.
16 Again, this is kind of the more modern
17 portion of the building, and it sits on top
18 of there.

19 This is the north facade. So if you're
20 at the surface lot in the parking deck off
21 of, I guess that's, Duval Street, kind of
22 looking towards the St. Johns River, that's
23 what you would see.

24 Again, all of the wall signs are the
25 same square footage, essentially the exact

1 same sign.

2 We end it with sign number four, which
3 is the south facade. So now you're looking
4 north from the St. Johns River, your back to
5 the St. Johns River.

6 That is what I have. What I'd like to
7 say is that you'll recall that this matter
8 was approved through an agreement that went
9 through City Council. Each one of these
10 signs is included in the agreement as an
11 illustration.

12 What the ordinance did not do was say
13 that the agreement or the illustrations in
14 the agreement did not need to be blessed by
15 you. So that's why they're in front of you
16 today, is to be blessed by you all per the
17 normal permitting process.

18 I'm here for any questions. I know that
19 there is a PowerPoint presentation.

20 MR. HUGHES: I would add that just to
21 follow up on what Mr. Parola said, as it
22 relates to the agreement, again, there were
23 demonstrations of this plan as exhibits in
24 the -- or attachments to the legislation, so
25 it was considered but wanted to come to

1 DDRB. And I will tell you, if you don't
2 remember, what VyStar ultimately did in the
3 naming rights agreement was work over the
4 course of several months with the
5 administration as we partnered together
6 working with a number of veterans groups.

7 You know, past history, there have been
8 some attempts to rename the arena, and it
9 had failed. And what ultimately the passage
10 of that legislation represents is really a
11 commitment that VyStar has to the community.
12 They went, as did I, to a number of veteran
13 community meetings, met with leaders, and
14 ultimately demonstrated that, as a corporate
15 partner in our city, they're doing a lot of
16 important work. So we look favorably upon
17 this.

18 CHAIRMAN SCHILLING: Okay. Thank you.

19 All right. I'll have the applicant come
20 forward, if the applicant is here.

21 MR. HUGHES: You're up.

22 CHAIRMAN SCHILLING: All right. If you
23 would, state your name and address for the
24 record, please.

25 MR. WOLFBURG: My name is Brian

1 Wolfburg. I am the president and CEO of
2 VyStar. My address is 4949 Blanding Avenue,
3 in Jacksonville, Florida.

4 I wanted to come before you today,
5 before my team spoke, for a minute both from
6 VyStar and from Harbinger, to introduce
7 ourselves. And as Brian and his team did,
8 remind you of our history and how we started
9 on NAS Jax 67 years ago back in 1952.

10 At this point we've grown to be about \$9
11 billion, and we serve almost 700,000
12 individuals in Northeast Florida. We have
13 recently made the decision to move our
14 headquarters to downtown Jacksonville. And
15 we've moved roughly about 300 jobs so far.
16 We have about another 5 to 700 jobs that
17 we're moving downtown over the coming
18 months.

19 As I mentioned, we've done a variety of
20 things since our founding to support the
21 military. The efforts around the Veterans
22 Arena is a furtherance of those efforts.
23 Everyone is aware of what we did with our
24 agreement and ongoing sustainable funding
25 for the veterans that was created in that.

1 One of the things that's important to us
2 about this naming rights, in addition to
3 supporting veterans, is the branding and the
4 wayfinding aspects of this agreement. That
5 said, we do want to make sure and have
6 worked hard over the past few months to make
7 sure that this signage is tasteful and
8 respectful of the building, but yet able to
9 be visible from the surrounding area.

10 I have a variety of my team here who is
11 going to work through the presentation, or
12 talk to you, answer questions if you have
13 any, any questions. Thank you.

14 CHAIRMAN SCHILLING: Thank you.

15 Also, for each of the speakers, if you
16 would, provide name and address, please.

17 MS. BUSEY: My name is Laura Busey. I'm
18 with Harbinger Sign. We are at 5300 Shad
19 Road in Jacksonville.

20 Greg is going to take over here to
21 discuss and describe the details of the sign
22 package itself. And I will be right next to
23 him to answer any questions with regards to
24 anything not design savvy.

25 MR. HUFFORD: It's going to be very much

1 like what Guy Parola presented earlier,
2 maybe a couple extra numbers on it, about
3 just a general --

4 MS. BUSEY: You have to say your name.

5 MR. HUFFORD: Oh, I'm sorry. I'm
6 Gregory Hufford, Harbinger Sign, 5300 Shad
7 Road. Sorry about that.

8 We took great care in presenting the
9 sign design. Each one of those rings is
10 100-foot increment from the respective signs
11 on the facade, so to illustrate just the
12 sides of the sign and why we chose it. And
13 then the square footage breakdown is there
14 as well if anyone has any questions about
15 it.

16 That's just up close on that. And the
17 same as before just with a -- just a few
18 more square footage calculations, if you're
19 so inclined to be concerned. Does anyone
20 have any questions about how we're going to
21 make the sign or what materials we're using?

22 BOARD MEMBER DAVISSON: Yeah. What are
23 they?

24 MR. HUFFORD: We're going to use steel
25 wire ways to attach to the building. The

1 logo element will be comprised of four
2 sections, just beam white will illuminate
3 with a blue halo around it. The letters
4 will be all aluminum construction with
5 polycarbonate faces. Similar to what we've
6 done on other projects in the downtown
7 areas.

8 CHAIRMAN SCHILLING: I'll ask real
9 quickly. So the signs on each facade are
10 the same size except for the one at the
11 entrance, which is just a little bit larger?

12 MR. HUFFORD: Correct. And it's
13 actually a lot smaller than the current
14 Jacksonville sign that's there now. That
15 stretches the entire distance left to right,
16 where ours is slightly more compact. Ours
17 is illuminated, but I think it's going to
18 really add something to the facade.

19 CHAIRMAN SCHILLING: Okay. Any of the
20 other Board Members have any questions?

21 BOARD MEMBER DAVISSON: Just can you
22 explain what the signs are a little further?
23 What's the depth? How far are they off the
24 building?

25 MR. HUFFORD: The letters themselves

1 will be about four inches deep. The wire
2 ways will be an additional four inches, and
3 it will vary slightly depending on the
4 location. Say, on this side, that upper
5 radius facade is kind of built like a
6 walk-in freezer with a double layer of
7 aluminum or galvanized steel, insulated
8 between. There is a structural steel behind
9 there that we're going to drill and tap
10 into. So there will be some various
11 handoffs in the middle. It will be closer
12 than on the extremities just because it is a
13 large radius up there. So there will be
14 some variance as far as that goes.

15 The east and the west and the north side
16 are all on radius facades. South is flat on
17 columns. That one, as well, will be flat.
18 You can see four is the only one that's
19 flat, and two.

20 CHAIRMAN SCHILLING: All right. Any
21 other items for presentation? If not, we'll
22 go to public comment. I think we had a
23 public comment card.

24 Great. Thank you. Oh, Mr. Wolfburg,
25 you spoke. All right. Good. Excellent.

1 Are there any other of the public that
2 would like to speak on this item?

3 All right. Seeing none, we'll go ahead
4 and close the public meeting.

5 All right. We'll bring it back to the
6 Board for discussion. Mr. Allen, why don't
7 we start down at your end -- I'm sorry.

8 Council Member Boyer, any questions or
9 comments?

10 COUNCIL MEMBER BOYER: No.

11 CHAIRMAN SCHILLING: Mr. Allen.

12 MR. ALLEN: On behalf of myself and the
13 colleagues on the Board, we would like to
14 thank VyStar for your commitment to
15 Jacksonville and downtown as well. I think
16 the signs as proposed look great, and I'm
17 fully behind it. Thank you.

18 CHAIRMAN SCHILLING: Great. Thank you.

19 Mr. Loretta.

20 BOARD MEMBER LORETTA: I'm in favor of
21 the signage.

22 CHAIRMAN SCHILLING: Ms. Durden.

23 BOARD MEMBER DURDEN: Thank you very
24 much. I'm actually very pleased with the
25 agreement that y'all worked on for so long.

1 It is always troubling, you know, to try to
2 figure out what the signs should look like
3 from my -- you know, these look like they're
4 fairly appropriate in the sense of their
5 scale. You know, I could always say that,
6 you know, it's a lot of signage, but the
7 fact is that those issues have already been
8 addressed. And in light of the foresight of
9 the Council, these seem to be appropriate.
10 They don't seem to be out of line with other
11 sports facilities. And in comparison to our
12 stadium, they seem to be appropriate.

13 So you know, as far as the design, the
14 design itself, I think is where we're
15 supposed to be focussed. It looks like --
16 it looks similar to other sports signs or
17 sporting facility signs that I've seen. And
18 it doesn't seem to be too ostentatious, if
19 you will.

20 And I also will say that, you know, even
21 though it's not part of what our (inaudible)
22 is, I'm also happy to see the additional
23 things that were provided by VyStar for our
24 veterans, and support systems that were
25 included in the agreement. So I feel like I

1 can support these signs.

2 CHAIRMAN SCHILLING: Thank you.

3 Mr. Davisson.

4 BOARD MEMBER DAVISSON: No comment.

5 CHAIRMAN SCHILLING: Mr. Harden.

6 BOARD MEMBER HARDEN: Looks great.

7 CHAIRMAN SCHILLING: All right.

8 Mr. Lee.

9 VICE CHAIRMAN LEE: I don't have any
10 comments. Thank you to the VyStar team for
11 working so hard to get this done.

12 CHAIRMAN SCHILLING: Mr. Teal,
13 Mr. Parola, all good?

14 All right. I'll just echo Mr. Allen,
15 your comments, real quickly, as a thank you.
16 And, Mr. Wolfburg, thank you for coming down
17 and spending time with us today and bringing
18 your entire team with you to present. And I
19 think everything, the sign looks good.
20 Thank you for everything that you've done.
21 Thank you for the investment you're making
22 in the downtown area right now. So thank
23 you very much.

24 Okay. If there are no further comments,
25 I will entertain a motion.

1 MR. ALLEN: So moved.

2 BOARD MEMBER HARDEN: Second.

3 CHAIRMAN SCHILLING: All right. I think
4 it was Mr. Harden as the second, Mr. Allen
5 as the motion.

6 So move for final approval of DDRB
7 2019-08. All those in favor, say aye.

8 COLLECTIVELY: Aye.

9 CHAIRMAN SCHILLING: Any opposed? All
10 right. That carries unanimously. Thank you
11 very much.

12 We are to item B, so we'll go back to
13 item B, which is DDRB 2016-15, which is
14 Southbank Ventures Amendment to Final Order.

15 Mr. Parola.

16 MR. PAROLA: This is covered in the
17 PowerPoint presentation. But for this one,
18 in lieu of it, what I'll do is just speak to
19 the handout in front of you. This is a
20 fairly straightforward one. Inside of your
21 agenda packet, there is a single map behind
22 the staff report. On that single map are
23 two sets of numbers, a 714-foot setback
24 number and a 768 setback number. What is
25 being requested is the increase from 714 to

1 768 feet from Prudential Drive.

2 Oddly enough, when this originally went
3 through the Board, oh so long ago, the
4 setback was 758 feet. So if we want to look
5 at it in the context of what you've
6 previously approved in terms of maximum
7 distance from Prudential Drive, it's plus or
8 minus 10 feet.

9 All other conditions remain the same.
10 So we're getting the riverwalk; we're
11 getting the landscaping; we're getting the
12 parking; we're getting additional access
13 from Prudential Drive. Everything you all
14 have previously approved stands. The only
15 thing before you today is whether or not you
16 want to go from 714 feet to 768 feet. I
17 would suggest that you do want to do that.
18 We're looking forward to getting this site
19 redeveloped. And the applicant is here as
20 well.

21 I don't think I did a PowerPoint
22 presentation for them, because Karen just
23 took care of that for us, and it's on the
24 back now. That's it.

25 CHAIRMAN SCHILLING: Great. Thank you.

1 MR. PAROLA: You are welcome.

2 CHAIRMAN SCHILLING: So we'll go to the
3 applicant. While the applicant is coming
4 forward, I know that I need to declare
5 ex parte. I don't know if any other members
6 need to as well. But I know that I met with
7 Ms. Cyndi Trimmer on this item to discuss
8 the proposed changes, and she shared with me
9 the reasons for the changes.

10 BOARD MEMBER HARDEN: I did as well.

11 VICE CHAIRMAN LEE: I did as well.

12 BOARD MEMBER DURDEN: I did, and I will
13 add that it won't affect my decisionmaking
14 today. I'll only be making my decision upon
15 the evidence that's before us.

16 CHAIRMAN SCHILLING: Mr. Loretta.

17 BOARD MEMBER LORETTA: I met with
18 Ms. Trimmer.

19 MR. ALLEN: I did as well and I second
20 Ms. Durden's comments about being able to
21 look at things in an impartial light.

22 CHAIRMAN SCHILLING: Great. Thank you.

23 MR. DIEBENOW: Thank you, Mr. Chairman.
24 Steve Diebenow, One Independent Drive, Suite
25 1200. I really don't have anything to add

1 to what Mr. Parola said. This is the result
2 of a negotiation with our next-door neighbor
3 and complies in all other respects with the
4 DDRB's previous approval.

5 CHAIRMAN SCHILLING: Great. Thank you.

6 All right. Any members of the public
7 that would like to comment on this item?
8 And I saw -- I don't have a speaker card for
9 this item. We'll go ahead and close the
10 public hearing and bring it back to the
11 Board Members.

12 Mr. Lee, we'll start at your end. Any
13 questions or comments?

14 VICE CHAIRMAN LEE: No, I have no
15 questions or comments.

16 CHAIRMAN SCHILLING: Mr. Harden.

17 BOARD MEMBER HARDEN: I don't have any.

18 CHAIRMAN SCHILLING: Mr. Davisson.

19 BOARD MEMBER DAVISSON: I have a
20 question, but I guess a comment. The whole
21 traffic intersection is a better solution
22 than what was before. The greenery you've
23 got, that's going to be the new routing of
24 the riverwalk; correct?

25 MR. DIEBENOW: I'm sorry. The question

1 was the green area?

2 BOARD MEMBER DAVISSON: Yeah.

3 MR. DIEBENOW: Well, the roads are
4 actually in white. The green is depicted to
5 be public open space, and landscaping is
6 what that is meant to capture. So along the
7 river, for example, that indentation into the
8 building is actually slightly larger than
9 the one that you saw previously. The
10 riverwalk is 20 feet wide, the multiuse path
11 is 12-feet wide. And then the white is
12 actually -- are actually the roads.

13 BOARD MEMBER DAVISSON: Thank you.

14 CHAIRMAN SCHILLING: Okay. Ms. Durden.

15 BOARD MEMBER DURDEN: I just want to say
16 I am very pleased that you were able to
17 persevere, because this is a particularly
18 difficult site. I think that your client
19 has gone above and beyond to get to
20 something, and I'm very supportive of the
21 request today.

22 MR. DIEBENOW: Thank you.

23 CHAIRMAN SCHILLING: All right.

24 BOARD MEMBER LORETTA: I'm in support.
25 It's just a shame, one of the

1 recommendations we made in this Board over
2 18 months ago, you know, it's taken a long
3 time to get to fruition. So
4 congratulations. Thank you.

5 MR. ALLEN: No comment.

6 CHAIRMAN SCHILLING: Okay. And I don't
7 have any comments as well. And I need to
8 share, for the record, I know that I worked
9 on this item in the past, not this specific
10 item, but worked for Baptist Health Care in
11 this area in the past. And nothing that I
12 have done or been involved with has had any
13 impact on the setback, that I'm aware of.
14 So I feel that I can vote on this item today
15 without having any conflict related to this
16 particular item. So I just wanted to state
17 that for the record. And I support this
18 change.

19 So with that, I'll look for a motion.
20 Is there any motions?

21 BOARD MEMBER LORETTA: Motion for
22 approval.

23 BOARD MEMBER DURDEN: Second.

24 CHAIRMAN SCHILLING: Motion by
25 Mr. Loretta, second by Ms. Durden. All

1 those in favor, say aye.

2 COLLECTIVELY: Aye.

3 CHAIRMAN SCHILLING: Any opposed?

4 All right. That carries unanimously.

5 Thank you very much.

6 All right. Let's move on to item C,
7 which is DDRB 2019-004, final review of 530
8 West Union Street. And, Mr. Loretta -- I'm
9 sorry. I'm getting ahead of myself.

10 Mr. Parola.

11 MR. PAROLA: I hope you didn't offend
12 Mr. Loretta by confusing us. I took it as a
13 compliment.

14 This is an application for final review.
15 This is the site, so it's imagine, if you
16 will, a PowerPoint behind you. So the site
17 hasn't changed, obviously, from conceptual.
18 It's still at Union and Broad Street, so
19 it's still at the confluence of two one-way
20 streets. So as you start thinking about
21 whether or not you're going to approve this
22 for final, understand that there are some
23 uniquenesses to this site that are factored
24 in to staff's recommendations and some
25 uniquenesses of the site that make it

1 adherence to some of the strict regulations
2 of the code, if not economically, then
3 certainly practically speaking; they're not
4 possible.

5 Again, so this is what the site looks
6 like now. At one point it was a gas station
7 with maybe a minor auto repair place, most
8 recently it's -- you can see from the sign,
9 checks cashed and issued money orders.

10 These are the deviations. I am not
11 going to belabor the Board or the audience
12 by reading them. Suffice it to say, they
13 are all in your staff report. And we have
14 answered each and every one of the deviation
15 criteria. What I will say is that these
16 deviations and the conditions therein mirror
17 almost identically, except for areas where
18 they addressed it, as the recommendations
19 that came at conceptual approval. So you're
20 seeing essentially the same site plan with
21 minor tweaks based on conceptual approval
22 comments.

23 This is the site plan as it will look.
24 A couple things I want to point out. One,
25 the drive aisle from Broad Street has

1 actually been narrowed since conceptual, so
2 we're appreciative of that. The knee wall
3 is shown on here. There is enhanced
4 landscaping shown on here.

5 When you look at the dumpster area, so
6 that's going to be in the bottom right-hand
7 corner if you're looking at it, it looks
8 like it's enclosed. But in an abundance of
9 caution, we did recommend a condition for
10 approval that it is enclosed and not
11 viewable from the right-of-way.

12 This is the facade of the building and
13 the materials that I think Mr. Loretta will
14 speak to. This is typically what we look at
15 at final review, understanding that the site
16 plan gets its approval at conceptual, if you
17 will.

18 I'm here for any questions. Otherwise,
19 there should be a PowerPoint, Ms. Karen, for
20 Mr. Loretta. Thank you.

21 CHAIRMAN SCHILLING: All right.
22 Mr. Loretta.

23 BOARD MEMBER LORETTA: Good day. Joseph
24 Loretta, 6621 Southpoint Drive North, Suite
25 300, Jacksonville, Florida 32216. Thank you

1 all for being members of the DDRB. I
2 appreciate your time.

3 Really, as Guy mentioned, not much has
4 changed from the prior presentation. You
5 know, within Northwest Jacksonville, this
6 isn't rotated very well, but you can see the
7 Landing, you can see the little yellow pen
8 there, that's kind of where our location is.
9 Kind of zooming in, and then our closer side
10 right there.

11 But existing site, quite frankly, is
12 currently a vagrant hotspot, which is not
13 the best situation on that property and
14 surrounding area. So we're working hard to
15 try to redevelop.

16 Actually, in the package that you guys
17 have within your paper, it kind of goes
18 through step by step some deviations and
19 whatnot and reasons for those deviations,
20 but I don't want to belabor those points as
21 well.

22 Really, in the end, this is kind of the
23 updated site plan. The gray is where we're
24 showing new pavement within the
25 right-of-way. So we're rebuilding existing

1 sidewalk to the similar size that it was.
2 We're not putting in any landscaping within
3 Union Street. There is just overhead power
4 right there. There is just no way to make
5 that happen.

6 We did make the driveway on Broad,
7 reduce that down to 24 feet. We are
8 recommending a dumpster on the southeast
9 corner, which is just standard required by
10 code throughout Jacksonville.

11 The updated landscape plan is here.
12 Staff has a preference more towards shade
13 trees. So we are providing as many shade
14 trees as we can. And over in the power line
15 areas, we've just got some lower crepe
16 myrtles within that section and then
17 (inaudible) aerial as well.

18 We are recommending at that northwest
19 corner -- you can see we basically have a
20 low wall with aluminum fencing, black
21 aluminum fencing, kind of wrapping the
22 overall site parking area. But there at
23 that corner we're kind of taking that
24 concept through and looking to incorporate a
25 monument ground sign. We are discussing

1 today -- here it's just
2 basically (inaudible) panel commercial
3 typical sign panel. Nothing too large in
4 size. The opportunity for three commercial
5 spaces and three sign panels within there.
6 Again, that's at that kind of northwest
7 corner of the site.

8 So this is just the architectural
9 building floor plan. This is kind of some
10 elevations with dimensions shown there. The
11 architect, Mr. Renard with Dig Architecture,
12 provided this documentation, the signage for
13 each tenant would be kind of showing up
14 there at this point. Really they're all
15 placeholders. Again, letter-based text that
16 would be pinned into the building and back
17 lit.

18 Going to the next page, this is really
19 just a material page. Primarily the
20 building is just finished white stucco with
21 some rough stucco, some smooth stucco,
22 aluminum fencing, some typical can lights on
23 the building, little bit of stone sill kind
24 of wrapping around. And other than that,
25 just a wall, and it will have some brick

1 accents in it and so forth.

2 This is a little quick rendering of that
3 area, you know, kind of showing what the
4 overall site may look like in the end. And
5 so that's showing a conceptual and then
6 actually in December with our initial
7 walkthrough, very little has changed other
8 than the recommendations made by Staff and
9 the Board to get us to final. So I'll take
10 any questions.

11 CHAIRMAN SCHILLING: Okay. Let's go
12 ahead and do public comment, and then we'll
13 bring it back to the Board. Are there any
14 members of the public that would like to
15 comment on this item?

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

19 Council Member Boyer, any questions or
20 comments on this item?

21 COUNCIL MEMBER BOYER: No.

22 CHAIRMAN SCHILLING: Mr. Allen.

23 BOARD MEMBER ALLEN: Good-looking
24 project. Bringing life to an area of town
25 that needs some life brought to it. So

1 thank you.

2 CHAIRMAN SCHILLING: Ms. Durden.

3 BOARD MEMBER DURDEN: My comment, I've
4 got one comment about the signage that's
5 going to be proposed in the fence, if you
6 will, instead of the -- where was that going
7 to be located?

8 BOARD MEMBER LORETTA: So it's in the
9 northwest portion of the site plan. You can
10 see right there where it says --

11 BOARD MEMBER DURDEN: Do you have a
12 pointer?

13 BOARD MEMBER LORETTA: Right there. You
14 see those two crepe myrtles?

15 BOARD MEMBER DURDEN: Yes.

16 BOARD MEMBER LORETTA: Where that fence
17 turns in that direction, just that location.
18 It's kind of laying a little better right
19 there, the sign.

20 BOARD MEMBER DURDEN: Oh, it's -- okay.

21 BOARD MEMBER LORETTA: So it's at an
22 angle.

23 BOARD MEMBER DURDEN: Set at an angle --

24 BOARD MEMBER LORETTA: Yeah. It's set
25 at an angle to meet, basically, site

1 visibility, triangle relationship per code,
2 for the signage code.

3 BOARD MEMBER DURDEN: Is that going to
4 then -- are there going to be any
5 landscaping in front of that then?

6 BOARD MEMBER LORETTA: Yes, ma'am, yes.
7 So there's not much room, but there's --
8 basically just to look at some ground
9 planting -- plant material in front of it.
10 I mean, everything is only four-feet tall,
11 so we're just looking at two-foot plant
12 material in front of it.

13 BOARD MEMBER DURDEN: And then what
14 about the crepe myrtles, are they going to
15 be on the inside?

16 BOARD MEMBER LORETTA: They'll be on the
17 back side.

18 BOARD MEMBER DURDEN: So question to
19 Staff, if I may, Mr. Chairman?

20 CHAIRMAN SCHILLING: Yes, yes, please.

21 BOARD MEMBER DURDEN: So are we
22 approving the signage today? Or let me put
23 it this way: Does the signage that's been
24 proposed require any kind of special review
25 or approval?

1 MR. PAROLA: Through the Chair,
2 absolutely, and I should have gone over that
3 in my presentation, and I sort of didn't.
4 If you look on page 9 of the staff report,
5 though --

6 BOARD MEMBER DURDEN: Right.

7 MR. PAROLA: -- number four is the
8 special sign exception with our
9 recommendation. There should be two
10 conditions that we recommend. The first one
11 is total square footage for the monument
12 sign not to exceed 19 square feet. Because
13 this is brought in front of you without
14 really any graphics today, Staff is
15 recommending that approval of the exception
16 is -- the applicant is to submit to Staff a
17 more detailed sign graphics package subject
18 to review and approval of the DDRB or a DDRB
19 member authorized by you all to kind of
20 review it.

21 And we've kind of done that before, if
22 you conceptually are fine with where the
23 sign is and you feel the sign itself,
24 regardless of the lettering and coloring,
25 meets the criteria for sign exception, then

1 bringing it back to a particular person for
2 review is not uncommon, I would say.

3 BOARD MEMBER DURDEN: And is that true
4 also for the signage that he showed where it
5 said "tenant"? Will that -- those are wall
6 signs --

7 MR. PAROLA: Through the Chair, when
8 that goes through review, it will be
9 reviewed to make sure it meets code. If it
10 doesn't meet code, then another special sign
11 exception would need to be sought. So when
12 we look at the wall, we say, okay, meets
13 code, fantastic. It just gets reviewed per
14 the code.

15 BOARD MEMBER DURDEN: So the 19 square
16 feet that's in the condition on page 9, that
17 would be the three kind of areas that he was
18 showing in the example?

19 MR. PAROLA: Through the Chair, it's an
20 aggregate, absolutely. So it's a total of
21 19 square feet for all three panels
22 combined.

23 BOARD MEMBER DURDEN: And just
24 one-sided?

25 MR. PAROLA: Yes.

1 BOARD MEMBER DURDEN: No. I think
2 it's -- if I may continue my comments?

3 CHAIRMAN SCHILLING: Yes.

4 BOARD MEMBER DURDEN: I think it is a
5 difficult site. The other question that I
6 had was you said that there's no landscaping
7 along the -- can you go back to one of
8 the -- right, so the gray areas, there's no
9 landscaping; correct?

10 BOARD MEMBER LORETTA: Yes. So on Union
11 Street it's basically all sidewalk from --
12 it's two feet of brick pavement and then
13 eight feet of concrete sidewalk, which was
14 there existing today, so we just put that
15 back. But what's shown in gray is basically
16 something that limits the construction. So
17 we don't have to get into the intersection
18 pavement within our construction with this.

19 BOARD MEMBER DURDEN: So just so I
20 understand, the way you've got the curves
21 with the gray areas for the entrances and
22 the access points, are those going to be
23 delineated somehow on the --

24 BOARD MEMBER LORETTA: Yeah. They'll be
25 one-way drives so they'll meet the City's

1 driving criteria.

2 BOARD MEMBER DURDEN: That's good to
3 know, but I was thinking more about on the
4 ground. Is there going to be some
5 delineation -- is there going to be a curve
6 there or -- that you're adding?

7 BOARD MEMBER LORETTA: Yeah. Okay. So
8 in the end, it's going from an asphalt road.
9 And then this portion, from here to here, is
10 actually going to be concrete -- concrete
11 from curb to kind of internal portion of
12 asphalt. And then the parking lot on the
13 inside is going to be asphalt. And so it
14 will be shown as concrete.

15 A lot of times where sidewalks on
16 roadways are, there is not specific striping
17 within the driveways internal of a project.
18 So there really wouldn't be, unless Staff
19 wants us to, an actual stripe crosswalk bar;
20 we can add that. But I think when we will
21 go in for engineering, that would be
22 requesting -- on other projects that's been
23 requested to be taken away.

24 MR. PAROLA: Through the Chair, if I
25 could, maybe, I think you are kind of

1 talking over each other. They are greatly
2 reducing, on Union Street, the driveway
3 aprons.

4 BOARD MEMBER DURDEN: I'm trying to
5 figure out how that's going to look.

6 MR. PAROLA: We will delineate them with
7 curbs. When they go through development
8 management services group -- what used to be
9 Mike Sands' group, I honestly don't know who
10 took his place -- whatever we close gets
11 closed off by curb. This is a four-lane
12 almost highway, if you will. So when they
13 shrink them, extra curb will be there and
14 they'll have to address the other
15 engineering aspects of that at a --

16 BOARD MEMBER LORETTA: So for example,
17 there is going to be, like, a handicap
18 paving -- you know, handicap pavers right
19 here, handicap pavers right here, here and
20 here. So it will clearly delineate for a
21 handicapped person a walkway path. And as
22 Guy has mentioned, it's tough to see in this
23 picture right here, but we're dropping it
24 from, let's say, 60-foot-wide openings to
25 approximately 18 feet wide.

1 BOARD MEMBER DURDEN: Okay. You know,
2 that makes a big visual difference to me
3 when looking at the design. If there is
4 some way that you're actually going to be
5 distinguishing that curve line from the
6 driveway so that, you know, otherwise, if
7 it's all the same material and there is
8 no -- some distinction, then there is -- it
9 all looks the same.

10 BOARD MEMBER LORETTA: That's a great
11 point. We have shown in our plans, and I'm
12 fine with that adding this condition, that
13 ADA truncated dome pavers -- or instead of
14 using a map, we actually use the brick
15 pavers. And so that will definitely
16 delineate between the brick, then the
17 concrete, then back to brick and so forth.
18 So that will delineate the walkway. There
19 will be a curb there to identify the two,
20 but --

21 BOARD MEMBER DURDEN: Okay. And then
22 the only other thing I had was -- and I'm
23 not a landscape architect; you are. Tell me
24 about the cabbage palm. Is that the only
25 realistic tree? I heard you say a shade

1 tree. I never thought of a cabbage palm as
2 a shade tree.

3 BOARD MEMBER LORETTA: Well, I wasn't
4 considering that a shade tree. The three
5 live oaks are here, this is just within six,
6 eight feet of space up against the building.
7 There is not much room to put anything else.

8 BOARD MEMBER DURDEN: And so the larger
9 one --

10 BOARD MEMBER LORETTA: This is a live
11 oak, live oak and live oak.

12 BOARD MEMBER DURDEN: Okay. Thank you.
13 That's all I have, Mr. Chairman.

14 CHAIRMAN SCHILLING: Okay. Thank you.
15 Mr. Davisson.

16 BOARD MEMBER DAVISSON: It's a suburban
17 solution to the site. If you're going to
18 introduce the car at the site, I don't know
19 quite how to do it other than what you've
20 done. I don't see 45-degree street parking
21 or parallel parking on Union or Broad. And
22 you know, I've looked at it hard, I don't
23 know how else you can solve it. It's almost
24 identical to the Goodyear site, how they
25 handled that. So I think you've done the

1 best you can do.

2 CHAIRMAN SCHILLING: Thank you.

3 Mr. Harden.

4 BOARD MEMBER HARDEN: I think the
5 deviations that are requested, I think that
6 the staff recommendations make sense, and so
7 I would support it.

8 CHAIRMAN SCHILLING: Okay. Great.

9 VICE CHAIRMAN LEE: I'm in support too.
10 Thanks.

11 CHAIRMAN SCHILLING: I've just got a
12 couple things for clarification.
13 Mr. Parola, I'm looking at the conditions.
14 So the condition regarding the knee wall and
15 the faux rod iron fencing, we're asking that
16 it extend along Broad Street as well. But I
17 guess I want to make sure I follow, I think
18 that's shown in the exhibit currently right
19 now. So I'm assuming that, Mr. Loretta,
20 your intent is to provide that.

21 BOARD MEMBER LORETTA: Yes, sir.

22 CHAIRMAN SCHILLING: And then, I guess,
23 the only other question I had is just,
24 Mr. Loretta, to confirm that you had a
25 chance to see the conditions requested by

1 Staff and make sure you didn't have any
2 objections to them. And I agree with
3 Mr. Harden. I've had a chance to look at
4 them, and I think they're good
5 recommendations.

6 BOARD MEMBER LORETTA: Everything seems
7 fine. I think right now, while going
8 through the engineering, the only thing that
9 may be different is we may be shifting the
10 handicapped space around just to deal with
11 the walkway aspect, but other than that, the
12 finished product should look dead on with
13 what -- (inaudible).

14 CHAIRMAN SCHILLING: Any other thoughts
15 or comments? Ms. Durden, were you satisfied
16 with your question?

17 BOARD MEMBER DURDEN: Yes.

18 CHAIRMAN SCHILLING: All right. So on
19 this item, so this is final, so we need to
20 go through each of the deviations and
21 approve each of them individually. So I'll
22 entertain a motion for deviation number one,
23 which is the deviation from the setback for
24 build-to lines. Is there a motion?

25 BOARD MEMBER HARDEN: Motion to approve.

1 CHAIRMAN SCHILLING: All right. Motion
2 to approve by Mr. Harden.

3 BOARD MEMBER DAVISSON: Second.

4 CHAIRMAN SCHILLING: Second by
5 Mr. Davisson.

6 Any discussion on this item?

7 All right. Let me take one step back.
8 I want to clarify that the motion was a
9 motion for approval with the conditions
10 recommended by Staff, the two conditions in
11 the staff report.

12 BOARD MEMBER HARDEN: Correct.

13 CHAIRMAN SCHILLING: Okay. Good. I'm
14 assuming that your second was in support of
15 that.

16 BOARD MEMBER DURDEN: Oh, these two
17 conditions, under number one?

18 CHAIRMAN SCHILLING: Under number one,
19 yeah.

20 So we have a motion with the two
21 conditions included in the staff report.
22 All those in favor, say aye.

23 COLLECTIVELY: Aye.

24 CHAIRMAN SCHILLING: Any opposed?

25 All right. That carries unanimously.

1 All right. Deviation number two, which
2 is landscaping, and the landscaping
3 deviation also includes one recommendation
4 for a condition from Staff. And I'll
5 entertain a motion for that deviation.

6 VICE CHAIRMAN LEE: Motion to approve
7 with conditions.

8 CHAIRMAN SCHILLING: All right. Motion
9 to approve with conditions from Mr. Lee.

10 BOARD MEMBER HARDEN: Second.

11 CHAIRMAN SCHILLING: Second from
12 Mr. Harden.

13 Any discussion?

14 All those in favor, say aye.

15 COLLECTIVELY: Aye.

16 CHAIRMAN SCHILLING: Any opposed?

17 All right. That carries unanimously.

18 Deviation number three, which is the
19 deviation from Section 656.361.20, which is
20 streetscape including two conditions
21 recommended by Staff. I'll entertain a
22 motion.

23 BOARD MEMBER DAVISSON: Motion.

24 CHAIRMAN SCHILLING: Motion by
25 Mr. Davisson with conditions.

1 BOARD MEMBER DURDEN: Second.

2 CHAIRMAN SCHILLING: And a second by
3 Ms. Durden.

4 All right. Any discussions?

5 Seeing none, all those in favor of the
6 motion with the conditions, say aye.

7 COLLECTIVELY: Aye.

8 CHAIRMAN SCHILLING: Any opposed?

9 All right. That carries unanimously.

10 All right. To the last deviation -- I'm
11 sorry. This is for the special sign
12 exception. And the special sign exception,
13 which is item number four, includes two
14 recommended conditions from Staff. I'll
15 entertain a motion for that with the
16 conditions.

17 BOARD MEMBER ALLEN: So moved.

18 CHAIRMAN SCHILLING: All right. Moved
19 by Mr. Allen with conditions. Second?

20 VICE CHAIRMAN LEE: Second.

21 CHAIRMAN SCHILLING: Second by Mr. Lee.

22 Any discussion on that item?

23 All right. Seeing none, all those in
24 favor, say aye.

25 COLLECTIVELY: Aye.

1 CHAIRMAN SCHILLING: Any opposed?

2 All right. That carries unanimously.

3 All right. And now for the final
4 approval for the application subject to the
5 deviations that we've just approved as
6 conditioned and the special sign exception
7 as conditioned. Is there a motion?

8 BOARD MEMBER DURDEN: Motion.

9 CHAIRMAN SCHILLING: Motion by
10 Ms. Durden.

11 BOARD MEMBER DURDEN: For final subject
12 to the conditions and deviations.

13 CHAIRMAN SCHILLING: Perfect.

14 BOARD MEMBER HARDEN: Second.

15 CHAIRMAN SCHILLING: Second by
16 Mr. Harden.

17 Any discussion?

18 All right. Seeing none, all those in
19 favor say, aye.

20 COLLECTIVELY: Aye.

21 CHAIRMAN SCHILLING: Any opposed?

22 All right. That carries unanimously.

23 Mr. Loretta, thank you very much.

24 BOARD MEMBER LORETTA: Thank you.

25 MR. TEAL: Mr. Chairman, I would like to

1 mention for the record that, obviously,
2 Mr. Loretta recused himself from the vote on
3 the -- all of the votes on this particular
4 item.

5 CHAIRMAN SCHILLING: Excellent. Thank
6 you.

7 All right. We are to item number -- or
8 sorry, item letter D, DDRB 2019-006, the
9 Sign Exception for the North Florida Land
10 Trust. Mr. Parola.

11 MR. PAROLA: Thank you. Through the
12 Chair and to the Board, you'll recall in
13 May, so in your May 9th meeting, there was a
14 lot of discussion on the sign that was
15 proposed and didn't quite get to a place
16 where you could vote on it. So you sort of
17 tabled the issue.

18 The applicant and their representative
19 came back, provided three alternative
20 designs, those three alternative designs are
21 included in your packet and I'll go over
22 them briefly right now. This was the sign
23 that was proposed at conceptual. It's in
24 your packet. This is the alternate one, so
25 let's take a reminder as to kind of what it

1 looks like in the top right-hand corner
2 where it says "exterior signage." This is
3 the alternate one that they've provided.

4 This is alternate two. The only
5 difference is, you know, kind of what holds
6 it there has been changed to a different
7 color.

8 And then we have alternate three, which
9 we have a circular kind of logo, but the --
10 it stays still kind of the same.

11 Your -- let me just remind the Board of
12 why Staff was supportive of this, and maybe
13 there is a solution to move forward today.
14 This intersection is really unique, and I
15 don't mean unique in a good way. Monroe
16 Street comes off the highway. It has three
17 lanes. Cars travel pretty fast.

18 If you're not careful and you want to go
19 north, you will find yourself at the
20 courthouse, stopping right there, because
21 the courthouse was built and interrupted the
22 grid system, all right. And we have
23 predominantly one-way streets. The only
24 two-way street in this area is Davis Street.

25 When somebody comes off the highway and

1 they're traveling at a speed they think they
2 should be traveling, because the way the
3 road is constructed, and they realize they
4 want to go north, so make a left, they end
5 up skidding. They end up -- a lot of people
6 make fast turns. This is evidenced by the
7 fact that at least two times that I know of
8 in the five, five and a half years I've been
9 here, the neighboring site to the east, so
10 there is a church there, and they have an
11 ADA ramp into it, has been hit twice in five
12 years.

13 So I think what we're trying to balance
14 here is have a sign that's respective of the
15 building, right, on this site the building
16 should be the feature. There is no signage
17 being proposed on the building. So it
18 stands as its own iconic thing, if you will.
19 And we don't want a sign that, if it gets
20 hit, we're rebuilding expensive signs
21 constantly. So I think there is a balance
22 of interest there that the Board is going to
23 have to hopefully come to a creative
24 solution for.

25 We, as in Staff, were supportive of the

1 original one. If we had our druthers and
2 kind of went into all four that are
3 depicted, alternate one or alternate two, we
4 think, and that's purely on esthetics, would
5 work. I believe -- I don't think I did a
6 PowerPoint presentation of this, but there
7 are 11-by-17s that you should have been
8 provided. So maybe if the applicant's
9 representative wants to come here and talk
10 to you about their thought process, we could
11 do that.

12 MS. ROBBINS: Good afternoon. I'm
13 Brooke Robbins of Robbins Design Studio.
14 Address is 40 East Adams Street, Suite 4,
15 Jacksonville, Florida 32202.

16 So following comments received after the
17 last board meeting, we went back to North
18 Florida Land Trust and worked with their
19 graphic designer and, you know, working
20 within their budget to develop a few options
21 for you guys, taking into account the
22 comments that we received.

23 So alternate one and two are the same.
24 The only difference is the color of the
25 framing. So we revised from the vinyl

1 framing that was provided previously to a
2 wood framing that is painted, and the
3 alternate two that's shown here to color
4 match the trim work on the Brewster
5 Hospital. The sign -- thank you.

6 MR. PAROLA: No problem.

7 MS. ROBBINS: The sign in the middle of
8 the North Florida Land Trust is suspended,
9 so you do have an air gap around from the
10 framework to the sign. So it's not a solid
11 panel as we had previously submitted. And
12 the address is down below. Letters,
13 four-inch letters, large enough that you can
14 see it as you come off the highway. Again,
15 taking into account comments received, made
16 the modifications to that.

17 Alternate three, the third option that
18 we presented is similar structured, the
19 signage is different, we did receive some
20 question about an oval-shaped sign possibly
21 suspended from the frame work system. So
22 that was the option that we showed here.

23 So again -- and tenant preference is for
24 alternate two, but we did want to provide a
25 few kind of items for review since there

1 were so many questions and concerns at the
2 last meeting.

3 CHAIRMAN SCHILLING: Just a quick
4 question. So the option -- options one and
5 two, I guess, just maybe hit on the
6 differences, which, I think, before it was
7 PVC, and you're saying both options are
8 painted wood?

9 MS. ROBBINS: It's a combination of
10 both. So previously the sign was vinyl post
11 with a cellular PCV signage in between. So
12 now we've converted to a wood framework.
13 The signage in between and the letters is
14 still the cellular PVC product. So you
15 get -- so you get an air -- kind of a gap
16 around the sign. There is a small border
17 around. It's textured, so it's not just a
18 flat panel, so you have a border. The teal
19 color is recessed back and the North Florida
20 Land Trust portion is projected forward
21 about a half an inch. So the sign has some
22 texture to it; it's not just a flat panel
23 that's printed on the sign.

24 And the same with the bottom strip with
25 the letters. The letters are raised so that

1 they have some texture and stand out from
2 the teal background.

3 BOARD MEMBER ALLEN: Quick question, are
4 you asking us to approve all three or pick
5 one of the three? What are we asking?

6 MS. ROBBINS: One of the three. There
7 were so many questions and concerns at the
8 last meeting. So we wanted to pull a few
9 ideas together for the Board to look at and
10 see. The tenant's preference is for version
11 two with the teal framework.

12 CHAIRMAN SCHILLING: I know I jumped the
13 gun a little bit starting to ask questions.
14 Let's do public comment real quickly and
15 then we'll bring it back to the Board for
16 discussion.

17 Are there any members of the public that
18 would like to comment on this item?

19 All right. Seeing none, we'll come back
20 to the Board.

21 Mr. Harden.

22 BOARD MEMBER HARDEN: I was going to
23 make a statement that the applicant
24 suggested option two was their preference.
25 So instead of go through the Board and

1 decide which one everybody prefers, why
2 don't we opine on option two and see if we
3 can make a consensus on that.

4 CHAIRMAN SCHILLING: I think that's a
5 good idea. All right. That sounds good.

6 So let's start with Mr. Lee. We'll
7 start down at your end.

8 VICE CHAIRMAN LEE: Thank you. I've had
9 ex parte contact with Ms. Robbins. I wanted
10 to appoint that.

11 It is definitely an improvement. And
12 I'm glad to see that (inaudible) somehow
13 reflects the existing building. It's a good
14 tie-in. I really don't have any additional
15 comments.

16 CHAIRMAN SCHILLING: Great.

17 Mr. Harden.

18 BOARD MEMBER HARDEN: I think it looks
19 nice. I support number two.

20 CHAIRMAN SCHILLING: Great.

21 Mr. Davisson.

22 BOARD MEMBER DAVISSON: No comment.

23 CHAIRMAN SCHILLING: Ms. Durden.

24 BOARD MEMBER DURDEN: I do thank you. I
25 do think that it is a big improvement. I'm

1 happy to see the changes. Just for
2 clarification, the white portion of the sign
3 will be raised up; is that correct?

4 MS. ROBBINS: In the middle where the
5 logo is, yes; it's like a half-inch
6 projection.

7 BOARD MEMBER DURDEN: And then what
8 about the lettering and the logo, is that
9 going to be then raised up again or is that
10 flat in the white part?

11 MS. ROBBINS: So you have -- so we'll go
12 in steps. So you have the frame work.
13 Around the frame work, what is white, is
14 actually air, you would see through it,
15 because the sign is actually suspended from
16 the framework.

17 BOARD MEMBER DURDEN: I got that part.

18 MS. ROBBINS: Then you have a small
19 white border, that's raised. The teal
20 portion is flat. And then we're raised back
21 again for the sign. So the sign and the
22 border are -- the logo and the border, I'm
23 sorry, are the same projection, about a
24 half-inch from the teal.

25 BOARD MEMBER DURDEN: Okay. And then

1 the lettering at the bottom, is it raised
2 also?

3 MS. ROBBINS: It is, correct. It's the
4 same. So you have that same profile, you
5 have border, the teal background is set
6 back, and then the letters are projected
7 forward.

8 BOARD MEMBER DURDEN: I think it's a
9 great improvement. And of all the options,
10 I kind of like number two also.

11 CHAIRMAN SCHILLING: Mr. Loretta.

12 BOARD MEMBER LORETTA: I also had
13 ex parte communications with Brooke. I
14 voiced some recommendations or concerns I
15 had, but I'll leave it at that. I have no
16 further comment.

17 BOARD MEMBER ALLEN: No comment.

18 CHAIRMAN SCHILLING: Okay. Couple
19 comments. One is I agree that, if I were to
20 choose, number two would be the one that I
21 would choose. And I think that it is an
22 improvement. So thank you for taking the
23 extra 30 days and going back and working on
24 this, because without a doubt it's an
25 improvement.

1 Just a curiosity question that is
2 somewhat unrelated to the sign. Is there an
3 intent at some point in the future to put
4 signage on the building or is that just
5 something that --

6 MS. ROBBINS: No. It's a historic
7 nature, it is a historically designated
8 landmark property. So that was always the
9 intention was to not put signage on the
10 building. If we go back, I think the front
11 of the PowerPoint -- or not. The cover of
12 the presentation has an image -- or the
13 packet has an image of the building. It's
14 more residential in nature with the front
15 porches and that sort of thing. So there
16 was never any intent to direct apply any
17 signage to the building itself.

18 CHAIRMAN SCHILLING: Okay. So this is
19 your main signage and there is no intent for
20 more signage --

21 MS. ROBBINS: Uh-huh.

22 CHAIRMAN SCHILLING: -- on the building.

23 Okay. With that, if there are no other
24 questions, I'll entertain a motion for this
25 item. And just to clarify, I'm assuming

1 that there is a preference for the motion to
2 be specific to number two.

3 MS. ROBBINS: Alternate number two, yes.

4 CHAIRMAN SCHILLING: Are there any
5 motions?

6 BOARD MEMBER DURDEN: Motion to approve
7 alternative number two.

8 CHAIRMAN SCHILLING: All right. Motion
9 by Ms. Durden. Second?

10 BOARD MEMBER HARDEN: Second.

11 CHAIRMAN SCHILLING: Second by
12 Mr. Harden. Any discussion?

13 Seeing none, all those in favor of the
14 motion for recommendation for approval and
15 final approval for number sign alternative
16 two, all those in approval, say aye.

17 COLLECTIVELY: Aye.

18 CHAIRMAN SCHILLING: Any opposed?

19 All right. That carries unanimously.
20 Thank you very much.

21 We are to item E, which is DDRB
22 2019-0007, which is Final Review of the
23 Lofts at Brooklyn.

24 Mr. Parola.

25 MR. PAROLA: Thank you. Through the

1 Chair and to the Board, if you recall last
2 month, so May 9th is when we all met.
3 Vestcor came through with this project for
4 conceptual approval. When they came
5 through -- essentially you're seeing the
6 exact same site plan and they addressed the
7 conditions. But what I'd like to talk to
8 you today about is some of the differences,
9 what we're asking you to act on, and what's
10 kind of being deferred, if you will, until
11 some critical kind of decisions are made on
12 our end in part on what we heard. So let me
13 tell you what we're looking at for final
14 approval today. It's the structure itself,
15 so the site plan, the structure, the
16 elevations, all that kind of good stuff,
17 right, as you see up there. It's Jackson
18 Street and Chelsea Street. What we are not
19 asking you today is Spruce Street, so kind
20 of the north by northwest street, and
21 Stonewall, which is kind of the north by
22 northeast street.

23 If you recall, when we came before you
24 in May, the idea, we were going to close
25 mostly all of Stonewall and part of Spruce

1 Street. And we had a couple of
2 conversations that came from Board Member
3 Durden that we have kind of carried forward.
4 And we need to -- a bunch of moving parts.
5 Those are concern that pedestrian
6 accessibility would be maintained, and that
7 on-street parking or additional parking for
8 not only Brooklyn Park, which is to the
9 north, but also for the community center,
10 which is to the site's west, if you will.

11 So you can see on this aerial where it's
12 community center, Brooklyn Park. You can
13 see in Brooklyn Park that there is no
14 on-street parking. So this is what we're
15 working on now. We had a meeting a couple
16 weeks ago with Council Member Boyer with the
17 Parks department and with a representative
18 from the developer on the street closures.
19 And what we talked about was adding
20 on-street parking to the north side of
21 Spruce Street to add parking for the park as
22 well as the community center, as well as
23 contemplating keeping one-half of the
24 right-of-way open along Stonewall Street for
25 pedestrians.

1 We're still kind of vetting those
2 through. There are some critical kind of
3 things we need to talk about internally that
4 the developer couldn't help with; and that
5 is, what is the cost of additional
6 right-of-way and moving the two dugouts in
7 order to accommodate on-street parking and
8 sidewalk on Spruce Street, so making it more
9 of a complete street for those portions that
10 remain open.

11 Yesterday Mr. Daryl Joseph provided me
12 with some cost estimates that we need to
13 discuss internally. We need to still kind
14 of figure out what it means to close
15 one-half of a right-of-way, because there is
16 more than one property owner along Stonewall
17 Street. And so we need to have those
18 discussions.

19 We can have those discussions, because
20 what we know is that you can't close a
21 right-of-way without legislative action. So
22 we know there's further review down the
23 line.

24 These are the elevations. So you can
25 kind of see where the north there is on

1 Chelsea and Jackson. You can see that there
2 is a big improvement on both Chelsea and
3 Jackson because we've now got sidewalks. So
4 we know the sidewalks, we have condition
5 here to maintain at least eight-foot wide.
6 We know they're putting on-street parking
7 here, which will be open to everybody; it's
8 not specific to the developer. And in order
9 to accomplish this thing, we've had to
10 extend the right-of-way.

11 As we've previously discussed, some of
12 these right-of-ways, with the exception of
13 Jackson -- which is actually a wide
14 right-of-way in this area -- are sort of
15 narrow. So you cannot really accommodate
16 everything you're looking for within the
17 existing bounds of the right-of-way.

18 So now this is Spruce and Stonewall
19 Street. So these are the elevations and
20 there is a PowerPoint that the applicant can
21 walk you through, more articulated than I am
22 in this realm. And that takes you to it, I
23 believe -- if I may -- that there are two
24 deviations being sought. So if we went to
25 page 7 of the staff report, the one and two

1 deviations are the off-street parking
2 overlay. So what you'll recall is, when
3 this went through conceptual review, there
4 was still a parking requirement. That
5 parking requirement no longer exists, so the
6 way the code works we're going to approve it
7 from what they would be required to, to what
8 they've offered.

9 The second deviation is for the
10 streetscape. Now, this streetscape is going
11 to be, again, specific to Chelsea and
12 Jackson. These streetscape standards have
13 since changed. We no longer have
14 intrastreet, intradistrict streets. But
15 again, when this got conceptual, that
16 portion of the code still existed; however,
17 it was changed a few weeks later.

18 I'm here for any questions, but I do
19 believe there is a PowerPoint presentation
20 from the applicant.

21 CHAIRMAN SCHILLING: All right. Thank
22 you.

23 We'll go ahead and have the applicant
24 come forward.

25 MR. HOOVER: Good afternoon. My name is

1 Ryan Hoover, 3030 Hartley Road,
2 Jacksonville, Florida. We do have a
3 PowerPoint. It's going to be pretty similar
4 to what we had last time. So we shortened
5 it a little bit from what's in your agenda
6 packet, you do have a handout. I'm happy to
7 go through the whole thing again if you
8 would like or if you want to stop me for
9 questions, that's fine; or if you have a
10 question now, that's fine too, just let me
11 know. But I'll get started.

12 CHAIRMAN SCHILLING: Great. Thank you.

13 MR. HOOVER: Here is a brief overview:
14 133 units, 80 units will be affordable, 53
15 workforce, five stories, four residential,
16 one floor of parking. The amenities area on
17 the top floor overlooking McCoys Creek and
18 downtown. Fitness center will be on the
19 west end overlooking McCoys Creek and the
20 park. We have the total parking spaces that
21 Guy mentioned that we're asking for
22 deviation. It's inside the Brooklyn and
23 Riverside district.

24 Here is -- you've kind of already seen
25 the overhead, but here is the directions.

1 Here is an overhead looking west, south of
2 Brooklyn, north, east, downtown overlay.
3 Here is zoning.

4 So here is our site plan. As Guy
5 mentioned, nothing has really changed and we
6 can talk about the right-of-way items later.

7 Landscaping plan, we have the alliums on
8 the street in the streetscape area. Tree
9 mitigation plan. Here is the finishes.
10 It's going to be similar to what we've done
11 in the past. It's all -- different finishes
12 using hardy, and the board is going around
13 that shows the colors.

14 CHAIRMAN SCHILLING: I'm assuming the
15 peach color isn't a part of the colors in
16 the example, that was just an example.

17 MR. HOOVER: Yes. Not anymore.

18 Here is your layout again, floors. Stop
19 me at any time if you have any questions, or
20 we'll keep going.

21 Here is the Chelsea and Jackson Street
22 elevations to the main entrance. You can
23 see the frontage is there behind the glass
24 just elevated because it is in the
25 floodplain.

1 BOARD MEMBER DAVISSON: I didn't
2 understand the response. There is a sample
3 you're passing around that has this pink
4 salmon on it.

5 MR. HOOVER: There is no pink salmon on
6 the building. I don't know why Jack put
7 that on there, I apologize.

8 MR. BRAXTON: Those are representative
9 of the materials, not the colors. The
10 colors are all on the bottom.

11 MR. HOOVER: Another (inaudible) and the
12 elevations. You can see the sidewalk on the
13 right side of the drawing and the parking on
14 the left side. And the lighting plan.

15 That's all we have. Anybody have any
16 questions?

17 BOARD MEMBER ALLEN: Is the signage on
18 the side of the building illuminated or is
19 there just light shining onto the signage
20 where it says Lofts?

21 MR. HOOVER: That's going to be
22 illuminated.

23 CHAIRMAN SCHILLING: All right. Let's
24 go ahead and open public comment. Is there
25 anyone in the public who would like to

1 comment on this item?

2 All right. We'll go ahead and close the
3 public hearing and bring it back to the
4 Board. We'll start on this side.

5 COUNCIL MEMBER BOYER: I have one
6 question.

7 CHAIRMAN SCHILLING: Yes, ma'am.

8 COUNCIL MEMBER BOYER: Mr. Hoover, my
9 question relates -- and I know it's not -- I
10 know we're delaying consideration on Jackson
11 and Stonewall. But in looking at the
12 building itself, no portion of the actual
13 building that is up for consideration today
14 encroaches in the right-of-way; am I
15 correct?

16 MR. HOOVER: That's correct.

17 COUNCIL MEMBER BOYER: Okay. So
18 whatever -- is there a reason on the -- no,
19 it's Spruce; I said Jackson and Stonewall.
20 It is -- Stonewall and Spruce are the two we
21 are not addressing; is that correct?

22 MR. HOOVER: That's correct.

23 COUNCIL MEMBER BOYER: On Stonewall,
24 looking at the various documents that you
25 have in here, the only thing you have along

1 Stonewall is landscape; is that correct?

2 MR. HOOVER: Yes, that's correct.

3 COUNCIL MEMBER BOYER: Okay. Just for
4 future reference.

5 And, Mr. Teal, to remind you, the
6 conversation -- part of what the
7 conversation needs to be is a question of
8 abandonment versus closure to vehicular
9 traffic. So the Emerald Trail plan that
10 had -- and I think they had some
11 conversations with Mr. Hoover and the team,
12 kept talking about closing the right-of-way.
13 And their interpretation of closing is that
14 the entire right-of-way remains public and
15 is not abandoned, and none of it reverts in
16 ownership, but it is no longer available for
17 vehicular use.

18 And I think there is confusion in that
19 the term "closure" is being used. And some
20 people are assuming that means ownership
21 reversion and that it is closed officially
22 with City Council and abandoned. So I'm
23 just putting that on your radar screen that
24 that's a terminology issue we're going to
25 have to address.

1 CHAIRMAN SCHILLING: Thank you.

2 BOARD MEMBER HARDEN: If I can follow up
3 to that comment, just to bring us back up to
4 speed on that, because I think a lot of the
5 conversation we had at the last meeting on
6 the project was about that access point. So
7 is the developer trying to -- what is the
8 developer's intent on that road? What are
9 you trying to accomplish by either closing
10 it to vehicular access or abandoning it?

11 MR. HOOVER: So I think our intentions
12 at this point is to let the City do whatever
13 the City wants to with it. We don't want
14 the land. We have no use for it. If it's
15 public access, that's fine. If they have to
16 close it and we give them our half, that's
17 fine. We have no intentions. The City can
18 plan whatever they need to do in conjunction
19 with McCoys Creek.

20 BOARD MEMBER HARDEN: I think that was
21 the answer we're looking for is that there
22 is no desire on the developer's part to do
23 anything with that. So it gives the City a
24 little flexibility to utilize that for that
25 trail.

1 COUNCIL MEMBER BOYER: And through the
2 Chair, and I think that was kind of
3 Mr. Parola's point, that there are still
4 unresolved questions about exactly what we
5 do want to do. There were -- the Parks
6 department was seeming to indicate, based on
7 their current field design, it would be
8 better to have the cul-de-sac on Spruce
9 closer to the Creek, farther away from the
10 current intersection, closer down towards
11 Stonewall, yeah, closer to the Creek. But
12 that's not necessarily the same desire of
13 those working on the Creek design. So it's
14 one of those that internally the City has to
15 decide where they want to come out on that.

16 CHAIRMAN SCHILLING: Yes, Ms. Durden.

17 BOARD MEMBER DURDEN: I think that does
18 help clarify, because in the original
19 presentation in May, as I recall it, there
20 was definitely a closure proposed by the
21 applicant, I thought, of all of Spruce
22 and -- no, excuse me -- all of Stonewall and
23 half, if you will, of Spruce. So I hear the
24 applicant saying that's no longer their
25 desire.

1 I would caution the Board to not even go
2 with the -- you know, the idea that they're
3 going to, quote, close half of the -- I'm
4 going to say it wrong -- Stonewall side,
5 because it's quite possible that that could
6 be both parking and pedestrian access maybe.
7 And so I feel a lot more comfortable about
8 it in that regard.

9 So what about the report on page 2? It
10 seems like -- are we going to be asked to
11 include these kinds of comments into our
12 proposal -- or our decision? Because I -- I
13 guess what I would like to see happen is
14 that the City work with Groundwork
15 Jacksonville and really it sounds like
16 Vestcor doesn't care any more about it.
17 Maybe out of courtesy you should be
18 involved, Ryan.

19 But primarily would that ultimately --
20 would we have the opportunity to ultimately
21 make a recommendation on the usage of that
22 or would that be, once we make a decision
23 today, are we completely done and out of it?

24 MR. PAROLA: Through the Chair, to
25 Stonewall and Spruce?

1 BOARD MEMBER DURDEN: Right.

2 MR. PAROLA: So there are two paths.

3 And the ordinance code is a little bit
4 unclear, so feel free to offer guidance to
5 Staff how you want to proceed.

6 BOARD MEMBER DURDEN: Okay. So if there
7 was motion --

8 MR. PAROLA: There is one section of the
9 ordinance code that says, you know,
10 streetscape can go Staff's direction. But
11 you know, if you want to see what happens on
12 Spruce and Stonewall, we will bring it back
13 to you.

14 BOARD MEMBER DURDEN: I would like for
15 us to at least be able to make a
16 recommendation to the Council and the Parks
17 department in their work with Groundwork
18 Jacksonville.

19 MR. PAROLA: Absolutely. I would say
20 that that's more appropriate, you giving
21 direction to Staff and relying on Staff to
22 implement that, than tying that to the
23 application.

24 BOARD MEMBER DURDEN: It's not always so
25 critical, but because of the work that

1 Groundwork Jacksonville and the investment
2 that the City of Jacksonville itself is
3 making to that trail, as well as to the
4 refurbishment of the Creek, the restoration
5 of the Creek, I feel like it is important to
6 this Board that we see that those are
7 coordinated efforts and as much public
8 access as appropriate with -- given the
9 location. I would like for us to be able to
10 weigh in on that.

11 CHAIRMAN SCHILLING: So to make sure I
12 follow this and, I guess, to bring this to a
13 closure, so, Ms. Durden, if I understand,
14 you're specifically asking the Staff bring
15 whatever changes get sorted out on Stonewall
16 and Spruce back to the Board?

17 BOARD MEMBER DURDEN: Yes.

18 CHAIRMAN SCHILLING: Okay.

19 MR. PAROLA: Absolutely.

20 CHAIRMAN SCHILLING: Mr. Parola, you're
21 good with that?

22 MR. PAROLA: I do work for you, sir.

23 CHAIRMAN SCHILLING: All right.

24 Perfect.

25 So we'll circle back to Mr. Allen. Do

1 you have any additional questions or
2 comments?

3 BOARD MEMBER ALLEN: No additional
4 questions or comments. It looks like a
5 good-looking project to me.

6 CHAIRMAN SCHILLING: Great.

7 Mr. Loretta.

8 BOARD MEMBER LORETTA: I echo
9 Mr. Allen's comments. Looks fantastic. And
10 as well as Ms. Durden's -- just on top of
11 Ms. Durden's, I would expect -- I would have
12 expected, once the trail plans are at some
13 sort of design, that they would come in for
14 conceptual and final approval. So I think
15 that, you know -- I think that was already
16 something that we should have expected. But
17 thank you.

18 CHAIRMAN SCHILLING: Ms. Durden.

19 BOARD MEMBER DURDEN: I do have one more
20 comment; and that is, that I really
21 appreciate the fact that you are proposing
22 both workforce and market in the same
23 development. I think that that is an
24 excellent mixture, and I'd like -- I think
25 it would be great if we could see more of

1 that in downtown. I just want you to know
2 how much that is appreciated by me.

3 CHAIRMAN SCHILLING: Thank you.

4 Mr. Davisson.

5 BOARD MEMBER DAVISSON: I concur with
6 Ms. Durden. This is just a question for Guy
7 Parola: The planning that happens along the
8 Creek and whether they put a parking lot in
9 or follow the trails, how that's -- is this
10 something that the City is going to do
11 inhouse, or is this going to be facilitated
12 by our proposal project that would come in
13 front of us, or is this more of an inhouse
14 procedure?

15 MR. PAROLA: Sure. Through the Chair,
16 and I don't plan on doing this quite often,
17 but I am going to pawn it off on who is
18 going to be my boss on July 1, she is the
19 grand design of all this. So I want to do
20 your answer justice, so I'm going to --

21 COUNCIL MEMBER BOYER: So the City has
22 an RFP on the more upstream segment that is
23 already a kind of comprehensive design RFP,
24 but is mostly focussed on the ash
25 remediation and bridge removal and

1 replacement. I mean, it's much more
2 engineering oriented and Creek restoration
3 oriented than it is the design of the
4 recreational trail. But that is included as
5 part of it. So it's all in one large design
6 package that the Wood Group was recently
7 awarded that RFP for that segment.

8 Now, they have a number of subs that
9 they're working with. And I think it is
10 Scape that is the landscape design firm that
11 they have been working with. And when we
12 get to the downstream segment from Myrtle to
13 the river, and there were some conversations
14 last week about trying to advance that
15 design money so that it would start this
16 coming year, within the next six months,
17 then we'll know whether it's the same
18 company that's awarded the RFP or who gets
19 the RFP on that. But I imagine that it
20 will, again, be kind of under an umbrella so
21 that the recreational elements are part of
22 the same design team that is also working on
23 the environmental remediation portions and
24 the traffic circulation, all of those
25 things. So that it's all combined, and we

1 don't have kind of competing designs in the
2 end.

3 BOARD MEMBER DAVISSON: That's fine.

4 CHAIRMAN SCHILLING: All right. Great.
5 Mr. Harden.

6 BOARD MEMBER DURDEN: I don't have any
7 comments on the project. I think, just
8 echoing trying to tie up all those comments
9 about the greenway that this Board is
10 concerned with making sure that the intent
11 of that project gets completed and if -- we
12 don't want it to bypass any kind of approval
13 process that allows it to be done on the
14 cheap. I think that we want to see it done
15 nicely. I think it's nice to hear that
16 there is not a requirement from the
17 developer so that it opens up possibilities
18 over there. I mean, you're already giving
19 back that point of the property; right? So
20 I don't think we even mentioned that. So
21 that's a big step. So that's exciting.
22 It's exciting to see it moving forward.

23 CHAIRMAN SCHILLING: Mr. Lee.

24 VICE CHAIRMAN LEE: Nice project. No
25 comments. Thank you.

1 CHAIRMAN SCHILLING: Okay. Actually,
2 let me ask a real quick question, and we'll
3 bring it home here. So I know there are
4 some deviations requested. Staff has
5 recommended a condition for the streetscape
6 deviation. I just want to make sure you had
7 a chance to review that and didn't have any
8 objections to it.

9 MR. HOOVER: Everything we have -- the
10 minimum is eight and a half feet.

11 CHAIRMAN SCHILLING: Great.

12 All right. So this is final approval,
13 so similarly to one of the prior items,
14 we're going to need to go through each of
15 the two deviations and vote on them
16 separately, and then we'll get down to the
17 final approval. So we'll start with
18 deviation number one, which is Section
19 656.361.16, the off-street parking overlay.
20 There is a staff recommendation for
21 approval, and I'll entertain a motion.

22 BOARD MEMBER ALLEN: So moved.

23 BOARD MEMBER DURDEN: Second.

24 CHAIRMAN SCHILLING: All right. Moved
25 for approval by Mr. Allen, with a second by

1 Ms. Durden.

2 Any discussion? No discussion.

3 All those in favor, say aye.

4 COLLECTIVELY: Aye.

5 CHAIRMAN SCHILLING: Any opposed?

6 All right. That carries unanimously.

7 All right. Deviation number two, which
8 is from Section 656.361.20, streetscape.
9 Staff has recommended approval with one
10 condition. So I'll entertain a motion for
11 approval with the condition.

12 BOARD MEMBER ALLEN: So moved.

13 CHAIRMAN SCHILLING: Moved by Mr. Allen.

14 BOARD MEMBER HARDEN: Second.

15 CHAIRMAN SCHILLING: Second by

16 Mr. Harden.

17 Ms. Durden.

18 BOARD MEMBER DURDEN: Can we clarify the
19 motion that's applicable only to the Jackson
20 and Chelsea Streets, and that the decisions
21 for Stonewall and Spruce will be -- will
22 come back to this Board? Could we add that
23 to --

24 BOARD MEMBER ALLEN: That's fine.

25 BOARD MEMBER DURDEN: Friendly.

1 CHAIRMAN SCHILLING: All right.

2 Friendly amendment to that motion.

3 Mr. Allen accepts that.

4 Mr. Harden, are you good with --

5 BOARD MEMBER HARDEN: Yes.

6 CHAIRMAN SCHILLING: All right. With

7 that, any further discussion?

8 All right. All those in favor, say aye.

9 COLLECTIVELY: Aye.

10 CHAIRMAN SCHILLING: Any opposed?

11 All right. That carries unanimously.

12 All right. And we will now move to the
13 final approval, which the recommendation is
14 for final approval subject to the two
15 deviations proved as conditions. And I'll
16 entertain motions.

17 BOARD MEMBER ALLEN: So moved.

18 BOARD MEMBER DURDEN: Second.

19 CHAIRMAN SCHILLING: Motion by

20 Mr. Allen, second by Ms. Durden.

21 Any discussion? No discussion.

22 All those in favor, say aye.

23 COLLECTIVELY: Aye.

24 CHAIRMAN SCHILLING: Any opposed?

25 All right. That carries unanimously.

1 Thank you very much.

2 All right. We have already completed
3 item F so we will go to item G, which is
4 DDRB 2019-9, which is the Conceptual Review
5 for Arkest Cathedral District Multi-Family.

6 Mr. Parola.

7 MR. PAROLA: Thank you. Through the
8 Chair and to the Board, this is going to be
9 the first -- sorry, let me just say this,
10 south part is going to be a work in progress
11 here. This is the first item that we
12 reviewed and tried to convey to you and
13 you'll be reviewing since ordinance 2019-196
14 was adopted. That was the one that Council
15 Member Boyer and Member Durden and I and
16 some others worked on and subsequently got
17 adopted. So we've tried to boil down the
18 staff report to how it meets the different
19 elements. Hopefully I've done that.
20 Otherwise, feel free to have any discussion.

21 Again, this is conceptual. So if we've
22 missed something, there is an opportunity
23 before final to really try to hone it in and
24 make sure that we're meeting the code. So
25 I'm sorry that the applicant is the guinea

1 pig, but there has to be one.

2 This is the site. It's kind of a unique
3 site. Here is what I mean by that. It's
4 located in a transitional area, so as you
5 get from Washington and go west. So to the
6 left of Washington, you start getting into
7 more of the heart of the Cathedral District,
8 which has got more elements of, obviously,
9 churches, but also you have strong single
10 family kind of residences in there. You
11 start getting into some of the towers as
12 well.

13 As you go east from the site, so east of
14 Catherine Street, what's not represented in
15 the aerial is that the property to the east
16 side of Catherine Street is actually lower,
17 much lower. Duval Street tends to raise, it
18 goes over a parking lot, and then it goes
19 into the Sports and Entertainment Complex.
20 So it's right on the north side of the
21 arena.

22 Also on that you'll notice you have the
23 Hart Expressway ramp coming down. That
24 actually is a part of the ramp that will
25 remain. At least in the plans that I've

1 seen, this will remain. So you kind of have
2 this southerly view of this property, you
3 have those kind of things. It's kind of
4 unique. Otherwise, it's a nice squared-off
5 site.

6 This is the site plan. And I'll go over
7 it with you because it took a little while
8 for me to understand. Washington Street is
9 the primary entrance, okay -- actually, the
10 only entrance, if you will. These little
11 boxes right there are all parking spots. So
12 what you have is -- and this meets the --
13 not only the intent but also the
14 requirements in the code, you don't have any
15 exposed surface parking spaces save for the
16 entrance. There should be another arrow
17 there. That's ingress, egress.

18 Here we have gallery space. You see
19 right there we have an entrance onto
20 Washington Street. So we have a primary
21 entrance onto the right-of-way.

22 Right here, as you're seeing some of the
23 elevations, is a wall that masks the
24 stairwell. The wall has been lined up so
25 that you have a single plane. What is right

1 here is actually right here as well. So
2 what they've shown is that you have the
3 minimum two-foot frontage area. You have
4 the pedestrian clear area of a minimum of
5 eight feet. So you have an eight-foot
6 sidewalk, if you will. And then a four-foot
7 amenity area, that's where we have to put
8 all that stuff that you don't really want in
9 your sidewalk, the benches and everything
10 else that makes a street, but makes it
11 challenging for someone to kind of go
12 around.

13 When we go on Duval Street, what we have
14 here are individual bays for classrooms.
15 There is a fancy French word that the
16 applicant used for the arts community that I
17 don't really know what that word means. But
18 in any event, the classrooms, in each one of
19 them, has a door that opens up.

20 So the idea that the applicant has
21 brought forward is they want to be the first
22 to come in here but also offer no
23 deviations. They want to meet the entire
24 intent of the code. And we applaud them for
25 that.

1 This is the elevation from Washington
2 Street, and there is Duval Street right
3 there. As you can see, they maintain a
4 plane here. We have a living wall. There
5 you see the entrances. There you see the
6 ingress and egress to the surface parking,
7 that's masked by the building.

8 This, again, is the Washington Street
9 facade, which is proposing artwork and
10 masking the stairwell. The stairwell goes
11 into a courtyard area, if I have it right,
12 and the courtyard area is actually how the
13 residential units are accessed. Residential
14 units begin on the second floor. So it
15 looks like we have three tiers of
16 residential units. And the ceiling is going
17 to be -- the roof space will be activated as
18 well, part of it covered, part of it not.

19 And there we see the classrooms. Again,
20 the entrance. And the architect is going to
21 explain this really well. We have the
22 living wall.

23 So this is what we looked at -- oh, and
24 the staff report goes in to great detail.
25 We looked at the build-to lines in the loft

1 front. So we're making sure the building is
2 either being brought to the front with
3 residential units raised or there is a
4 terrace in back if they're going to keep the
5 residential units at plane or at grade.
6 They've decided to raise them, so the only
7 thing you have at street grade is gallery
8 space and classroom space.

9 So then we go and we look at whether or
10 not they've got access to them. And there
11 are primary accesses for all that ground
12 floor activating space.

13 We look at the height of buildings and
14 structures. The height of the building is
15 coming in and is approved in the Cathedral
16 district. Waterfront design, river set,
17 river views, this is not on the riverfront.

18 We looked at roof tops, the new
19 ordinance code, and we've sort of done this
20 just by way of because it's good, promoting
21 rooftop activation, which is being promoted
22 in this.

23 Urban open space, so there is really --
24 urban open space comes into play when you
25 have structured parking. And in lieu of

1 lining it with retail, you sort of have this
2 gathering space. It's really not applicable
3 since the entire ground floor of the
4 building is essentially activated. They
5 appear to meet transparency again. We'll
6 review that at final.

7 It's not on a creek. There actually are
8 no off-street parking minimums anymore. So
9 we looked at whether or not they're going to
10 exceed the maximums; they're not. So
11 they're not asking for anything.

12 Our recommendation is conceptual
13 approval. We've asked for one condition;
14 and that is, on our travels on Washington
15 Street, it's a pretty fast roadway, and we
16 tried to see if that can change. And oddly
17 enough, as you go a little farther north on
18 Washington, there is actually on-street
19 parking that is striped. It's not striped
20 here. So we're asking the applicant consult
21 with the city traffic engineer, see if the
22 east side on their frontage can be striped.
23 It may not be possible. But we're asking
24 them to explore that.

25 I hope I've done the project and the new

1 requirements justice, but I know the
2 applicant and representative are here to
3 talk about it.

4 CHAIRMAN SCHILLING: Okay. Thank you.

5 MS. TRIMMER: Good afternoon, Cyndi
6 Trimmer, One Independent Drive, on behalf of
7 the applicant. I think Mr. Parola did such
8 a fantastic job, it's going to eliminate a
9 lot of my slides. So I'm going to scroll
10 through this and not belabor the points he's
11 already addressed.

12 We're happy to be the first folks coming
13 in under the new criteria, and have worked
14 really hard to make sure that we're meeting
15 all the elements of the new overlay, and
16 have worked really hard to ensure that there
17 are no deviations on this project.

18 So as Mr. Parola alluded to, he referred
19 to this area as unique. I'm going to refer
20 to it as challenging. So we've got over
21 here most of the surrounding area has
22 already been demolished. So the context for
23 the surrounding streets that otherwise would
24 have been there is already gone. We have
25 industrial uses to the north. This is the

1 community transition center affiliated with
2 the jail. We've got Sulzbacher down here,
3 and then we've got this elevated roadway.

4 So with that in mind, kind of going
5 through this project and looking at what
6 would be feasible, this isn't the type of
7 project where we're going to be able to make
8 ground floor retail, restaurants, anything
9 along those lines.

10 Again, the surrounding context,
11 everything is demolished, here is our
12 elevated roadway, industrial in the back,
13 another view of our elevated roadway.

14 So we're trying to create something
15 different recognizing you're not going to
16 get foot traffic coming in for restaurants,
17 you're not going to get things to support
18 the stuff that you have on Laura and Adams
19 and other things downtown. So we're trying
20 to create a live/work place, synergistic
21 environment and also something that would be
22 a destination that folks might want to try
23 to come down to. So that's what gave birth
24 to this mixed use residential art incubator
25 type space. And by art incubator, we mean

1 galleries, education, classroom, studio
2 space.

3 So again, as Mr. Parola detailed, all of
4 this frontage down here will be working
5 studios. It will be something that will
6 help activate the street front, but it will
7 be ideally folks that are there that have
8 these studios that will be coming down there
9 and not necessarily relying on the foot
10 traffic.

11 Up here we have something that is really
12 cool. I don't know if you're familiar with
13 the Norman Foster Dome on the Berlin
14 Parliament or, more locally, the Guggenheim
15 in New York, but it's going to be a
16 four-story exhibition gallery space with
17 ramps that go up that have the landing
18 (inaudible) to help to display the artwork
19 that's being created here.

20 The second floor, when you come up the
21 stairs that we looked at here -- again
22 recognizing the context of the area and the
23 limitations of it, we tried to create
24 something where all of your living space is
25 internal to the building and you're kind of

1 shaded from the surrounding, which will
2 hopefully improve over time. But for now
3 we're trying to give you that outside, open
4 air, fresh air, light environment without
5 having to deal with the surroundings.

6 So this will be a green scrape
7 courtyard. It will be open to the public,
8 so folks that are coming to the art gallery
9 and going to the exhibition hall will have
10 the opportunity to hang out here. And
11 hopefully this will create a communal-type
12 environment.

13 All of your floors are going up. We've
14 got the residential starting on the second
15 floor, and up across the top, also across
16 the back. And this is our exhibition space,
17 which continues the whole way up to the
18 roof. The pattern repeats as you go up the
19 floors.

20 Once we get to the roof, it will be
21 activated. We're still at conceptual. So
22 that will be programmed to be fleshed out by
23 the time we come back for final. I'm, and
24 Mr. Parola, are pushing very hard for a
25 rooftop dog park. Again, keeping in mind

1 that folks want to be able to get outside
2 and get their pets outside not necessarily
3 walking around the transition center. But
4 we'll have better details on that when we do
5 come back.

6 In terms of the elevations, we've really
7 tried to embrace the building articulation,
8 the massing, coming up with different
9 elements for it. The rear of the property,
10 which faces north, and also the eastern
11 boundary are a little bit of a challenge
12 because we're anticipating, since everything
13 around there has been demolished, that there
14 are going to be additional buildings.
15 Hopefully we'll be the ones providing them.
16 But for now, in terms of trying to activate
17 those, we're going with the vertical
18 landscaping. So you'll have the green
19 walls, you'll have the green spaces.

20 And we've tried to create these larger
21 open walks so they can be canvases.
22 Remembering that this is meant to be mixed
23 use with an art project. We want to provide
24 these larger surfaces so that they can do
25 community art on them.

1 I'll come back on this one. It's easier
2 to see on the 3D image. But again, we've
3 got the vertical landscape wall, art space.
4 This is going to be glass, metal. It's
5 going to be a very urban, industrial-looking
6 building.

7 So we are not going to blatantly be able
8 to put up the art here, but just to
9 illustrate that wall is intended to be a
10 statement piece. This is our main entrance,
11 this is what you're going to see. So we're
12 trying to come up with the different
13 facades, activating them, making them
14 esthetically pleasing and dynamic.

15 On the southern side, again, this kind
16 of shows you where the galleries will be
17 visible but with also our ramp coming up and
18 then the balconies here and then they'll
19 have access to the courtyard as well.

20 I'm not going to repeat everything Guy
21 showed you so I think that kind of brings us
22 toward the end. I have Rafael Caldera with
23 me, and he can answer most of the questions.
24 I also have David Dumon (ph) with the
25 development team and also a foundation out

1 of Miami that's very interested in
2 partnering with the art gallery space in
3 this conservatory-type context.

4 CHAIRMAN SCHILLING: Great. Thank you.

5 Before we go to public comment, I know
6 at least I need to declare ex parte on this,
7 that I had an opportunity to meet with
8 Ms. Trimmer on this item, and she went
9 through and gave me a little bit of
10 background on the project and what was
11 proposed. And as Ms. Durden had said
12 earlier, I can state that that will have no
13 influence on my decision today.

14 Are there any other members with
15 ex parte? All right, Mr. Harden.

16 VICE CHAIRMAN LEE: I did as well.

17 CHAIRMAN SCHILLING: Mr. Lee, all right,
18 with Ms. Trimmer also.

19 BOARD MEMBER ALLEN: I as well.

20 BOARD MEMBER DURDEN: I did also.

21 CHAIRMAN SCHILLING: Mr. Loretta?

22 BOARD MEMBER LORETTA: Yes, sir.

23 CHAIRMAN SCHILLING: We got that
24 covered.

25 Let's go ahead and do public comment.

1 Are there any members of the public that
2 would like to comment?

3 Ms. Trimmer, I see you filled out a
4 comment card, but I'm assuming you're good.

5 MS. TRIMMER: Just used to doing it.

6 CHAIRMAN SCHILLING: All right. Seeing
7 no one, we'll go ahead and close public
8 comment, bring this back to the Board and
9 take a minute to welcome Mr. Caldera back.

10 Welcome back former Board Member,
11 excited to have you back here.

12 And I can't remember where we started
13 last time. But we'll start, Mr. Lee, with
14 you on this one.

15 VICE CHAIRMAN LEE: Very exciting
16 project. I mean, I think this is definitely
17 going to be the first of its kind in this
18 area, for sure, and really in our city to
19 have true artists work and have units
20 available to that group. So I applaud the
21 vision, and I hope you can be successful in
22 pulling it off.

23 I think the architecture is wonderful.
24 There may be some contextual concerns with
25 some of the neighbors, but I believe it will

1 stand up to the test, at least from my
2 perspective. Thank you for all the hard
3 work.

4 CHAIRMAN SCHILLING: Mr. Harden.

5 BOARD MEMBER HARDEN: I agree with
6 everything he said. I would ask, with the
7 elevated road, I know the bridge that goes
8 over the container yard from -- what road is
9 that? This map isn't labelled. Is that --

10 MS. TRIMMER: The southern of the two
11 maps?

12 BOARD MEMBER HARDEN: I guess of the
13 two, the one that runs on the southern
14 border. The two merge, but that road.
15 Would the elevated road that's on the
16 opposite side that's coming off of the Bay
17 Street elevated, is that going to come down,
18 do you know?

19 MR. PAROLA: Through the Chair, yeah,
20 the -- these portions stay.

21 BOARD MEMBER HARDEN: Oh, really, okay.
22 Go ahead.

23 VICE CHAIRMAN LEE: If the express ramp
24 coming from the Hart Bridge goes over Bay
25 now, if all that is going to come down, how

1 is this one not going to come down? Is it
2 going to go back up?

3 MR. PAROLA: Through the Chair, that's
4 exactly right. It will pick up elevation at
5 or around A. Phillip Randolph.

6 VICE CHAIRMAN LEE: I make a motion to
7 remove it. Sorry.

8 BOARD MEMBER HARDEN: Yeah. I mean, I
9 guess I was just curious if that would have
10 any impact on it. But, no, it is a neat
11 project. I don't have any other comments.
12 It will be exciting to see more information
13 about the materials and the colors and so
14 forth, see how that develops.

15 CHAIRMAN SCHILLING: Great.

16 All right. Mr. Davisson.

17 BOARD MEMBER DAVISSON: I applaud the
18 progressive approach and vision. Hopefully,
19 this area, especially with what we saw
20 before, I think, with the Union Street
21 warehouse being, you know, art gallery and
22 live and work place and this, hopefully you
23 can get with the City and maybe turn the
24 retaining wall, the ramp into a living wall
25 as well or some type of art wall that's

1 probably the City's longest art wall. But
2 especially that being your front door for
3 your project, perhaps you can somehow take
4 control of that with the esthetics of the
5 building, that's all.

6 CHAIRMAN SCHILLING: All right.

7 Ms. Durden.

8 BOARD MEMBER DURDEN: Thank you. I
9 guess I want to just say that maybe all that
10 hard work that Guy and I guess I can still
11 call you Council Member Boyer, pretty soon
12 we'll have a different title. That worked
13 on for changing the code, it's so lovely to
14 have a project come that doesn't need a
15 deviation. That's fabulous. And quite
16 frankly, I hope that this project and the
17 creativity and the vision and the courage
18 kind of sets a precedent for how we can work
19 with those new regulations and what we can
20 expect to see. It's just fabulous in every
21 single way: The art, the parking, the idea
22 of having it open in the middle all the way
23 to the -- I just -- there's just so much
24 that I love about it. So I'm excited and I
25 really just couldn't be happier. If I could

1 vote twice, I would.

2 CHAIRMAN SCHILLING: Mr. Loretta.

3 BOARD MEMBER LORETTA: I just was at a
4 presentation on the Wynwood Arts District
5 down in Miami and how the developer kind of
6 started that. So it will be pretty exciting
7 if this could somehow turn into, you know, a
8 third of that or a fifth of that, whatever.
9 It would be a massive, great asset for
10 Jacksonville.

11 I would -- the southern facade is pretty
12 long, but that's one thing. One of the
13 questions I guess I have, can you go to the
14 site plan really quick? There is one
15 picture, and maybe it was in Guy's
16 presentation, where the classrooms on the
17 ground floor, you know how they kind of have
18 the walls that extend out and that's maybe
19 what we're calling the frontage area. One
20 of the pictures showed some pavers in that
21 little section and then a lot of the others
22 maybe show some just straight concrete. So
23 I guess my preference would be it doesn't
24 have -- it would just be a difference of
25 material between the actual eight-foot wide

1 sidewalk and where -- yeah, I mean, so that
2 one right there does show kind of some of
3 the pavers in this little stretch right
4 there. So I'm just, I guess, asking for
5 recommendation that we do -- I mean, it
6 could be gray pavers, it could be modern and
7 sleek, but at least maybe something
8 different than just the standard concrete
9 that's right adjacent would be a nice
10 element. And then other than that, it looks
11 fantastic.

12 CHAIRMAN SCHILLING: All right.

13 Mr. Allen.

14 BOARD MEMBER ALLEN: Ms. Trimmer, thanks
15 for the thorough report. Guy, thanks as
16 well. Very cool project. I don't have
17 another way to classify it or describe it
18 other than that. Just looks like a nice
19 project that's going to bring a lot of life
20 to that area as well. Thank you.

21 CHAIRMAN SCHILLING: Okay. Great.

22 Council Member Boyer.

23 COUNCIL MEMBER BOYER: I have a couple
24 quick ones. One is that I'm really honored
25 that a project was designed consistent with

1 the new guidelines that we came up with. We
2 were hoping that it was going to be possible
3 and that we weren't totally off base. And
4 so the fact that something came out that is
5 interesting and still complies is wonderful.

6 Two things that I want to make sure
7 we're aware of: Number one is that your
8 comment about the ramps and making the ramps
9 potentially an art wall or a living wall,
10 those ramps are -- those road segments that
11 are currently DOT are going to be
12 transferred to the City as part of the Hart
13 Bridge project. So we will have control of
14 them, so we will be able to think about
15 doing that. And I would love to, you know,
16 if the project gets underway, let's figure
17 out how we can add that as a project that
18 from an infrastructure side that we're
19 working on.

20 And the other part of that is I know
21 this is just conceptual and we're not that
22 far along, but one of the things that I'm
23 going to focus on is we have a lot of money
24 in the tree fund. And the trees that go in
25 the sidewalk along there are not your cost,

1 but I certainly want you to -- any help you
2 can provide us in identifying where they
3 could be placed without having a utility
4 conflict or without having some other
5 conflict with your design, we'd love to know
6 that, because if you can tell us where they
7 can go, we can make sure we can get some
8 planted. And we want to be moving that kind
9 of on. So think about that with every
10 project you have coming down the road.

11 CHAIRMAN SCHILLING: Okay. Great.

12 BOARD MEMBER LORETTA: Quick question.

13 CHAIRMAN SCHILLING: Yes, Mr. Loretta.

14 BOARD MEMBER LORETTA: To Council Woman
15 Boyer, it should be the cost for any
16 planting within the right-of-way, because
17 they're going to be redoing the whole from
18 back of curb up, so --

19 COUNCIL MEMBER BOYER: It is a
20 requirement that you have 40 percent shade,
21 which they can accomplish by awnings or they
22 can accomplish by planting trees if they're
23 doing -- redoing from back of curb up. But
24 we want to, as an initiative, start taking
25 street by street and creating that street

1 shade. So all I'm saying is I know from my
2 side, the hardest part is getting good
3 information on where the underground
4 utilities are and what the problems are and
5 where we can plant it. The tree itself is a
6 minor cost compared to all the information
7 we need to know about where it goes. So any
8 assistance that we can get in that will be
9 really valuable.

10 CHAIRMAN SCHILLING: Okay. Very good.

11 Mr. Davisson.

12 BOARD MEMBER DAVISSON: Just another
13 comment, what you're showing on the site
14 plan, it looks like your gallery space and
15 all that is right at grade when, in fact,
16 that entire site, there is a real
17 disconnection in reality to what's happening
18 with the grade and how that happens, where
19 you're going to have some that are one foot
20 above grade or are they out of plinth and so
21 they're like six foot above grade. But
22 there is a severe slope, so I was just
23 curious how you're going to -- next time you
24 come in, that will be addressed as well as
25 it -- I'm just curious to see how your

1 architecture is developed. That's all.

2 CHAIRMAN SCHILLING: Any other comments?

3 Mr. Parola, Mr. Teal, good?

4 All right. And then I think these
5 comments have been excellent. I support
6 what my fellow Board Members have said, that
7 this looks like a great project. Looking
8 forward to having it come back for final and
9 getting to see it in person. So thank you.

10 All right. So this is conceptual,
11 although I saw there was a recommendation
12 regarding the applicant consulting with the
13 city traffic engineer regarding Washington
14 Street to be striped and signed for
15 on-street parking. So I'll go ahead and
16 entertain a motion for approval of the
17 conceptual with staff's recommendation.

18 BOARD MEMBER ALLEN: So moved.

19 CHAIRMAN SCHILLING: Moved by Mr. Allen.

20 BOARD MEMBER HARDEN: Second.

21 CHAIRMAN SCHILLING: Second by

22 Mr. Harden.

23 Any discussion?

24 All right. All those in favor, say aye.

25 COLLECTIVELY: Aye.

1 CHAIRMAN SCHILLING: Any opposed?

2 All right. That carries unanimously.

3 Thank you very much.

4 All right. We have covered all of our
5 action items. We will go ahead and go to
6 old business, which appears there is none
7 there.

8 Mr. Parola or Mr. Teal, anything under
9 old business? Covered.

10 All right. Then we'll move on to item
11 four, new business. Any items there? I
12 know the only item, I guess, I would ask
13 about is I know we're still working to set
14 the next meeting date or has that officially
15 been set?

16 MR. PAROLA: To the Chair, I believe
17 we're going to maintain the August date and
18 July is going to be a wash with this one.

19 But let me do say this on the new
20 business, you've hit your year mark,
21 Mr. Schilling. So we'll be looking for kind
22 of the changing of the guard, so to speak,
23 and, I guess, I would ask if what -- how the
24 Board plans on doing that. Is there a three
25 or four subcommittee that wants to get

1 together and nominate? Does somebody want
2 to just nominate in mass, committee as a
3 whole, so to speak, in August?

4 I just say get to kind of thinking about
5 how you want to do that and filter your
6 ideas through me so we don't have any
7 Sunshine issues. And I'll forward a
8 recommendation --

9 BOARD MEMBER HARDEN: I believe the
10 bylaws call for a nominating committee and
11 then meet with Staff to make a decision on
12 that.

13 MR. PAROLA: Okay. I guess there is a
14 nominating committee.

15 MR. TEAL: Just to remind you all, the
16 way it works is at the board meeting, you'll
17 nominate and then vote on who your next
18 chair is going to be. And then that
19 chairperson would then form a nominating
20 committee for vice chair, secretary. And
21 then they would meet before the next meeting
22 and then at the next meeting you would then
23 elect the vice chair and secretary.

24 CHAIRMAN SCHILLING: And I believe, just
25 remembering last year, I believe that there

1 were three folks that volunteered to serve
2 on the committee to recommend a chair and
3 come back to the meeting and --

4 MR. TEAL: Generally speaking, as Chair,
5 you kind of want to ask for volunteers and
6 then, if you don't get any, then you can
7 start mandating, but that's certainly within
8 your discretion.

9 CHAIRMAN SCHILLING: So schedule-wise
10 the intent would be to have that committee
11 meet and come back to the August meeting
12 with a recommendation for the chair?

13 MR. TEAL: I believe the bylaws are that
14 all that occurs, I think, at the July
15 meeting. But since you're not having a July
16 meeting, we can just push it back to the
17 August meeting. So then at the August
18 meeting, be prepared to offer nominations
19 for chair. And then we'll just pick it up
20 from there.

21 CHAIRMAN SCHILLING: So ideally today we
22 would like to have volunteers for that
23 committee to make the recommendation?

24 MR. TEAL: No. That occurs after the
25 new chair gets elected. And so the new

1 chair is who puts together the nominating
2 committee.

3 CHAIRMAN SCHILLING: Gotcha, okay. I
4 think I followed all that.

5 MR. TEAL: So basically, your first duty
6 as new chair is to put together the
7 nominating committee.

8 CHAIRMAN SCHILLING: There is not a
9 committee to recommend to the chair?

10 MR. TEAL: Correct. The chair is just
11 you call for the full Board to just pick
12 nominations for chairperson. And then you
13 vote on it at that same meeting. And then
14 the first official act as the new chair is
15 to put together the committee to come up
16 with nominations for vice chair and
17 secretary.

18 CHAIRMAN SCHILLING: Great.

19 MR. TEAL: Why it's set that way, I
20 don't know. It sounds overly complicated.

21 CHAIRMAN SCHILLING: So the answer is at
22 the next meeting everyone come prepared for
23 recommendations.

24 MR. TEAL: For chair.

25 BOARD MEMBER DURDEN: Mr. Chair?

1 CHAIRMAN SCHILLING: Yes, Ms. Durden.

2 BOARD MEMBER DURDEN: On August 8th,
3 that's the same day as the Planning
4 Commission meeting. And that meeting starts
5 at 1:00. I have an item that's going to
6 likely come to the Planning Commission that
7 day. It's one of the ordinances. I don't
8 know whether the chair of that board would
9 move an item up on the agenda, it's
10 possible. But otherwise, I may not be able
11 to attend on August the 8th if we keep it
12 that date.

13 CHAIRMAN SCHILLING: And as well, I know
14 that that is my week of personal vacation,
15 so I know I won't be able to attend that
16 week, as well, of the 8th.

17 MR. PAROLA: So we'll shop a new date,
18 because I think we would want everybody
19 here. And we'll get on that this week.

20 CHAIRMAN SCHILLING: Okay. Great. So
21 everybody stay tuned, it may not be
22 August 8th.

23 All right. Any other new business?

24 Council Woman Boyer.

25 COUNCIL MEMBER BOYER: So perhaps for

1 starting a discussion at your August meeting
2 or you can do it in September, it's not that
3 urgent, is the fact that, when we adopted
4 the new downtown overlay, we contemplated
5 that you are going to adopt new downtown
6 design guidelines. And if you saw in
7 Mr. Parola's staff report, he mentioned in a
8 couple of the projects that were being
9 judged by the old standards that they're now
10 obsolete and they're not really in effect.
11 So I'm just reminding you. And this is
12 something that going forward in the next
13 year we're going to need to do. And I think
14 our goal was to have them done by December,
15 potentially. It might be later than that,
16 might have been April, but it's certainly
17 coming up.

18 We will have professional service
19 dollars in next year's budget that we could
20 do an RFP to get you help. If we do it that
21 way or whether we use planning department
22 staff, but we're going to look for your
23 input in either August or September as to
24 kind of how we're going to move forward to
25 develop those.

1 CHAIRMAN SCHILLING: Okay. Excellent.

2 Thank you.

3 Any other new business?

4 BOARD MEMBER DURDEN: I have one other.

5 CHAIRMAN SCHILLING: Ms. Durden.

6 BOARD MEMBER DURDEN: I don't know if
7 it's new business or old business, but I
8 want to welcome Council Woman Boyer to be
9 our new director -- or CEO is, I think, the
10 proper name. I was very thrilled by the
11 decision of the DIA board. And you know she
12 comes to these meetings on a regular basis
13 and that continuity and institutional
14 knowledge, I think is the phrase that's so
15 often used, is really going to serve this
16 Board as well as DIA. I just want to, on
17 behalf of all of us, I'm sure, just welcome
18 you. And we're here to help you in any way
19 that we can.

20 COUNCIL MEMBER BOYER: Thanks.

21 CHAIRMAN SCHILLING: I know all the
22 Board Members echo that sentiment. So
23 welcome aboard in a couple of days, it's
24 close.

25 But, yes, thank you, Ms. Durden.

1 Any other items?

2 Seeing none, we will open the floor for
3 final public comments. Are there any public
4 comments or any of the public who would like
5 to provide public comment?

6 All right. Seeing none, we will close
7 the public comments.

8 All right. And we are officially
9 adjourned. Thank you very much.

10 (Meeting adjourned at 3:59 p.m.)

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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 109, is a true record of my stenographic notes.

DATED this 5th day of July, 2019.

Amanda E. Robinson,
Registered Professional Reporter