

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, April 17, 2019,
commencing at 2:05 p.m., City Hall, Lynwood Roberts
Room, 1st Floor, 117 West Duval Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

JAMES BAILEY, Chairman.
CRAIG GIBBS, Vice Chair.
RON MOODY, Secretary.
OLIVER BARAKAT, Board Member.
DANE GREY, Board Member.
TODD FROATS, Board Member.
MARC PADGETT, Board Member.

ALSO PRESENT:

LORI BOYER, City Council Member.
GUY PAROLA, DIA, Redevelopment Manager.
JOHN SAWYER, Office of General Counsel.
JOHNNY GAFFNEY, Office of the Mayor.
KAREN UNDERWOOD-EILLAND, Executive Assistant.

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1 legislation that correlate to this resolution.
2 The first one, 2019-195, amends the
3 comprehensive plan -- portions of the
4 comprehensive plan in support of the companion
5 legislation 2019-196.

6 2019-196 is the really big document you
7 have, 141 pages of text changes to the Downtown
8 Overlay that is currently in the Zoning Code.
9 Councilwoman Boyer has been spearheading this
10 effort, along with members of this board,
11 Carol Worsham, and Brenna Durden from the
12 Downtown Development Review Board. And this
13 has been an ongoing effort for about a year and
14 a half. You'll recall the first time we
15 broached this subject with you all was on
16 December 19th of 2018. There was a Lunch and
17 Learn that many of you showed up to, and we
18 appreciated that. Throughout the subsequent
19 amount of time, I know I've spoken to, if not
20 all of you, most of you. I think I've spoken
21 to all of you about this and tried to answer
22 your questions and keep you informed.

23 To that end, Councilwoman Boyer will
24 provide a presentation on it.

25 THE CHAIRMAN: Okay. Thank you.
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1 PROCEEDINGS
April 17, 2019 2:05 p.m.

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3 THE CHAIRMAN: We open the Downtown
4 Investment Authority meeting. We have the
5 minutes of March 20th from the Downtown
6 Investment Authority meeting.

7 I need a motion to approve.

8 BOARD MEMBER GREY: So moved.

9 THE CHAIRMAN: Second?

10 BOARD MEMBER PADGETT: Second.

11 THE CHAIRMAN: All in favor say aye.

12 BOARD MEMBERS: Aye.

13 THE CHAIRMAN: Opposed, like sign.

14 BOARD MEMBERS: (No response.)

15 THE CHAIRMAN: That brings us to our
16 second item, B, Resolution 2019-04-02.

17 Mr. Parola, would you like to tee it up?

18 MR. PAROLA: Through the Chair to the
19 board, thank you. The resolution in front of
20 you addresses two pieces of legislation that
21 are being filed that are companions to each
22 other. There's actually a third one that I'll
23 speak to you about in a second.

24 (Discussion held off the record.)

25 MR. PAROLA: There are two pieces of
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1 Councilwoman, would you like to -- and
2 we're going to start with, will you -- are you
3 going right into -196 or is this -195 and
4 rolled into -196 and --

5 COUNCIL MEMBER BOYER: The presentation
6 explains the difference between the three
7 bills, and if I may just take them all up
8 together so you understand how the package
9 works. You only are being asked to consider
10 two of them because one of them is in the
11 discretion of the DDRB, who has already voted,
12 but obviously they all go together. You need
13 to understand it as a package.

14 So may I begin?

15 THE CHAIRMAN: Yes. And you've got a mic
16 and --

17 COUNCIL MEMBER BOYER: I have a mic, so I
18 guess I will just sit right here if that's okay
19 with you. Everyone can see the screen.

20 Because I am assuming that you have heard
21 much of this before, I'm going to go really
22 quickly through this, and then just leave time
23 for questions and reflect back on things that
24 you may have questions about.

25 So, first of all, there are three bills.

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1 The main bill is the middle one, which is -196.
 2 -195 is a text amendment to the comprehensive
 3 plan. It was necessary to eliminate minimum
 4 parking requirements downtown. The bill, as
 5 we -- -196, as we originally started, we were
 6 eliminating minimum parking for office and
 7 commercial retail uses and we heard comments
 8 consistently as we were meeting with various
 9 groups that, "Well, why don't you make" -- "why
 10 don't you eliminate them also for residential?
 11 There is a huge disruption going on in the
 12 industry right now, who knows what it's going
 13 to be 10 years from now. Let the market decide
 14 how many spaces they need to" -- "associated
 15 with a residential unit or a hotel," et cetera.
 16 And so in order to accomplish that in -196, we
 17 have to do the text amendment in -195, which
 18 then allows us to take that step in -196.
 19 That's the only thing that's going on in -195.
 20 -196 is the comprehensive update of the
 21 Downtown Overlay. And -197 is the actual
 22 rezoning of all property downtown that is not
 23 currently a PUD or currently zoned CCBD. It
 24 rezones everything else to CCBD. So
 25 essentially, if adopted, there will be two

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1 zoning categories downtown; CCBD and existing
 2 PUDs. So we didn't want to take away anyone's
 3 entitlements or rights or conditions that were
 4 associated with existing PUDs, but we did want
 5 to provide that consistency throughout.
 6 So here is what the existing zoning map
 7 looks like downtown in terms of all of the
 8 different uses that are permitted and the
 9 variety you see. This is what the rezoning
 10 would encompass, which would turn it all to
 11 CCBD. The outparcels are the ones that are
 12 already CCBD or a PUD.
 13 Here are the permitted uses within CCBD.
 14 And so what we have done is we have taken the
 15 uses that might have been allowed in Commercial
 16 General or might have been allowed in
 17 multifamily or might have been allowed in
 18 something else, and essentially all of those
 19 uses are now allowed in CCBD downtown.
 20 There are bonus uses, specifically by
 21 district, for some districts. So, for example,
 22 the Cathedral District, LaVilla District has
 23 single-family as a bonus use, but Central Core
 24 doesn't have single-family as a bonus use.
 25 There are also some other uses that we

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1 expanded and allowed that previously were
 2 disallowed, but they are allowed with
 3 development standards. So let me give you an
 4 example.

5 Previously, we didn't allow any drive-ins
 6 or drive-throughs downtown. The thought was,
 7 though -- I'll use the example of the
 8 drive-through that is in the TIAA, formerly
 9 EverBank building, that's inside a parking
 10 garage. That drive-through accomplishes all of
 11 the objectives that we really had with respect
 12 to downtown drive-throughs.

13 The reason they were prohibited is not to
 14 have stacking of cars on the street, not to
 15 have this visible drive-through lane. So if
 16 somebody wants to put it in the middle of a
 17 parking garage and they want to put a dry
 18 cleaner or a Chick-fil-A or a bank, it doesn't
 19 really matter who the retailer use is that
 20 wants the drive-through facility. It just
 21 matters that the drive-through windows aren't
 22 out on the street front. So that's an example.

23 Another example on auto sales.
 24 Previously, auto sales and rentals were
 25 prohibited. Again, it's not the auto sales

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1 that's the issue, it's the idea of having a
 2 parking lot of cars that would be available for
 3 rental or sale. So if those cars are stored in
 4 a parking garage and the display vehicles are
 5 in a showroom that's inside a building, no
 6 problem having auto sales.

7 So there are several examples like that
 8 where we tried to provide design standards that
 9 allowed the use that previously were a
 10 prohibited use.

11 We update the overlay district boundaries.
 12 Here are the current overlay district
 13 boundaries. You will see there are some
 14 challenges with the names of some of them.
 15 "Riverfront" appears in two places, "River
 16 Park." What has happened is we've consolidated
 17 some of them. There is now a Sports and
 18 Entertainment District. And we recognize the
 19 working waterfront character of the area
 20 closest to the Mathews Bridge. And we allow,
 21 as a bonus use in that area, the kind of heavy
 22 industrial working waterfront type uses.

23 This is a current map that shows you what
 24 the permissible heights are in downtown today
 25 based on those zoning categories. So, again,

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1 it's quite a patchwork quilt.
 2 And this is what the height limitations
 3 would be pursuant to the overlay, if adopted.
 4 The height in the Cathedral District is 65,
 5 consistent with the plan that they have
 6 recently done. The LaVilla height of 75 is
 7 consistent with the LaVilla plan that is in
 8 development, but also consistent with the
 9 height of the Lofts that have been built and
 10 the JRTC. And the 90 foot height between
 11 Chelsea Street and the river in the Brooklyn
 12 District is consistent with the plans that some
 13 of the major developers in that area have
 14 indicated they have -- I think it was an
 15 82-foot building that they had designed. So
 16 it's lower than the unlimited zone, but it's
 17 still acknowledging that there are some
 18 structures in there that will be more mid-rise
 19 in character.
 20 As far as the design standards go, that --
 21 if you're reading this bill and you hadn't read
 22 what was in the code today, you might think
 23 there are a whole lot of new design standards.
 24 There are not. We are simply carrying forward
 25 many design standards that exist in the code

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1 retail. We tried to provide several
 2 alternatives to that. For your consideration,
 3 think of the food court across from the Omni
 4 where we have a parking garage and you have
 5 that space which is essentially extended, the
 6 sidewalk space, to allow that food court area,
 7 which is urban open space. So those are a
 8 couple of examples of building in some
 9 alternatives.
 10 Illustrations are included that talk about
 11 what urban open space looks like in pulling the
 12 buildings forward to the sidewalk and the
 13 frontage. There are some exceptions that we
 14 built in for residential. So acknowledging
 15 that you may not want residential first floor
 16 windows right on the sidewalk from a privacy
 17 standpoint, you can either build them up,
 18 slightly off grade, or you can build them back
 19 and set them back so that you can accommodate
 20 that and it doesn't require a deviation.
 21 All of the various aspects regarding
 22 facade differentiation, variation, wall planes,
 23 massing, those were previously in the design
 24 standards. We have just tried to clarify what
 25 those mean.

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1 today, trying to clarify what they mean and
 2 provide some built-in alternatives so people
 3 don't have to seek deviations.
 4 So some examples of that are, that --
 5 there is right now a requirement that you build
 6 to the right-of-way line. So downtown, rather
 7 than having a setback, you bring your building
 8 forward to the right-of-way line. The idea is
 9 you want to create this street wall that
 10 provides an urban context for people walking on
 11 the sidewalk, but we acknowledge in here that
 12 something called "urban open space" is an
 13 alternative to that and is acceptable by right.
 14 And that might be, you build a fountain. My
 15 example that I used at DDRB is the M.D.
 16 Anderson corner on Nira and San Marco Boulevard
 17 where they have a sculpture. That is clearly
 18 urban open space. It's attached to the
 19 sidewalk, people can use it, but it's not the
 20 building pulled forward. So there are examples
 21 and definitions of that.
 22 It's also -- urban open space is an
 23 alternative to wrapping a parking garage with
 24 retail. Right now we have a requirement that
 25 all parking garages have to be wrapped with

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1 I think, Guy, the tower language we have
 2 decided we're going to move to guidelines, did
 3 I remember that from our conversation?
 4 MR. PAROLA: Through the Chair, yes,
 5 Councilwoman.
 6 COUNCIL MEMBER BOYER: Okay. So I want to
 7 thank Mr. Padgett -- let me stop. I want to
 8 thank Mr. Barakat for actually reading the
 9 whole thing and giving me comments about two
 10 months ago. And I know it's tedious, but I
 11 want to thank Mr. Padgett for reaching out to
 12 the architectural firm in Atlanta who gave us a
 13 lot of comments, and one of them was the tower
 14 language we're going to move to guidelines.
 15 So, you know, the more feedback we get, the
 16 better we can make the documents. So I
 17 appreciate your help in getting us there.
 18 The requirements about building entrances,
 19 again, we have modified slightly. Right now
 20 you're required to have one on every facade.
 21 We acknowledge that if you have more than two
 22 it makes sense that you don't have to have a
 23 door on the third side, and maybe even for
 24 security reasons not on the second side, but do
 25 something else to make the space compatible

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1 with pedestrians.
2 So these are all just examples. Rooftops
3 is an example where we recognize we use them a
4 lot differently than we did 20 years ago when
5 the last standard was written, to allow for
6 restaurants, allow for gardens, allow for
7 swimming pools, all of those kinds of things on
8 the rooftop.

9 There is a fair amount of time spent
10 defining the public realm side, which would be
11 within the right-of-way. And that is talking
12 about where the street furniture and utilities
13 go, where the pedestrian walking zone is, and
14 then the frontage zone that is closest to the
15 building is where your sidewalk cafes go. So
16 the top priority is the pedestrian walking zone
17 to provide a minimum of 5 feet there, which is
18 your ADA-mandated requirement. And then it
19 expands, the amenity zone can expand, and the
20 sidewalk zone can expand, depending upon
21 available right-of-way.

22 We also tried to address in this some
23 caveats for those places, like in Brooklyn
24 where we only have 32-foot right-of-ways, and
25 we know that there's not room for all of this.

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1 So again, rather than forcing people to come in
2 for deviations, we wrote in some alternatives
3 that we worked with them on to come up with a
4 design that worked.

5 Another illustration of the frontage area,
6 the pedestrian clear area, and the amenity area
7 (indicating). And a lot of these -- a number
8 of these illustrations actually appear in the
9 document.

10 And then the waterfront design, you'll
11 probably recall that the -- currently in the
12 code there is a description of both a 50-foot
13 setback from the river for any construction --
14 and that is actually in your CRA plan as well.
15 And a then in addition to that, these kind of
16 tiered heights that set back from the
17 waterfront.

18 I used the example of the Ventures
19 Southeast development that got approved and
20 then ended up in a lawsuit with adjacent
21 property owners because adjacent property
22 owners felt like the deviation that had been
23 granted to allow greater height did not comply.

24 So what we've tried to do here is create
25 what I'm calling a "safe harbor." It's not

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1 that you can't get a deviation and go higher
2 than these, but the safe harbor is that within
3 certain bands of -- off the waterfront, you can
4 build to a certain height and it is clearly
5 acceptable. And we also wrote in, then, you
6 can also transfer volume within those bands.
7 So if your building gets narrower and is more
8 perpendicular to the river, rather than
9 building a wall along the river frontage, you
10 can go higher. So you can take the space that
11 you're not using on the sides and add it on
12 top.

13 So it's a cubic foot volume calculation as
14 an alternative to the height, which -- most of
15 those developers that we have worked with and
16 looked at this now are comfortable that, with
17 those two alternatives, they can make their
18 site plans work that they've already worked on.

19 And we're still tweaking that a little
20 bit. It was suggested yesterday that Zone B,
21 which runs from 50 to 125 -- it's a 75-foot
22 band right now -- be reduced to a 50-foot band.
23 I'm comfortable doing that. It just also
24 reduces the volume that's available. So we
25 need to look at it and make sure we're not

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1 creating a problem by doing that.

2 And so that kind of shows you how those
3 step-backs in height work off the waterfront
4 right now. The whole idea here is you have
5 your first 25 feet as the Riverwalk, then you
6 have a 25-foot zone that people could have
7 private swimming pools in or you could have
8 landscape in or you could have outdoor seating
9 associated with a cafe. You could have those
10 kinds of uses that are not permanent
11 structures.

12 And then you get into Zone B where it's a
13 45-foot height limitation, and Zone C where
14 it's 75 feet. And those are similar to what we
15 have now.

16 We never changed this one, Guy. I forgot.

17 Along McCoy's Creek -- we also acknowledge
18 along McCoy's and Hogan's Creek, similar
19 setbacks, but it's only a 40-foot, contrary to
20 the slide that says 50. So 25-foot easement,
21 40-foot setback. The idea is there is no
22 height restriction, because the creeks are so
23 narrow, that even if you're the second building
24 back, the line of sight would not allow you to
25 see over the building that's closer because the

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1 creeks just aren't that wide.
 2 Surface parking lots. Real quickly, I'm
 3 not going to go through the details of them,
 4 but there are a couple of things I'll point out
 5 to you.
 6 The old code required commercial surface
 7 parking lots, defined category -- like, you're
 8 renting spaces to third parties -- to come into
 9 compliance with the landscaping and the fencing
 10 and those kinds of provisions by 2014. We're
 11 basically doing the same thing with accessory
 12 lots.
 13 So accessory lots have a five-year
 14 grandfathered-in provision, but the idea is
 15 that if you have an existing accessory lot
 16 downtown, you would need to bring it into
 17 conformance within five years with the
 18 perimeter landscaping and fencing. We're not
 19 talking about interior islands and things, but
 20 we want the exterior of it to be cleaned up and
 21 enhance the appearance of the rest of downtown.
 22 So that's really the one piece in there that I
 23 think some people will need to know about and
 24 be aware of. Everything else is pretty much
 25 carried forward.

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1 No new surface lots in Central Core.
 2 That's in the Comprehensive Plan. That's been
 3 in the code before. Not a page -- we're not
 4 doing anything with that, but it is what it is.
 5 But we still allow surface lots in the other
 6 districts. Mostly they have to be wrapped by a
 7 building, small in the number of spaces, things
 8 like that.
 9 And that's it. And I am happy to answer
 10 any questions that you may have.
 11 That's kind of a real -- obviously, out of
 12 144 pages, those are highlights. But if you
 13 have had a chance to look at it or someone has
 14 raised questions on specific areas, I'd be
 15 happy to answer anything on that.
 16 THE CHAIRMAN: Thank you, Councilwoman.
 17 And while I'm at it, I want to welcome and
 18 thank you, Dr. Gaffney, for being here from the
 19 administration. He attends a lot of our
 20 meetings and, I'm sure, reports back and tells
 21 them all the great work that we do.
 22 So thank you, Dr. Gaffney, for being here.
 23 DR. GAFFNEY: Absolutely.
 24 THE CHAIRMAN: Let's go around for
 25 questions. I know Mr. Barakat -- as a matter

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1 of fact, I'd like to start with Mr. Barakat.
 2 He was on the DDRB, and I think you've been
 3 through this for about the last 15 years. So
 4 I'd like to start with Mr. Barakat with some
 5 questions or comments.
 6 BOARD MEMBER BARAKAT: Sure. Thank you,
 7 Mr. Chairman.
 8 And, first of all, thanks to Councilwoman
 9 Boyer for taking on this initiative, which is a
 10 lot of work, and it's obviously not the most
 11 glamorous or exciting topic, so -- but it is
 12 the nuts and bolts of downtown development.
 13 And thanks to Mr. Parola for also diving
 14 into it with you, as well as Carol, who is not
 15 here today. I know you've gotten a lot of
 16 help.
 17 And I'd also say, yes, I made comments. I
 18 know others have made comments, and you guys
 19 have certainly listened, and all through the
 20 document, all along. So I can vouch for you
 21 guys listening and taking notes, so I
 22 appreciate that.
 23 So I just have some other questions as I
 24 listened to this version, some questions I
 25 haven't asked before. So in the zoning, which

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1 I know we're not voting on today, but are there
 2 any properties that are getting downzoned? In
 3 other words, is anybody losing any rights?
 4 I know there's some IBP zoning, and I know
 5 that's maybe at the stadium. And CCBD is a
 6 pretty liberal zoning, but is anybody losing
 7 anything?
 8 COUNCIL MEMBER BOYER: It is our belief
 9 that no one is losing anything. If they are,
 10 it's by mistake because when we went through --
 11 so we had Bruce Lewis go through what was
 12 permitted in every zone today as well as what
 13 was permitted in the bonus uses today. And we
 14 had a chart of that. And then we went through
 15 and wrote what were the permitted uses in CCBD,
 16 and we tried to pick up everything that was a
 17 permitted use somewhere already.
 18 Now, the only exceptions to that -- and I
 19 don't know. I don't think there are any
 20 exceptions, but there are certainly things that
 21 we don't allow as a permitted use, like, for
 22 example, a pawnshop, that we didn't allow
 23 before. I don't know if there was anyplace
 24 where that might have slipped in, but there
 25 were some specifically excluded things in the

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1 old overlay that remained excluded, some of
2 those kind of less desirable uses perhaps, but
3 basically it was our intent to pick up
4 everything.

5 Guy, are you aware of anything that didn't
6 get transferred over? I think we got them all.

7 MR. PAROLA: Through the Chair, I think I
8 would say this, Member Barakat: You mentioned
9 the IBP. There were actually industrial
10 waterfront uses, so -- between the bridges.

11 Their zoning actually currently doesn't
12 necessarily match what the use is and there are
13 actually some nonconforming uses. The way we
14 cleaned that up was through the overlay. So we
15 actually created a working waterfront overlay
16 and added to that category all industrial
17 waterfront uses as a bonus use. So now
18 everything between bridges has become
19 conforming. So we actually cleaned up some
20 issues with nonconformance.

21 BOARD MEMBER BARAKAT: So there's -- so it
22 sounds like with the overlay, it may have
23 already altered some of the zoning, per se,
24 prior uses that were grandfathered in, and now
25 this just kinds of cleans it up, so to speak.

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1 MR. PAROLA: Yes.

2 BOARD MEMBER BARAKAT: Okay. And today no
3 property owner has raised their hand saying, my
4 zoning is going away, I have a problem with
5 this?

6 COUNCIL MEMBER BOYER: No. I have not
7 been contacted by anyone with a concern about
8 that.

9 BOARD MEMBER BARAKAT: Just a couple of
10 questions on the height limitation. So 50
11 feet, 125 feet, 200 feet -- and I think I asked
12 this question before. I don't recall the
13 answer. What is the average depth of the
14 parcels on the riverfront? Is it a tremendous
15 variety? Most of the parcels go from the river
16 to the block. So what is the average block
17 depth?

18 MR. PAROLA: Through the Chair, it's -- we
19 tried to do averages, but it's almost a
20 meaningless statistic because there's such
21 variation. And what causes a lot of the
22 variation with the property lines; if they're
23 in the water, if they're out, if you have a
24 sawtooth parcel.

25 I would kind of augment that question with
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1 this: The way these lines are drawn in 75-foot
2 increments is, A, reflective of what we've
3 heard, that you have to have a functional depth
4 for retail (inaudible). And with the new
5 allowance of measuring volume as kind of your
6 benchmark for how you develop we feel really
7 cures that issue of having the property
8 variance.

9 BOARD MEMBER BARAKAT: Is it safe to say
10 that most of the properties are more than
11 200 feet deep?

12 MR. PAROLA: By and large, the ones that
13 are currently developed, yes. The most -- the
14 largest portion that we have on the waterfront
15 right now that would be affected by this is the
16 shipyards, and you can see the shipyards
17 property just goes -- goes kind of all over the
18 map. While that can create a challenge with a
19 hard and fast line, we've overcome that
20 challenge by having the volumetric measurement.

21 BOARD MEMBER BARAKAT: Okay. Did you want
22 to add something?

23 COUNCIL MEMBER BOYER: Well, Guy did some
24 drawings once upon a time, probably about six
25 months ago, showing where those lines were in

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1 each case. And there were a few cases where
2 the parcel might have only been 210, 220 feet
3 deep, which wouldn't have been enough to really
4 utilize the unlimited, unless you made it
5 narrower now and stacked it on top. But there
6 were certainly many instances in which it was
7 substantially deeper than that.

8 And, you know, we had looked at the
9 Landing property, we looked at the Morris
10 Publishing property, we looked at the property
11 on the Southbank. There were a number of
12 different alternatives that we followed through
13 with that.

14 BOARD MEMBER BARAKAT: And you said there
15 were two alternatives to getting around the
16 height limitation, and one is narrowing of the
17 building and modifying the cubicle area, so to
18 speak. And the second is what? Is that the
19 deviation process?

20 COUNCIL MEMBER BOYER: Right. So
21 ultimately you can do a deviation if you want
22 to, but the -- the goal of providing this in
23 the first place was to provide what I'm calling
24 the "safe harbor." If you comply with this,
25 you don't have your neighbor suing you, so that

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1 you don't waste six months or a year and have
2 to come back with a redesigned building, as
3 we're seeing in the Ventures case.

4 So you either could build lower, closer to
5 the river, similar to what was required with
6 Ventures where the parking garage was wrapped
7 with townhomes. So you do that tier, and --
8 and that's why I'm saying, I would be -- if
9 everyone felt more comfortable that that tier
10 was only a 50-foot band, which moves everything
11 closer to the river, I'm fine with that, but
12 why they are 75-foot bands -- and Mr. Padgett
13 may be able to help us with this -- is we were
14 told, at least as to the part that is the
15 75-foot band, if you are doing five stories
16 over a podium, 75 foot was a reasonable plate
17 depth, and that if I made it narrower and said
18 it was only 50 feet, you probably wouldn't
19 build a 50-foot-deep, 7-story building.

20 I'm seeing him nod his head and say
21 that --
22 BOARD MEMBER PADGETT: That's correct.
23 COUNCIL MEMBER BOYER: -- the architect
24 was telling the truth on that.
25 BOARD MEMBER PADGETT: Yeah, that's
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1 correct.
2 COUNCIL MEMBER BOYER: So the first tier,
3 which is the 45-foot height, you might -- I,
4 mean, conceivably it's a different construction
5 technique. So if you wanted to make that only
6 a 50-foot-deep band or a 60-foot, reduce it
7 from the 75, I don't have a problem with that.
8 We were trying to be realistic about what
9 someone could design and use.

10 BOARD MEMBER BARAKAT: Well, the other two
11 increments are 75 feet, right?

12 COUNCIL MEMBER BOYER: Zone A, which is
13 your setback kind of by CRA, and everything
14 else is 50. So the first one is 50. You could
15 make Zone B 50 also, so it matched Zone A, and
16 then Zone C would be 75, and then it's
17 unlimited. So there would only be one at 75.

18 BOARD MEMBER BARAKAT: I don't have a
19 problem with it. I just wanted to confirm that
20 there was two exceptions -- or those two
21 exceptions.

22 A couple more questions, Mr. Chairman, if
23 you don't mind.

24 THE CHAIRMAN: Sure.

25 BOARD MEMBER BARAKAT: Staying on height
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1 limitations, in Brooklyn you have unlimited, I
2 think, south of Park Street. I believe it's
3 south, and then 90 feet north between Park
4 and -- and the interstate. What was the reason
5 behind the 90-foot limitation in that part of
6 Brooklyn?

7 COUNCIL MEMBER BOYER: I was approached by
8 a major property owner in the area who had
9 designed an 82-foot-high building that they
10 were intending to develop on the McCoy's Creek
11 side of Park Street, and so they were
12 comfortable with the -- you know, if we could
13 make it 90, they were very comfortable that
14 anything they wanted to do would fit within
15 that. And if we were doing --

16 It didn't seem to me that if you were
17 doing a lot of things in the 60 to 70 range,
18 like you're seeing with the Lofts, and you had
19 a building that was 82, that it would be out of
20 character and disproportionate. If everything
21 was 35 and you had 82, it would stick out, but
22 if -- kind of what you already see along
23 Park Street with the apartments that have been
24 done are in that 60-, 50-foot range, then going
25 to this didn't seem to be completely out of
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1 character.
2 So it's from Chelsea Street to the water,
3 and that was -- we started with it at 75, the
4 same as LaVilla, and I was asked to increase
5 it, and did.

6 BOARD MEMBER BARAKAT: So you were trying
7 to maintain some character in that historic
8 part of Brooklyn, which I assume is part of the
9 reason --

10 COUNCIL MEMBER BOYER: Yes.

11 BOARD MEMBER BARAKAT: -- you instituted a
12 height limitation in LaVilla --

13 COUNCIL MEMBER BOYER: Right.

14 BOARD MEMBER BARAKAT: -- for historical
15 reasons perhaps?

16 COUNCIL MEMBER BOYER: Correct, and
17 consistent with the LaVilla plan.

18 BOARD MEMBER BARAKAT: And that southern
19 part of Brooklyn and the river side part of
20 Brooklyn, we already have significant
21 high-rises there, no point in instituting a --
22 sort of a false limitation --

23 COUNCIL MEMBER BOYER: Right.

24 BOARD MEMBER BARAKAT: And then on the --
25 going to the street now. There's a 2-foot
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1 sidewalk cafe area; is that correct, that's
2 next to the building?

3 COUNCIL MEMBER BOYER: So the 2-foot
4 frontage area is really designed -- some places
5 call it a "shy area," but the concept is that
6 there are -- and now that I wrote it and paid
7 attention to it, I notice them all over the
8 place. There are standpipes that stick out,
9 there are window ledges that stick out, there
10 are things that stick out that actually prevent
11 a pedestrian from walking directly next to the
12 building.

13 And so the initial portion of that zone is
14 designed to recognize that you can't walk
15 absolutely up against the building because
16 there are protrusions. That zone has the
17 ability to expand as much as a property owner
18 wants for the sidewalk cafe space as long as --
19 you can't have a sidewalk cafe unless you have
20 a minimum 6-foot pedestrian clear area. So we
21 were trying to make this part consistent with
22 the sidewalk cafe ordinance, which previously
23 there were some conflicts between the two that
24 we were cleaning up.

25 BOARD MEMBER BARAKAT: So if I have a
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1 COUNCIL MEMBER BOYER: There's no
2 limitation or restriction. In no way is it
3 getting more restricted. It is specifically
4 said that it's encouraged, and it's encouraged
5 in all of these areas. And I think it's
6 actually easier because we've provided some
7 alternatives to where the street furniture goes
8 that previously weren't there. So it gives you
9 more flexibility and ability to do it, but it's
10 probably more in the vein of clarifying it and
11 making it easier for somebody to permit and
12 allow somebody to do it.

13 BOARD MEMBER BARAKAT: I just want to make
14 sure. Outdoor seating is obviously very
15 critical to the placemaking process.

16 COUNCIL MEMBER BOYER: It is highly
17 emphasized in here.

18 BOARD MEMBER BARAKAT: All right. Last
19 comment and I'll release -- the ability to
20 develop urban open space in lieu of retail in a
21 parking garage -- and I think for -- I think
22 the build-to line, getting around the build-to
23 line, so I think that's a great idea. And
24 Mr. Parola and I talked about this. I don't
25 know whether it's the discretion of DDRB, but
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1 2-foot frontage area and if I have at least
2 6 feet of sidewalk beyond that, my sidewalk,
3 that bay area can go well into that 6 feet, as
4 far as I want?

5 COUNCIL MEMBER BOYER: You can keep
6 pushing the 6 feet closer to the curb and make
7 your sidewalk cafe area 10 feet if you want.
8 If we had -- let's see, 20 feet of sidewalk,
9 because you need 6 feet of clear zone.

10 Before I can expand my sidewalk cafe that
11 far, I've got to have 4 feet of an amenity zone
12 someplace for the streetlights and the street
13 furniture and things so they're not interfering
14 with the pedestrian space. But if you have
15 that 4 feet and you have the 6 feet for the
16 clear zone, for somebody to walk, we don't care
17 how big your sidewalk cafe area is. You can
18 make it as wide as you have room for it. So it
19 could easily be 10 feet.

20 BOARD MEMBER BARAKAT: So compared to what
21 is in the code today, are we enhancing our
22 sidewalk cafe area ability or are we just
23 making it clearer, easier to enforce, or is
24 there a way to offer a blanket answer given the
25 different sidewalks we have downtown?
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1 we do need to be conscious of too many urban
2 open spaces being underutilized in certain
3 parts of our downtown.

4 So we are concerned about the mandate of
5 too much retail, and -- when the market does
6 not exist yet for that retail. The flipside,
7 if we have too much urban open space, it could
8 be -- it could detract from placemaking
9 downtown, and -- so I think we just need to be
10 conscious of not overdoing too many urban open
11 spaces in one block or in a series of blocks
12 because our downtown just isn't ready yet for
13 lots of public open space yet.

14 COUNCIL MEMBER BOYER: And I completely
15 understand what you're saying and agree with
16 you. We may have underestimated or
17 miscalculated market demand, but the thought is
18 that, if I own private property I'm going to
19 want to use all my private property for my
20 private use to the extent possible. But if
21 what I'm doing is allowing you to have urban
22 open space as a relief to that to accomplish
23 some other goal, you're giving up developable
24 property to do it, so I don't think there's
25 going to be a huge push to accomplish that.

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1 But again, if you're going to put a piece
2 of public art out there or a great mural or a
3 living wall or something, those can also
4 activate the pedestrian realm without having to
5 put retail spaces that we're having a hard time
6 leasing. So that's what we were trying to
7 achieve.

8 BOARD MEMBER BARAKAT: I think it's a
9 great idea. I think we just need to be very
10 thoughtful as to like what is on -- in that
11 public space, depending on where it is
12 downtown. And I think we can leave that to the
13 folks at DDRB to help us with that. I don't
14 know that it needs to be part of the
15 legislation, but I just wanted to make sure
16 that was thought through.

17 COUNCIL MEMBER BOYER: And something I
18 should point out is the legislation
19 contemplates that we would ask you and DDRB to
20 adopt guidelines to further refine all of these
21 in the next 12 months. So that would be -- you
22 know, part of the opportunity to do that is --

23 BOARD MEMBER BARAKAT: Okay. Thank you,
24 Mr. Chairman.

25 THE CHAIRMAN: Thank you.
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1 Council Member Boyer -- I know we talked about
2 section -195 of the legislation being amended
3 for the elimination of minimum parking
4 standards. Are we -- you know, we're realizing
5 an increase in actual demand in parking right
6 now and we're trying to actually figure out
7 ways to curb demand by increasing rates, and
8 it's not even working. Are we not at least a
9 little bit concerned that -- with the removal
10 of this legislation, that potential developers
11 will come in and just develop and not replace
12 or provide parking or adequate parking for
13 their facilities or they'll develop in an area
14 where there's a garage but not know the
15 capacity of the garage? And if we aren't, do
16 we at least have a contingency plan in the back
17 of our mind that it -- when it does happen, you
18 know, we have a way to pivot a move?

19 COUNCIL MEMBER BOYER: So as I mentioned
20 when we started out with the bill and I started
21 going around to groups, it had some minimum
22 parking. And the old minimum parking standard
23 for downtown was one-half. And really the
24 comment that we heard kind of consistently was
25 that we're just in such a state of transition

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1 While we're talking about sidewalks, the
2 2-foot area, does that include -- just because
3 everybody sees them -- the newsstands that are
4 up against the wall or are they in the amenity
5 area?

6 MR. PAROLA: Through the Chair, they would
7 be in the amenity area.

8 THE CHAIRMAN: Okay. And is the amenity
9 area, that includes the bus stop, the covered
10 bus stops? They're less than 4 feet or within
11 4 feet to --

12 COUNCIL MEMBER BOYER: And there is an
13 exception provision for the bus stops also that
14 we worked with JTA on.

15 THE CHAIRMAN: Right.

16 COUNCIL MEMBER BOYER: We've also worked
17 with JEA on this because they were concerned
18 about being able to lift transformers and
19 things. So there's some provisions in there
20 that tweak this for them.

21 THE CHAIRMAN: Okay. Mr. Grey, I'm going
22 to go to you. I know you've got another
23 meeting, so go ahead, if you have any
24 questions.

25 BOARD MEMBER GREY: I just wanted to ask
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1 in terms of -- whether you're talking about
2 ride shares, whether you're talking about
3 autonomous vehicles, whether it was -- whatever
4 it may be that is the thing that actually
5 becomes the next generation, and we are now
6 talking about requiring people to build one of
7 two things, either build a parking structure
8 that is going to last way beyond that
9 transition period into whatever the next
10 generation is, and -- or you're going to be
11 taking up valuable developable land with
12 surface parking, neither of which were desired
13 objectives.

14 So our thought -- and in talking to the
15 folks that were present -- like, I think at the
16 NAIOP meeting it came up. And their sense was,
17 they would never be able to lease an office
18 building without providing, maybe not their own
19 parking, but having a parking arrangement with
20 somebody else, a shared parking arrangement.
21 So I wasn't too worried that somebody was going
22 to try to build something with no parking and
23 think that their tenants would be okay with
24 that, but it was just -- I wasn't going to tell
25 them how many spaces that needed to be. So

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1 that's where it stands right now. That's the
 2 thinking, if everybody is okay with that.
 3 THE CHAIRMAN: Thank you.
 4 Mr. Froats.
 5 BOARD MEMBER FROATS: So thank you for
 6 your time and for preparing this, to the whole
 7 team.
 8 Just a question on the setbacks for the
 9 riverfront, the A, B and C. How many
 10 properties are out there right now that would
 11 not fall under this criteria? And which ones
 12 are the big ones?
 13 COUNCIL MEMBER BOYER: You mean that would
 14 not satisfy or meet it?
 15 BOARD MEMBER FROATS: Correct.
 16 COUNCIL MEMBER BOYER: So an example that
 17 I will use and have used is the Peninsula and
 18 the Strand. So the Peninsula and the Strand
 19 are contrary to the standards that were in
 20 effect at the time when they were approved and
 21 built. They are built to an unlimited height
 22 all the way to the riverfront. It severely
 23 constricts the Riverwalk in that vicinity. The
 24 Riverwalk has to be off shore. The Riverwalk
 25 doesn't feel comfortable. You can't activate
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1 requirements?
 2 COUNCIL MEMBER BOYER: I think you could
 3 because I think what we have seen in working
 4 with the architects -- so there is a property
 5 owner on the Southbank that has an architect
 6 from Miami that we've been talking to rather
 7 extensively about their designs, and they have
 8 been doing like minute calculations of volume
 9 on different -- you know, a hotel they're
 10 thinking about, or this or that, and really
 11 have found it fairly flexible. I know we have
 12 talked to some folks on behalf of the Morris
 13 property who have looked at the design that
 14 they've been working with, and the volume
 15 calculations worked fine there.
 16 So even though they might have a taller
 17 building closer to the river, they have enough
 18 other room between spaces that it makes up the
 19 difference. And ultimately the goal is to give
 20 you some breathing room and not have a solid
 21 wall of something tall along the river that
 22 blocks off the public's view and access to the
 23 waterfront.
 24 We -- recognizing that the riverfront is
 25 probably the greatest asset of all of downtown
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1 it with a sidewalk cafe or a restaurant or a
 2 retail space or anything else because you have
 3 this kind of closed-off private use that is
 4 that close to the water. So that's an example
 5 of something that was built that would not
 6 comply.
 7 You go right next to that, down the river,
 8 the old Riverplace Tower, which I believe is
 9 now Ameris Bank, would comply. The Aetna
 10 building, that is now One Call, would comply.
 11 BOARD MEMBER FROATS: What about the FIS,
 12 FNF buildings?
 13 COUNCIL MEMBER BOYER: I have not measured
 14 them, but my guess is they would comply without
 15 a problem, without even a volume calculation,
 16 because they have a pretty generous grassed
 17 area, as does Haskell, as does the Raymond
 18 James building, that -- you go along there, and
 19 certainly when you start to do the volume
 20 calculations, they would -- because they have
 21 to have a big lawn area in front of --
 22 BOARD MEMBER FROATS: The reason I ask is
 23 just because, if we have another Fortune 500
 24 company that wanted to move here, could we
 25 accommodate their building with these
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1 and making sure that it is a publicly available
 2 asset and helps lift all of the values of
 3 everything adjacent to it, and that was really
 4 the underlying goal.
 5 BOARD MEMBER FROATS: Thank you.
 6 THE CHAIRMAN: Thank you.
 7 Mr. Gibbs.
 8 BOARD MEMBER GIBBS: Thank you.
 9 I want to add my thanks to the work on
 10 this great project. It's outside of my
 11 wheelhouse, so I'm glad someone is smart enough
 12 to take on the task.
 13 The chairman asked my question with regard
 14 to bus shelters, but does anyone know the
 15 height of the Skyway Express? And if that were
 16 to be moved or be extended, would it fit within
 17 this particular plan?
 18 COUNCIL MEMBER BOYER: I don't think there
 19 is anything in here that would limit the Skyway
 20 Express whatsoever. I mean, obviously, where
 21 it crosses the river it's very high, but in
 22 terms of the extensions that have been
 23 discussed about extending into Brooklyn or
 24 something, I mean, I think they're all talking
 25 at grade in any event. But even if they
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1 weren't, the normal Skyway Express is certainly
2 under 35 even. I mean, it's only two or
3 three stories up.

4 BOARD MEMBER GIBBS: Is there any
5 provision in the plan for additional
6 enforcement, funds for enforcement?

7 COUNCIL MEMBER BOYER: Not in this piece
8 of legislation.

9 I would suggest that -- this is all really
10 impacting what goes through DDRB and how that
11 process works and trying to streamline that
12 process, trying to make it more clear for
13 somebody who might be from out of town trying
14 to design to our standards, to be able to do
15 that, or for a developer to make a decision
16 about whether they want to buy Parcel A, and
17 what's the capacity on Parcel A.

18 So in that regard, this is on the front
19 end more than it is on the back end. However,
20 there's no question that there are a lot of
21 opportunities to do a better job on code
22 enforcement throughout the City, but in
23 particular downtown, and the vacant lots and
24 parking lots are one example where we have
25 challenges.

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1 BOARD MEMBER GIBBS: You mentioned the
2 rooftops. Rooftops are different than what
3 they were when the plan was originally -- would
4 a cafe be a problem?

5 COUNCIL MEMBER BOYER: No. We
6 specifically allow them, contemplate them.

7 So we talk about the screening on the
8 rooftop differently. Previously, it was all
9 about screening from a street level so that you
10 had to have a parapet wall so that people
11 walking on the sidewalk couldn't see what was
12 on the roof. Now we're talking also about,
13 well, if you're using the roof, that's a
14 different paradigm.

15 And we had Steve Moore from Vestcor help
16 us with this. We have a separate section as it
17 relates to residential on the rooftop because
18 with the residential they have actually -- have
19 individual compressors for each unit on some of
20 these, and so you have this field of
21 compressors as opposed to one big mechanical
22 room. So we had to write it to acknowledge
23 that that was a possibility too, based on the
24 height.

25 So we've tried to address how the rooftop
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1 looks from adjacent taller buildings and from
2 active uses, as well as from the ground level.

3 BOARD MEMBER GIBBS: Okay. Thank you.
4 THE CHAIRMAN: Thank you, Mr. Gibbs.
5 Mr. Moody.

6 BOARD MEMBER MOODY: Lori, thank you again
7 for your good work, and everyone that's helped
8 you.

9 I like a lot of what I've heard today. I
10 think it adds simplicity. I think it gives
11 some consistency that we have not had. I think
12 you used the word "streamlining." I think it's
13 going to speed up our development process,
14 which I think is sorely needed.

15 As far as the blanket CCBD, in the event
16 that maybe some property rights are impacted,
17 is it logical and safe to say that our Building
18 and Zoning departments will work very easily
19 with those situations and effect a cure?

20 COUNCIL MEMBER BOYER: Well, I would
21 certainly hope so. And I know Mr. Carlucci is
22 sitting here. He'll be on the council when I'm
23 not. And if we omitted a use inadvertently, I
24 would hope that someone would immediately
25 introduce legislation to pick that up because

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1 it was not our intent to eliminate any use that
2 somebody already had.

3 MR. CARLUCCI: I would do that and I have
4 done that.

5 THE CHAIRMAN: Thank you.

6 BOARD MEMBER MOODY: Thank you.

7 THE CHAIRMAN: Thank you, Mr. Moody.
8 Mr. Padgett.

9 BOARD MEMBER PADGETT: I want to thank
10 Councilwoman Boyer for all of her hard work and
11 Mr. Parola and everyone else.

12 I don't know if everyone really realizes
13 the extent of work that's been put into this,
14 and taking the initiative -- just taking the
15 initiative, if you look at the map up there,
16 when it was up, and all the -- there's 50
17 different colors on that map. For someone at
18 the City to try and understand and navigate
19 that, it's a cluster to begin with, and it
20 explains why things get done that probably
21 shouldn't in a lot of areas.

22 This whole process will organize -- help
23 organize and streamline, as the term is used,
24 this whole process. It will make it easier for
25 people coming in from out of town to understand

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1 it, it will make it easier for the people at
2 the City to navigate and coordinate with the
3 developers and people that want to develop in
4 downtown.

5 Personally, I'm very happy with this. It
6 just makes the whole process so much better.
7 And it's just years -- what we have now is just
8 years of bits and pieces of legislation and
9 changes and rules that have kind of tumbled,
10 just formed into a mess of things, that it's
11 really hard to figure out for a lot of people.
12 So this really does do a lot.

13 Now, I know not everything is going to be
14 perfect every time. That's why we have
15 variances and that's why we have boards. So if
16 we have a height restriction or we have a
17 sidewalk or a parking thing we need to talk
18 about, someone can come in here and get a
19 variance for all these things still. So I
20 think that can be addressed kind of on a
21 case-by-case basis, and I think this allows for
22 that to a good degree. But it's a real good
23 boilerplate starting point for people to come
24 into Jacksonville and work from.

25 I don't have a lot of comments because
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1 most of the comments have been pretty well
2 vetted and I've spent a lot of time on the
3 phone with Mr. Parola and I've spent time with
4 Ms. Boyer. I mean, she's traveled to other
5 cities, she's talked to other people from out
6 of town, she's met with people in town. She
7 has really asked lots and lots of questions to
8 try to make sure this is as right as it can be.

9 And again, it's never going to be perfect
10 because you -- there's never one program that's
11 going to be perfect for everybody, but it is
12 much better than what we have now, very
13 organized and very -- "very well vetted" I
14 think is a good term.

15 So thank you again for that. I have no
16 other questions.

17 THE CHAIRMAN: Thank you, Mr. Padgett.

18 I agree, there has been a tremendous
19 amount of work. And having served on the DDRB
20 many years ago, you -- as everyone does, you
21 really appreciate the value of something like
22 this. And I think this really helps us in
23 understanding the roles of the DDRB and the
24 roles of the DIA and how we work together and
25 so on. It is a tremendous job to put all this

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1 together, but you've done a tremendous job.

2 My only concern is that -- five years of
3 compliance for certain slots. We've been
4 saying that for so long, and we start now from
5 five years, and we've always -- well, you could
6 go with a year as far as I'm concerned, but
7 we're not changing anything.

8 With that, any other comments from the
9 board?

10 BOARD MEMBERS: (No response.)

11 THE CHAIRMAN: Guy, any comments?

12 MR. PAROLA: No.

13 THE CHAIRMAN: Councilwoman Boyer, any
14 more comments?

15 COUNCIL MEMBER BOYER: The only thing I
16 would like to share is that this checks off a
17 lot of boxes for you all in the years' tables
18 and in your CRA goals, so you might -- if you
19 look at the whereas clauses in the bill
20 actually, you will get to see all those
21 cross-references back to things that you were
22 working on.

23 And I do need to thank not only Mr. Parola
24 who has put in a heroic effort on this for nine
25 months, but Mr. Klement was very involved in

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1 this from the very beginning. And we started
2 by identifying what was it that everybody had
3 to get a deviation from. So we thought that
4 was something that was coming in time after
5 time and it probably was something that needed
6 to be changed.

7 And also Ms. Grandin, who has done a
8 tremendous amount of work to get the drafting
9 done, as well as Ms. Worsham and Ms. Durden.

10 Thank you.

11 THE CHAIRMAN: Okay. Before we go any
12 further, could I have a motion on Resolution
13 2019-04-02?

14 BOARD MEMBER PADGETT: So moved.

15 THE CHAIRMAN: Second?

16 BOARD MEMBER MOODY: Second.

17 THE CHAIRMAN: Okay. Thank you for that.
18 At this time, do we have any comments from
19 the public on 2019-04-02?

20 AUDIENCE MEMBERS: (No response.)

21 THE CHAIRMAN: Seeing no comments --

22 AUDIENCE MEMBER: Is this new business
23 or --

24 THE CHAIRMAN: This is not public comment.
25 This is on this specific item.

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1 Seeing no comments, all in favor of
 2 Resolution 2019-04-02 say aye.
 3 BOARD MEMBERS: Aye.
 4 THE CHAIRMAN: Opposed, like sign.
 5 BOARD MEMBERS: (No response.)
 6 THE CHAIRMAN: Thank you very much.
 7 Now, that brings us to the -- thank you
 8 very much, and thank you, Mr. Grey, and all
 9 members for being here.
 10 Our Chief Executive Officer is not here
 11 today. He's out of town. And I have nothing
 12 more to report other than thanking everyone
 13 again.
 14 Is anyone prepared to do a DDRB update or
 15 report? Mr. Klement is not here. You can tell
 16 us when the next meeting is.
 17 MR. PAROLA: To the Chair, there were
 18 three items at the last DDRB meeting. One of
 19 those items was a resolution similar to the one
 20 you just passed. Another item was, the
 21 Planning Commission recommended to the City
 22 Council that the CCBD zoning -- rezoning
 23 happened. And there was one small retail
 24 building that came in for a conceptual on the
 25 corner of Broad Street and Union Street.
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1 MR. CARLUCCI: Yes, sir.
 2 Three minutes?
 3 THE CHAIRMAN: Yes, three minutes.
 4 MR. CARLUCCI: Three minutes, I don't know
 5 if I'll make it, but if you can squeeze me a
 6 little extra time, I'd appreciate it.
 7 I need to start off with -- I do want to
 8 say what an amazing job of simplifying and
 9 cleaning up that downtown plan. It's
 10 remarkable. I've known Lori a long time and it
 11 doesn't surprise me. So nice job.
 12 And thank you all for allowing me to be
 13 here with you today. I've got a little frog in
 14 my voice. Hopefully, I can be understandable.
 15 My name is Matt Carlucci, and I live at
 16 1532 Alexandria Place South, Jacksonville,
 17 32207, in the San Marco neighborhood. I'm a
 18 council member-elect, but I'm also here as a
 19 citizen who is concerned about downtown. And I
 20 thank you for allowing me to speak with you and
 21 share some thoughts.
 22 I needed to -- I need to make something
 23 clear, though, and that is to say I've not had
 24 a chance to share the thoughts that I want to
 25 share with you with our mayor yet, but will at
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1 (Board Member Grey exits the proceedings.)
 2 MR. PAROLA: The next meeting, I believe,
 3 is May 12th, but it's -- if I have the date
 4 wrong, it's the second Thursday of the month.
 5 THE CHAIRMAN: The 8th -- 9th.
 6 MR. PAROLA: I believe it is.
 7 THE CHAIRMAN: Very good. Thank you,
 8 Mr. Parola.
 9 With that, do we have any old business?
 10 BOARD MEMBERS: (No response.)
 11 STAFF MEMBERS: (No response.)
 12 THE CHAIRMAN: Seeing none, do we have any
 13 new business?
 14 BOARD MEMBERS: (No response.)
 15 STAFF MEMBERS: (No response.)
 16 THE CHAIRMAN: Seeing none, we're going to
 17 take some public comments, and we start with
 18 Matt Carlucci.
 19 Mr. Carlucci and any speakers, please come
 20 up to the table and take a seat. We have a mic
 21 up here, and that will help a tremendous
 22 amount.
 23 (Mr. Carlucci approaches.)
 24 THE CHAIRMAN: And you want to speak on
 25 the Jacksonville Landing.
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1 a meeting he and I have this Tuesday. He and I
 2 tried to schedule our meetings earlier, but it
 3 seemed like work kept getting in the way, and
 4 we took a little vacation, and so I'm here
 5 today because Karen and I are going to take
 6 another vacation in May, so I won't be able to
 7 make the May meeting, so -- so the sequence of
 8 meetings didn't line up as I would have liked.
 9 But besides that, I'm just simply here to make
 10 some suggestions. That's all. And I will go
 11 through those with the mayor on Tuesday.
 12 I did call Chairman Bailey prior to
 13 meeting and he was most accommodating. And I
 14 want to thank you, Chairman, for that.
 15 I also want to say it's nice to have
 16 former Mayor John Delaney here, former
 17 Councilwoman Ginny Myrick here. And I don't
 18 know if I missed any other council members, but
 19 I think that's always a -- it's good to
 20 recognize people who have done a lot of great
 21 things for our city.
 22 Like probably some of you, I have been
 23 stormed by people asking me about the Landing.
 24 And I know that's not on your agenda today, but
 25 it's probably going to sneak its way up there
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1 sometime. I don't mean "sneak it" the wrong
2 way, but it's just going to get there, and
3 so -- and I'm happy to report, actually, that
4 so many of our citizens just absolutely -- this
5 is a beloved piece of property. It's -- even
6 if it's not a currently viable piece of
7 property, so many people have -- and they want
8 to have a say in its future. It's special.
9 The Landing, to so many people, is like the
10 centerpiece at the Thanksgiving table.

11 So for this reason, I believe it would be
12 well to involve the Jacksonville citizens in
13 the decision-making process of what to do with
14 the Landing. And we must -- most importantly,
15 we need our citizens buy-in, engagement and
16 involvement, and I believe on the front end of
17 the process.

18 I know the DIA has a process, although I'm
19 not totally familiar with it, but I would like
20 to suggest, just for your consideration and
21 planning, what is next for the Landing, to
22 bring people together and get a broad swath of
23 ideas from people across Jacksonville by using
24 a process such as a charette. A charette is a
25 brainstorming workshop that involves people and

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1 involves the public participation.
2 And I gave a lot of thought coming to this
3 meeting and making this suggestion. I'm not a
4 council member yet, but this may land on my
5 watch. And sometimes these approaches, when
6 you do this, it takes a little courage, but
7 they always seem to work out really well. And
8 I can tell you, from my 12 years as being a
9 council member --

10 THE CHAIRMAN: Excuse me, Mr. Carlucci.

11 MR. CARLUCCI: I'm at the three minutes?

12 THE CHAIRMAN: You're at the three
13 minutes, but I'm going to allow another minute
14 because I'm going to allow everyone to have
15 four minutes that wants to speak, so --

16 MR. CARLUCCI: Okay. I'm going to wrap it
17 up. I've just got a few more sentences left.
18 Thank you very much. I appreciate it.

19 But here's what I think: This is one of
20 our great chances to reach for excellence at
21 that property, whatever it might become. It is
22 one of our greatest chances to be better off
23 and to be more together as a city if we use
24 this approach because people will have played a
25 major role in the future of what this property

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1 is to be. And not only for this generation,
2 but for future generations to come.

3 So with that, I say thank you for your
4 time, your service, and your efforts on behalf
5 of the great city of Jacksonville, for all of
6 you. We all know that Councilwoman Boyer has
7 done an immense amount of work, but you guys
8 have got to read through it, you've got to
9 understand it, you've got to know, you know,
10 how to vote. And I'm not sure how much your
11 salary is, but it's probably about 25 cents at
12 the most.

13 But I do thank you for your time, and I
14 will be sharing these thoughts with the mayor.
15 It just turned out that the sequence of our
16 meetings just did not line up, and so --

17 THE CHAIRMAN: Thank you. And we look
18 forward to hearing about your meeting and
19 further about what we can do with the Landing,
20 so --

21 MR. CARLUCCI: I do have a pass-out. I
22 know some people might read, some people might
23 file, but I'll pass them out anyway because I
24 thought it might help clarify the process of
25 which I'm talking about.

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1 Thank you very much.
2 THE CHAIRMAN: And congratulations to you.
3 And talking about service, I'm glad you're
4 back.

5 MR. CARLUCCI: Thank you. I'm very
6 grateful.

7 THE CHAIRMAN: With that, Mr. Malesky, do
8 I have that right?

9 AUDIENCE MEMBER: Malesky (pronouncing).

10 THE CHAIRMAN: Malesky. Come forward.
11 You can have a seat up here. We'd love to hear
12 from you. DIA role and Landing tenants and
13 relocation. And you're going to get -- you're
14 going to get an extra minute, so --

15 AUDIENCE MEMBER: My name is Ed Malesky,
16 396 Mandarin Road, Jacksonville, 32223.

17 I am the president of the Art Center
18 Cooperative. We are a 501(c)(3) that maintains
19 two galleries at the Landing. This came -- the
20 move from the Landing came pretty quick for
21 most of us, and we were glad to hear that DIA
22 was given the responsibility for tenant
23 relocation. We received a packet from
24 Mr. Parola last week.

25 For us, though, it wasn't such good news
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1 because what was -- the packet was great and
2 gave a lot of good information. And I have to
3 commend Mr. Parola on his communication skills,
4 getting back and forth to us in such a timely
5 fashion, but the fact is that most of the
6 tenants at the Landing were paying, I'll be
7 honest, pretty ridiculously low rates. But as
8 a 501(c)(3) that was a requirement for us to be
9 there.

10 One of the things about being at the
11 Landing is it allowed us, even in a state, to
12 give us more visitation. Roughly -- in the
13 three-and-a-half years we've been there, we've
14 had over 25,000 visitors through the gallery.
15 So for us that's not too bad. We have 20
16 members, art members.

17 When we looked at the packet, the
18 preponderance of the commercially available
19 space that was listed on that packet are at 18
20 to \$22 a square foot, which is roughly nine
21 times what we're paying now. As a 501(c)(3),
22 that is not something we can absorb.

23 I'm not so unrealistic to expect that
24 we're going to get that kind of a deal, but
25 when we're looking at the available space -- we

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1 have 5,000 square feet down there now. And
2 that's -- allows us to operate a show gallery,
3 studios for rent, and the main members gallery.

4 As we're looking around town, unless the
5 Realtors look at doing it as a charitable
6 write-off, you're going to have us and many of
7 the people that are at the Landing have to move
8 away. There's just no alternative for that.

9 Now, I have been working with Renee Hunter
10 about looking at some City property, and so --
11 so that is our best case now, but there are
12 some issues. You know, we would like Florida
13 Theatre, but it's office space on the fourth
14 and sixth floor. Hard to get people to come
15 into a gallery from there. The space that
16 Hemming Park left at the library, very hard to
17 do that, to set it up as a gallery. We're
18 looking now at a space in Ed Ball on Adams
19 Street. We had looked at another in Ed Ball on
20 Hogan Street. But all of these are going to
21 take some forgiveness or -- what can I say,
22 working with a councilperson, looking at trying
23 to get us a rate that we can afford.

24 And that's just us. The other tenants at
25 the Landing are in the same case. So you will

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1 have the -- out of the 27, two have already
2 left, another one is leaving at the end of the
3 month. All leaving either to the beaches or to
4 Murray Hill or some other place. And so there
5 will be a -- 27 small businesses that will have
6 to relocate outside of downtown. And I just
7 wanted to make sure you were all aware of that.

8 The other thing that would help us greatly
9 is for somebody to publish a timeline. We
10 don't have any idea of when we're going to be
11 asked to cease operation or when we're going to
12 be asked to vacate.

13 THE CHAIRMAN: Okay. Thank you.

14 MR. MALESKY: Thank you.

15 THE CHAIRMAN: Thank you. And I
16 appreciate you coming down here and sharing
17 that. Mr. Parola will figure out next steps.

18 MR. MALESKY: And I want to give him some
19 praise for the fact that he has been such a
20 good communicate for -- with us.

21 THE CHAIRMAN: Well, you get 100,000
22 people in there and that rent is going to go
23 up, so --

24 Okay. With that, we have Mr. Ronnie Dean.
25 Mr. Dean, new idea for the Jacksonville

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1 Landing.
2 (Audience member approaches the podium.)
3 AUDIENCE MEMBER: Thank you.

4 I'm Ronnie Dean, and I'm also here for the
5 Jacksonville Landing property.

6 Hello, I'm Ronnie Dean, and I'm here to
7 submit an idea for the downtown property that
8 the -- currently known as the Jacksonville
9 Landing. Since the City has taken control of
10 the property, one of the plans is to tear down
11 the current structure and put a park in its
12 place, which would generate no revenue -- tax
13 revenue for our City.

14 For the past 30 years, our local
15 (inaudible) music has been performing on the
16 Jacksonville Landing stage, and that location
17 has become their -- compatible to the Daily's
18 Place and the Florida Theatre that they have --
19 that we have actual acts on. If Jacksonville
20 Landing -- excuse me. The Jacksonville Landing
21 has been an iconic part of our city skyline and
22 a place where families can watch local talent
23 perform and don't have to be 21 years or older.

24 The Jacksonville Landing also has been the
25 host of fantastic yearly events, like the

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1 Florida/Georgia free party, 4th of July
 2 fireworks, and the lighting of the Christmas
 3 tree to kick off our holiday seasons, but,
 4 unfortunately, that's no more.
 5 I have a plan to where we all can win. We
 6 can still have the park as a city, as planned,
 7 but I suggest we add an amphitheater type of
 8 stage so our local artists could continue to
 9 perform. We would -- we could also add a
 10 couple of buildings on the property for family
 11 and restaurants for the people who work and
 12 live downtown or visit our city and stay at our
 13 local hotels and provide the entertainment that
 14 was offered at the Jacksonville Landing. And
 15 the City will receive tax revenue from the
 16 restaurants and the events held at this
 17 location.
 18 I've been promoting local music here in
 19 Jacksonville for the past five years. And with
 20 my connections and resources, we can partner up
 21 with some great local resources and turn this
 22 location into a national music tourist
 23 location. Record labels and larger music
 24 festivals will want to come here to our city
 25 and host their events and showcase their music

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1 THE CHAIRMAN: It's clear, the opportunity
 2 and the passion that people have for the
 3 Landing and what it can be for our downtown,
 4 so --
 5 MR. DEAN: Thank you.
 6 THE CHAIRMAN: Thank you.
 7 With that, any other speakers from the
 8 public?
 9 AUDIENCE MEMBERS: (No response.)
 10 THE CHAIRMAN: Seeing none, this meeting
 11 is adjourned.
 12 Thank you all.
 13 (The above proceedings were adjourned at
 14 3:13 p.m.)
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1 artists. We would call this location the
 2 River City Music Park.
 3 Jacksonville is the birthplace of several
 4 well-known national artists and we have a rich
 5 music history. Let's help keep that history
 6 alive and re-amping this location to continue
 7 to host our local entertainment and enhance
 8 this part of our downtown skyline.
 9 Thank you.
 10 THE CHAIRMAN: Thank you, Mr. Dean.
 11 And I thank everyone for speaking on the
 12 Landing. It is a huge opportunity.
 13 MR. DEAN: I'd like to pass out -- also, I
 14 have a mockup of an idea for the plans.
 15 THE CHAIRMAN: Okay. Make sure --
 16 Mr. Carlucci, make sure your name is on this
 17 document that was submitted. And then we have
 18 your name --
 19 MR. DEAN: And if you would like to have a
 20 copy of my speech to go along with it --
 21 THE CHAIRMAN: I would.
 22 MR. DEAN: -- you can pass that too.
 23 THE CHAIRMAN: Okay. Thank you very much.
 24 I appreciate it.
 25 MR. DEAN: Thank you for your time.

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 3 STATE OF FLORIDA)
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 7 I, Diane M. Tropa, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 1st day of May 2019.
 16
 17
 18 _____
 19 Diane M. Tropa
 20 Florida Professional Reporter
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