

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD (DDRB) MEETING

DATE: Thursday, March 12, 2020

TIME: 2:00 p.m. - 4:08 p.m.

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

BOARD MEMBERS PRESENT:

J. Brent Allen, Board Member
Joseph Loretta, Board Member
Craig Davisson, Board Member
Brenna Durden, Board Member

ALSO PRESENT:

Jason Teal, Esq., Office of General Counsel
Lori Radcliffe-Meyers, DIA Redevelopment
Coordinator
Guy Parola, DIA Operations Manager
Karen Underwood, DDRB Executive Secretary

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 BOARD MEMBER ALLEN: All in favor, say
2 aye.
3 COLLECTIVELY: Aye.
4 BOARD MEMBER ALLEN: Any opposed? That
5 carries.

6 First action item is the Dialysis Clinic
7 Sign Exception. Could the Applicant please
8 come forward.

9 Thank you so much. Can you state your
10 name and professional address for the
11 record, please.

12 MS. DIETTRICH: Yes, Mr. Chairman. Lara
13 Diettrich, Diettrich Planning, 1332 Avondale
14 Avenue, Jacksonville, Florida 32205.

15 BOARD MEMBER ALLEN: If you could, I'll
16 turn to staff for any recommendations in
17 their presentation, please.

18 MS. RADCLIFFE-MEYERS: Thank you,
19 Chairman Allen.

20 Again, my name is Lori Radcliffe-Meyers,
21 with the Downtown Investment Authority. And
22 I will be presenting an overview of the
23 Dialysis Clinic Special Sign Exception.

24 DDRB Application 2020-006 is seeking a
25 special sign exception approval for one

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2

P R O C E E D I N G S

BOARD MEMBER ALLEN: Welcome to the -- annoying microphone right off the start. We're going to go ahead and get started. In the interest of time, if everyone else is -- if everyone else agrees, we're going to move the Dialysis Clinic Sign Exception to B and then The Doro Conceptual Approval down to C, because I think Doro will be a little bit more involved.

Taking the agenda in order, I don't see any new business to handle. We'll move into the action items.

And for the record, we have Lori Radcliffe-Meyers here; Guy Parola here; Craig Davisson here; Bill Schilling; myself, Brent Allen; Brenna Durden; and Joseph Loretta.

First action item is the approval of the February 13, 2020, DDRB regular meeting minutes.

BOARD MEMBER LORETTA: Motion for approval.

BOARD MEMBER DURDEN: Second.

BOARD MEMBER SCHILLING: Second.

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1 monument sign, which will be placed at the
2 new Dialysis Clinic located at 615 Park
3 Street. To the west of the site is Park
4 Street; to the south is CubeSmart Self
5 Storage; to the east is Oak Street; and to
6 the north is Rosselle Street. The sign
7 would be located on Park Street as seen here
8 on the site plan.

9 External lighting will be used to
10 illuminate the sign. External lighting is
11 used on several monument signs within the
12 area. The monument sign continues to use
13 the materials used on the DDRB approved
14 Dialysis Clinic building.

15 The monument sign is four-feet high by
16 eight-feet-two-inches in length totaling
17 32.8 square feet. The sign is constructed
18 of masonry block with a stucco and masonry
19 veneer. The sign materials represent
20 high-quality, durable materials appropriate
21 to an urban setting.

22 Based on project review, the Downtown
23 Development Review Board staff recommends
24 approval of DDRB Application 2020-006 for a
25 special sign exception to the Downtown

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1 Overlay District to allow for one monument
2 sign as identified in the attached signage
3 application request for approval.

4 This concludes the staff report. Staff
5 is available for questions. Thank you.

6 BOARD MEMBER ALLEN: Thank you.

7 Anything from the Applicant, please.

8 MS. DIETTRICH: I want to apologize,
9 Chairman and Members, right when you said
10 veneer, it dawned on me that I left my
11 sample bag of all my textures in my office.
12 So I apologize for that. They're all the
13 same materials that the building is being
14 used with. So the veneer is the same, the
15 metal is the same, the brick is exactly the
16 same.

17 I think a 200-square-foot sign, per
18 code, would be allowable. Ours is only 32.8
19 square feet, so it's extremely modest.

20 I'll take you through just a few
21 exhibits just to refresh, as last year you
22 had approved the Dialysis Clinic after we
23 had worked through design concepts.

24 Your aerial, again, as
25 Ms. Radcliffe-Meyers just took you through
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1 the location, being on the southeast
2 quadrant of Rosselle and Park. Land use,
3 again, is Central Business District, zoning
4 is Core Central Business District. It's in
5 the Brooklyn Riverside Overlay District.

6 And just to kind of point out, I think
7 the star might have misled you just a little
8 bit. The monument sign is internal. If you
9 can see the arrow, the middle arrow that
10 says Monument Sign, so it's not on the
11 public right-of-way; it's definitely
12 retracted on our property.

13 Again, there is the schematic of the
14 monument sign.

15 And this is adjacent signage, just to
16 reflect, this is the building adjacent to us
17 to the east, the one that has the mural on
18 the wall. This is some signage to the north
19 across the street at Tire Kingdom. This is
20 on the northwest quadrant, kitty-corner from
21 our site. And this is just showing the
22 frontage of park with the transit signage
23 looking at the northern signage.

24 Again, this is what it will look like
25 lit in the evening. It's ground mounted,
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1 external upward lighting. It's a 20 volt --
2 let me get this right, I don't speak
3 complete sign lighting. But it's a 20-volt
4 bulb, which is like one light bulb that has
5 1200 watts. It's an LED light. So again,
6 very modest lighting. This is the actual
7 apparatus, a sample sheet of the light.

8 And here is some examples of very nearby
9 approximate located signs that are equally
10 external, ground mounted illuminated signs.
11 I think the Y is actually probably the most
12 similar to what we're proposing. The TIAA
13 Bank sign, of course, being much larger and
14 being vertical signage is probably why it's
15 brighter, so that way it reaches all the way
16 up there. But the Y is probably going to be
17 very, very similar to what we're proposing.

18 And with that, I will take any questions
19 you have.

20 BOARD MEMBER ALLEN: Thank you very
21 much.

22 Also, for the record, Mr. Jason Teal
23 with the Office of General Counsel joined
24 us.

25 I'm going to start to my left down here.
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1 Mr. Loretta, any comments or questions?
2 BOARD MEMBER LORETTA: I have no
3 significant comments. Only, I guess,
4 comment would be is right now is there a
5 tree in that landscape island where the sign
6 is supposed to be going, would be my only
7 concern.

8 MS. DIETTRICH: The L.A. plans were
9 already approved so I can't speak to it
10 right this second. I don't have it in front
11 of me.

12 BOARD MEMBER LORETTA: It seems like, by
13 code, there should have been, so that's my
14 only concern.

15 MS. DIETTRICH: Whatever was approved by
16 you all and the City in the L.A. plans last
17 year is what is being proposed.

18 MR. PAROLA: If I could uninvitedly
19 comment on that, Ms. Dietrich is right. We
20 took a look at the plan and where the sign
21 was shown when it went through is where the
22 sign is located now.

23 BOARD MEMBER LORETTA: Okay. Cool.

24 BOARD MEMBER ALLEN: Ms. Durden.

25 BOARD MEMBER DURDEN: No comment.

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1 BOARD MEMBER ALLEN: Mr. Schilling.
 2 BOARD MEMBER SCHILLING: The only
 3 question I have is for staff. And through
 4 the Chair to Ms. Radcliffe-Meyers. I know
 5 the last exhibit shows basically all the
 6 sign locations. But just to clarify, the
 7 one exception, really what we're voting on
 8 today is just related to the monument sign?

9 MS. RADCLIFFE-MEYERS: Board Member
 10 Schilling, through the Chair, you're
 11 correct. The monument sign requires a
 12 special sign exception. The other signs met
 13 the ordinance, correct.

14 BOARD MEMBER SCHILLING: Okay. Great.
 15 Thank you. No further comments.

16 BOARD MEMBER ALLEN: Mr. Davisson.

17 BOARD MEMBER DAVISSON: No comment.

18 BOARD MEMBER ALLEN: I have no comment
 19 as well. It's a good-looking sign. Thank
 20 you very much.

21 MS. DIETTRICH: Thank you, sir. Thank
 22 you, members.

23 BOARD MEMBER ALLEN: We are now -- and I
 24 do not see any public comments as well. So
 25 I would like to bring to the Board's
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10
 1 attention to see if we can vote on the final
 2 approval of the sign exception for the
 3 Dialysis Clinic, DDRB 2020-006. Do I have a
 4 motion?

5 BOARD MEMBER DURDEN: I'll move approval
 6 of Application DDRB 2020-006.

7 BOARD MEMBER ALLEN: Is there a second?

8 BOARD MEMBER SCHILLING: Second.

9 BOARD MEMBER ALLEN: All in favor, say
 10 aye.

11 COLLECTIVELY: Aye.

12 BOARD MEMBER ALLEN: Any opposed, say
 13 nay. That carries. Thank you very much.

14 MS. DIETTRICH: Thank you very much.

15 BOARD MEMBER ALLEN: Next we have DDRB
 16 2020-005, The Doro Conceptual Approval. Can
 17 the Applicants please come forward.

18 MR. HARDEN: Can we pull a couple of
 19 these tables together?

20 BOARD MEMBER ALLEN: Sure. Absolutely.

21 MR. HARDEN: Thank you.

22 BOARD MEMBER ALLEN: Before we go into
 23 staff report, if we can go from left to
 24 right and you say your name and address for
 25 the record. And then also, for the
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1 reporter's purposes, anyone in addition that
 2 talks, whenever someone chimes in, if they
 3 can just say so-and-so is talking, it will
 4 help the reporter out as well. Thank you.

5 MR. MARSHALL: My name is Matt Marshall.
 6 I'm with RISE Development Company, the
 7 proposer. And my address is 805 Crosbytown
 8 Road, Quitman, Georgia.

9 MR. HILL: My name is Nicholas Hill.

10 I'm with Niles Bolton Associates out of
 11 Atlanta. My address is 3060 Peachtree Road
 12 Northwest, Atlanta, Georgia 30305.

13 MR. HARDEN: Paul Harden, 501 Riverside
 14 Avenue.

15 BOARD MEMBER ALLEN: Thank you.
 16 Staff report, please.

17 MS. RADCLIFFE-MEYERS: Yes. Thank you,
 18 Chairman Allen.

19 DDRB Application 2020-005 is seeking
 20 conceptual approval for the development of
 21 an eight-story 147-unit mixed-use
 22 development. The project site is bounded to
 23 the east and west by A. Philip Randolph
 24 Boulevard and Lafayette Street respectively,
 25 and to the north and south by East Adams
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1 Street and east Forsyth Street respectively.
 2 The project is proposing the development
 3 of an 8-story, 247-unit mixed-use
 4 development, which includes an interior
 5 parking garage, retail space, a rooftop
 6 amenity space, and a 6100-square-foot
 7 sidewalk plaza.

8 Based on conceptual review, the Downtown
 9 Development Review Board staff supports
 10 conceptual approval of DDRB Application
 11 2020-005 with the following recommendations:
 12 Prior to submittal for final review, the
 13 developer shall meet with staff to identify
 14 any deviations sought; at final review the
 15 developer shall provide enough detail so as
 16 to illustrate that the pedestrian zone meets
 17 the definition of such in the ordinance
 18 code; and meets the various requirements and
 19 design amenity features for the pedestrian
 20 zone; street lights, benches, and street
 21 furnishings shall be placed in the amenity
 22 area; provide additional retail space
 23 entrances along A. Philip Randolph; and
 24 interactive public art, public art,
 25 sculptures, or water features shall be
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1 placed within the urban open space plaza
2 areas.

3 This concludes the staff report. Staff
4 is available for questions. Thank you.

5 BOARD MEMBER ALLEN: Thank you very
6 much.

7 From the Applicant, please, and then
8 we'll go into speaking cards from there.

9 MR. HARDEN: I was going to start first,
10 Mr. Chairman, if you don't mind. Paul
11 Harden.

12 But Lori has been through most of the
13 siting location that I was going to do. But
14 I would like to introduce Matt, who is with
15 RISE Development, and maybe because this is
16 their first project in the area, give you a
17 little background on their company and how
18 they selected the site, although they have
19 other projects going on in Jacksonville.

20 Matt.

21 MR. MARSHALL: Thank you.

22 Again, my name is Matt Marshall, I'm the
23 Vice President of Development of RISE Real
24 Estate. RISE has been around as an entity
25 for about 25 years. We've always been based

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1 in little Valdosta, Georgia. We've
2 developed all over the country, primarily in
3 three divisions. So we have always done
4 student housing, and we've built student
5 housing both on campus for major public
6 institutions and off campus for our own
7 account; and market rate housing, which is
8 what this classification is here.

9 We have our own property management
10 company. We manage about 10,000 units
11 around the country. We are not a
12 contractor. We would pick a local general
13 contractor, local civil engineering firm to
14 execute for us.

15 So Florida is becoming a big concern for
16 us from a business development standpoint.
17 We've got this project going on and we're
18 looking at several others in Jacksonville
19 right now. We're opening up an office in
20 Jacksonville and have already moved one of
21 our senior VP's into Jacksonville. So he
22 will be staffing the office.

23 In terms of this location, we loved it
24 because, while there are certain retail
25 needs probably in this area of downtown, we

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1 see that as something that will be coming in
2 the future. We love the aspect of the
3 entertainment opportunities in that area.
4 And also, it's an opportunity zone piece of
5 property. We've got some experience with
6 opportunity zone land. We're under
7 construction with development opportunities
8 zone fund in Baltimore, Maryland, right now.
9 And we like the energy of downtown
10 Jacksonville right now. For all those
11 reasons, we're here in Jacksonville. That
12 gives you a little bit of background.

13 MR. HARDEN: Briefly, before Nick goes
14 on with the architecture, and he's got his
15 presentation queued up there, obviously,
16 this is the first cog in an area that we
17 hope will be expanding greatly. At least,
18 I'm hoping it will be. And it's the first
19 residential facility in the area. And we've
20 tried to, in the design and the location
21 criteria, meet all of the requirements so
22 that we plug into a hole that's not quite
23 near that, but so the rest of the projects
24 will come around us. But we've designed the
25 site with a lot of active public space to be

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1 deferential to the existing facilities in
2 the area that are there.

3 And with that, Nick, you can start, go
4 through the architectural plans. I don't
5 know how to work that.

6 MR. HILL: That's fine.

7 Nick Hill, with Niles Bolton Associates.

8 So let's just jump in here. We'll start
9 with the area, we've gone through exactly
10 where it is, but it is in the sports and
11 entertainment area. And so as we've gone
12 through the property assessment, we've
13 looked at the surrounding context, the
14 texture, the colors, the way buildings react
15 to the streets have really been a big part
16 of how we've laid this building out and
17 where we've zoned our pieces.

18 And so a few things to call out, if I
19 may, if it will show up on the screen, is
20 the green space right across the street.
21 The big open -- the more open plaza where
22 number five is for the entrance into the
23 baseball stadium and then you have parking
24 across the street. But the two active
25 spaces across the street were very

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1 influential. And also, East Forsyth Street,
2 looking at that as an opportunity to really
3 engage this property with the public and
4 allow it to be a part of the community.

5 And so I will -- through here. This is
6 just some sections that show you the general
7 heights. The first section of the top is a
8 cut through our building. And you can see
9 the streets and the height in relationship
10 to the arena. And then the other section is
11 through the office building, the white
12 office building across the street, and
13 that's a cut through our build with the
14 courtyard in the middle.

15 Our building will not be high rise. It
16 is under 75 feet to the top occupied floor
17 of the residential. And so we are well
18 under that. And we're under 85 feet to the
19 roof of the residential as well. But we
20 will have active space on top of the
21 amenity -- the parking deck.

22 This is a site geometry plan. This is
23 showing a 12-foot pedestrian zone, active
24 pedestrian zone around the whole building.
25 We're trying to do that plus some,

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18
1 especially on the corners of the building
2 allowing people to enter in. Up in the top
3 right corner we'll get into how we're
4 looking at laying all of that out. But we
5 have the four-foot and the eight-foot on all
6 sides.

7 Vehicles will be entering in and exiting
8 at Adams. And then we do have a ride share
9 condition that would come out on Philip
10 Randolph.

11 Okay. To go through the buildings
12 quickly here, we do have approximately 5,000
13 square feet of retail. We're working out
14 how that footprint works. But I'll just
15 start at the top with the access off of
16 Adams. You come in off Adams, the vehicle
17 will go up a ramp. This building is a wrap
18 building around a precast parking garage.

19 And then you'll have the leasing and
20 then you'll have a public amenity to the
21 right. As you come down page, down
22 Randolph, you have the -- an outdoor/indoor
23 amenity space. This will be a flexible
24 space for -- that the operator can manage as
25 they will. But we see it being a great flex

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1 space for all different types of events.

2 As you work your way down, then you come
3 to the --
4 MR. HARDEN: Hold on a second, Nick.
5 Excuse me one second, Mr. Chairman.
6 This is Paul Harden.

7 As you know, the City, in light of the
8 lack of availability of The Landing for
9 event days, near the stadium is going to use
10 A. Philip Randolph as the city gathering
11 place. So the amenities center, which are
12 the amenity -- opens up onto A. Philip
13 Randolph is designed to be part of the
14 City's plans. For the rest of Philip
15 Randolph as you'll see as we get later
16 further down in the presentation, we'll be
17 improving that area for event days, so it
18 will be a pedestrian space.

19 But I think it's important to note the
20 location of that in light of what we know is
21 coming on Philip Randolph or was coming last
22 year for Florida Georgia. But going down
23 the road, it's going to be a major public
24 gathering space.

25 Excuse me, Nick.

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1 MR. HILL: That's okay.

2 This is Nick Hill again.

3 As we come down Philip Randolph, you
4 come to the retail space and you turn onto
5 East Forsyth, the active space keeps going
6 and this is really where the project and the
7 public space really blossoms.

8 We're looking at this. East Forsyth
9 will be abandoned other than for the parking
10 for the distillery across the street. And
11 we've taken that into account. But this
12 would be used as needed during the day for
13 trash, delivery, all those types of things,
14 and restricted vehicle access; but mainly
15 for events and gathering space when needed.

16 As you go west on the page, the blue,
17 those are loft and townhome-style units,
18 mostly stoops that would come out into this
19 space to kind of engage that activity that's
20 on the street.

21 And then as you work your way around, we
22 have more units up Lafayette, but the
23 building does open up under on those two
24 corners with green space under it so we're
25 not just hitting the corners too hard with a

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1 hard surface.
 2 This next page just shows you the ideas
 3 of the landscaped pavered space bringing in
 4 some upgraded materiality into East Forsyth
 5 and then the portion at the top right corner
 6 bringing in pavers, green space, bike racks,
 7 seating, all those types of things. We kind
 8 of envisioned this would be a great spot for
 9 food trucks, anything like that. And people
 10 would be able to come and use this space as
 11 part of the experience in being here.

12 I'll talk more about the indoor/outdoor
 13 amenity shortly. We have a slide that shows
 14 how that would work. And then the retail,
 15 just to go a little further on that, we have
 16 a dedicated elevator which would take you up
 17 to the roof for a rooftop event space and
 18 bar, restaurant, something of that nature.
 19 That's just how it's envisioned.

20 I'll go through each one of these
 21 slides. This is just the second level, a
 22 lot of double height space, 12-foot ceilings
 23 in these areas, a lot of height. But what
 24 it does allow us to do is it allows us to
 25 get materiality on the street edge that

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1 really reflects the context of the area.
 2 And these are just the typical levels as
 3 we go up with the units.
 4 And then we get to the roof. And we
 5 have a more detailed rendering of this, but
 6 looking at fitness up here, the private
 7 amenity, elevated pool terrace, and then the
 8 public retail terrace and retail space.

9 Okay. I'll go into the north elevation.
 10 This elevation faces the arena and the
 11 parking garage right now. So this is the
 12 one area that the parking garage will
 13 expose, but we're looking at doing more of a
 14 form line type precast that looks very nice,
 15 opening up the stairs to give it a lot of
 16 depth and a lot of interest because people
 17 are going to be coming a lot from the arena
 18 and the baseball stadium. And this is -- we
 19 want some excitement over here other than
 20 just a parking deck. And then you go over
 21 here to the right, the white is a three coat
 22 stucco, below would be your brick, some
 23 hardy, cementitious board, and looking at
 24 some corrugated metal panel just to kind of
 25 keep this industrial theme that's around the

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1 site.
 2 This is on Randolph here. You can see
 3 we've got a very interactive zone for the
 4 pedestrian on the lowest level. We're not
 5 showing the trees here just so you can see
 6 the building, but you'll still have the
 7 street trees and pavers and all of that.
 8 And then the windows that you see the
 9 storefront would be an operable pivot
 10 partition that will tilt up and have kind of
 11 an awning going.

12 This area is also under a soffit, so it
 13 will be protected if anybody needs to be
 14 under there in weather or anything like
 15 that.

16 Okay. South elevation, facing the
 17 distillery now. A very active elevation,
 18 but again, bringing in the brick materials,
 19 really trying to make the retail very
 20 attractive and engaging so you can see in,
 21 they can see out. There is a connection
 22 between the two, so there is not just this
 23 wall, you know, in between that and outside.
 24 And then you see the stoops for the lofts
 25 and bringing in the greenery and some nice

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1 area.
 2 Again, typically stucco, we'll have some
 3 balconies with metal railings and trying to
 4 get a wood-like color or texture on the
 5 bottoms of the balconies to bring in that --
 6 just more from the context of the site.

7 And then looking west towards Maxwell,
 8 again, a very similar -- so we're trying to
 9 be very consistent with our elevations, not
 10 try to make each one totally different.
 11 We're trying to have a consistency and a
 12 language as we go around and keep with the
 13 scale and massing of everything that we have
 14 around us.

15 These are some examples and some colors
 16 of the materiality. We know that we need to
 17 bring a board for the final, but just wanted
 18 to show kind of how the form lined precast
 19 might be on the outside of the parking,
 20 which is in the bottom right. Looking at
 21 something with more of a wood texture, doing
 22 some white brick, we're looking to bring
 23 some white brick down low, and then
 24 transitioning that up into the stucco.

25 And then we've already had the brick

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1 manufacturer come down and take a look and
 2 we have a match for the brick that's around
 3 the property as well. And then some of the
 4 darker gray corrugated, but trying to stay
 5 fairly light with the building.

6 And so we'll get into the renderings
 7 that we've done. Trying to have some
 8 strategic signage locations for different
 9 vantage points and axes, but you can see how
 10 that space down at the bottom is really kind
 11 of engaging. I think it can be just an
 12 amazing space. And then you flow down past
 13 the outdoor active space and the retail.

14 And then the views are -- we rotated --
 15 we put the building and put the pool and
 16 everything so we can see out towards future
 17 development, what is coming in the future,
 18 same with the restaurant, but you do have
 19 views back to the city as well.

20 This is one of the green spaces down
 21 below that we were speaking of. We're going
 22 to have to manage some water in this --
 23 potential water in these areas, so trying to
 24 make it very unimpeded and also allow places
 25 for animals and dogs to -- for dog walk

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1 areas and that kind of thing, the residents
 2 will like that and the public alike.

3 What you see in front also to the right
 4 with the two vehicles, that's parking right
 5 now. And so that will remain two-way so
 6 that they can come in and out. But then as
 7 you flow past into kind of the zone between
 8 the two buildings, that's when it becomes
 9 active and controlled.

10 An early concept of what the rooftop
 11 could be. We're in the process of
 12 programming that and working it out for the
 13 owner.

14 Gives you a look on Randolph of that
 15 active zone.

16 And then this shows you the bottom two
 17 images, closed and open. There were
 18 operable awnings on the original Doro many
 19 years ago when it was all red brick. So we
 20 thought we would bring back kind of that
 21 awning feel, make it a little more
 22 contemporary, but bring it in so that people
 23 can have that feeling, but then also some of
 24 the brick coursing. Looking back at the
 25 original, there were three rowlocks up above

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1 that we're going to bring back around the
 2 building at the pedestrian level and bring
 3 in some of those dark colors for the
 4 storefront. And I think this is one of
 5 those spaces that you can interact, whether
 6 you're on the sidewalk or inside the spaces.

7 Landscape amenities, the corner of East
 8 Adams and Randolph. Fixed seating, things
 9 that are easy to maintain, to keep secured,
 10 to keep safe. There needs to be good
 11 visibility in these areas. The parallel
 12 parking space that you see down low can be
 13 for Uber drop-off, Lyft, those type of
 14 rideshare scenarios or even just -- and
 15 everything that you see, the four spaces
 16 there would be for visitor and prospective
 17 residents.

18 We are buffering the wooden panel
 19 screening. We're going to buffer those
 20 parking spaces between the active public
 21 space and those with the screening element.

22 Gives you an early concept of how we
 23 might manage that.

24 And then this is the alley concept,
 25 really trying to engage the neighbor and

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1 bring each other together to create just a
 2 great active space. I think furniture is
 3 movable. It's adaptable. You can have
 4 local artists, you can have artwork, you can
 5 have farmers markets. You know, you can do
 6 anything in this location, even could be
 7 resident-driven sometimes. But I think the
 8 space could really bring a lot of interest
 9 to this area and make it very active.

10 Just some ideas of how the space could
 11 be used and feel in real life.

12 And one of the things is the bollards
 13 that you see there would be movable so when
 14 we have trash, deliveries, people moving in,
 15 that type of thing within the alley space,
 16 that can be, you know, adjusted and that
 17 space be made available for those kind of
 18 movements, but not for everyday traffic.

19 That is all I had for the presentation.

20 BOARD MEMBER ALLEN: Thank you for that
 21 presentation.

22 MR. HILL: Sure.

23 BOARD MEMBER ALLEN: We'll now turn to
 24 speaker cards. Some people want to be
 25 recognized but not speak, so I'm going to go

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1 through those first. And I'll read the
 2 first into the record. Kat Ott, K-a-t
 3 O-t-t, address 47 West Ninth Street, 32206,
 4 does not wish to speak but wants it to be
 5 known that the building should not be torn
 6 down.

7 David, address 47 West Ninth Street,
 8 Jacksonville, Florida 32206, does not want
 9 to speak but wants to register his concerns
 10 against demolition of the building.

11 Space J. L. Baker, S-p-a-c-e, address
 12 3059 Post Street, does not want to speak but
 13 wants it to be known that we need to
 14 preserve and protect historical buildings,
 15 venues, et cetera.

16 The first speaker card I see that would
 17 like to be heard is Nancy Powell. If you
 18 could, please come up.

19 Good afternoon, Ms. Powell, if you
 20 could, state your name and address, please.

21 MS. POWELL: Nancy Powell, 1848 Challen
 22 Avenue, Jacksonville, Florida. I am the new
 23 Executive Director of Scenic Jacksonville.
 24 And our mission is to preserve, protect, and
 25 enhance the scenic character and beauty of

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1 our natural and built environment. One of
 2 the focus areas is advocating for both
 3 excellent design standards and historic
 4 preservation.

5 I'm here to ask that you request changes
 6 in this application to integrate the
 7 existing Doro Building into a plan for the
 8 new apartments. There are four key reasons
 9 for this: First is that differentiating
 10 Jacksonville from any other city is
 11 imperative for both economic growth, quality
 12 of life, and collective community pride.

13 People make decisions every day about
 14 where to live, work, and visit based on what
 15 communities look like. The more we look the
 16 same, the less reason there is to come here.

17 Historic buildings are an economic
 18 asset. They create a sense of place. They
 19 connect us to our past. They differentiate
 20 us from any other place.

21 We can grow without destroying these
 22 unique historic buildings. We can integrate
 23 historic preservation with well-designed new
 24 development.

25 In this case, The Doro is next to

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1 Intuition Ale Works and Manifest Distillery,
 2 which are excellent examples of adaptive
 3 reuse. This area has history and
 4 uniqueness, and only a few structures are
 5 left to provide for that uniqueness.

6 The Doro's existing architecture is
 7 attractive. And its facade of windows and
 8 streetscapes are very unique. The signage
 9 is equally appealing. And you know I'm a
 10 critic of signage.

11 These new box-style buildings are being
 12 built all over Jacksonville and all over the
 13 country, which makes it even more imperative
 14 to save what historic buildings we have
 15 left.

16 There is a win-win here. Keep the
 17 building, build around it. Use good
 18 architecture and design and be creative.
 19 Our city deserves it.

20 And I have a handout that I want to give
 21 to you that shows -- there are two things I
 22 would ask you guys to look up, one is a Tedx
 23 speech that was done here in Jacksonville.
 24 If you want to pass this down. By Ed
 25 McMahon on the power of uniqueness and the

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1 second is an article which talks about why
 2 all the apartment buildings look the same.
 3 And there is a picture of so many in
 4 Jacksonville.

5 This project has potential and we would
 6 like to see it achieve that. Thank you.

7 BOARD MEMBER LORETTA: May I ask a
 8 question?

9 BOARD MEMBER ALLEN: Ms. Powell, if we
 10 may, I think a couple of the board members
 11 may have some questions for you, if you're
 12 inclined.

13 BOARD MEMBER LORETTA: Yeah. Obviously,
 14 we're going to have a bunch of people saying
 15 something similar to you. You know, looking
 16 at it, there is, say, seven existing
 17 buildings on the property. Can you tell me
 18 what you really consider to be the existing
 19 Doro portion?

20 MS. POWELL: If you go to page five of
 21 here, and the building number one on the
 22 upper left-hand corner, I think, is the
 23 building that most of us are speaking about.
 24 If you see the retail -- the windows on the
 25 first --

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1 BOARD MEMBER LORETTA: The two-story
2 portion?

3 MS. POWELL: The two-story building,
4 that building.

5 BOARD MEMBER LORETTA: Thank you.
6 That's all I wanted to know.

7 BOARD MEMBER ALLEN: Ms. Powell since
8 this was given to the Board for its
9 consideration, I'm going to mark as an
10 exhibit and attach this as part of the
11 record if you don't mind.

12 MS. POWELL: That's fine.

13 (DDRB Exhibit No. 1 was marked for
14 identification.)

15 BOARD MEMBER ALLEN: Any additional
16 questions for Ms. Powell?

17 Thank you so much.

18 The next speaker card I have is for
19 Rhonda McDonald. If you come up, please.
20 Ms. McDonald, thank you for your interest in
21 this project. If you could, please state
22 your name and address for the record.

23 MS. McDONALD: My name is Rhonda
24 McDonald. My address is 1120 Second Avenue
25 North, Jacksonville Beach. And I underscore

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1 what she's saying. We're not going to see
2 the likes of this sweet building again.
3 Once it's gone, it's gone.

4 I do applaud the diversity and the
5 ambition of this project. I'm glad
6 something dynamic and good is coming. I
7 think being out at the beach --

8 BOARD MEMBER ALLEN: Speak up a little
9 bit.

10 MS. McDONALD: I'm so sorry. I have no
11 glasses, and now my voice is soft, terrible.

12 Being out at the beach, I think that
13 there is a great legacy we have there. When
14 it was time to take down the old, the
15 original high school, they saved the
16 courtyard portion -- excuse me, they didn't
17 save the courtyard. In the courtyard of the
18 school now, they have the original facade,
19 so they were able to save it. And it just
20 integrates and it really becomes, what I
21 would consider, a topic piece, something
22 worth noting when you go in. And the
23 architects for that were constrained by
24 that, but they let their creativity rise.
25 And I think anybody who comes up at school

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1 at the beach, it imbues you with a sense of
2 how we value our history. At the beach, you
3 know, we have very little history. We've
4 only been there for a few minutes.

5 When the Ed Smith Lumber Company was up
6 for sale, the person who bought it had been
7 inspired in Atlanta with some -- the flower
8 company, I believe it is, there that was
9 rehabbed. And they went to great lengths.
10 And it took a very long time for them to
11 actually work with the city government to be
12 allowed to save that building and to be able
13 to work out all the parking situations, but
14 what we have now is this beautiful nod,
15 again, to history. And it ends up being a
16 place everybody wants to be. It's kind of
17 our unofficial town center.

18 So it's wonderful you're bringing in
19 bricks and things like this. Let's keep the
20 bricks that we have right now, especially
21 since where it is designed, that's going to
22 become an eating, like an outdoor open
23 eating place. It seems like -- or gathering
24 spot. It seems like integrating that would
25 not be the architectural nightmare it might

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1 be if it was showing up in another portion
2 of your plans.

3 And I hope that everything that can
4 happen, that this Board will nudge and urge
5 them to go into that direction, because,
6 again, we've all seen those little places
7 around the world, in Europe, where a whole
8 big wonderful new thing is built right
9 around a tiny, small thing. And it's the
10 type of thing that everybody wants to Bing
11 and Google because it is interesting. So in
12 addition to preserving, you have a chance
13 just to do something outside the box. I
14 hope you will. Thank you very much.

15 BOARD MEMBER ALLEN: Thank you.

16 Mr. Harden, I see a speaker card here
17 from you. Would you --

18 MR. HARDEN: No. I was putting my place
19 in line.

20 BOARD MEMBER ALLEN: The next speaker
21 card I see looks like it's from Meredith
22 Corey; is that correct?

23 MS. COREY: Meredith Corey, yes.

24 BOARD MEMBER ALLEN: Thank you. Can you
25 state your name and address for the record

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1 please.

2 MS. COREY: I live at 4713 Kingsbury
3 Street, Jacksonville, Florida 32205.
4 BOARD MEMBER ALLEN: Thank you. Yes,
5 ma'am.

6 MS. COREY: I'm another one that's going
7 to reiterate Nancy Powell. But I also love
8 hearing the passion for the project. I love
9 all of the parts about it that you want to
10 incorporate that are about quality of life.
11 And I respect that you're coming here to
12 invest.

13 I do think that, because you're coming
14 here to invest, we need a little bit of
15 context about the city of Jacksonville and
16 how much character we've lost and to respect
17 that and move forward saying we shouldn't
18 lose any more. It is a vital part of our
19 city. We cannot replace it. It does add to
20 our economics here in the city to have
21 character.

22 And I think that it's up to our city to
23 put developers to the challenge of
24 incorporating existing architecturally
25 significant buildings. And I think that we

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1 do a disservice to our city when we do not
2 demand that because we have so little left.

3 And when we're looking at the cities
4 nearby that we all want to visit and want to
5 take part in or that we see these wonderful
6 small businesses in, so many of them are
7 significant and appealing because they have
8 character. And I hope that our city moving
9 forward can begin to understand the economic
10 and cultural value of the character of our
11 buildings. And I hope that you guys --
12 yeah. I think that was it. I hope that you
13 guys were able to push the developers to do
14 that.

15 And like Rhonda said, it takes
16 creativity, but I think when we push for
17 innovation, it will come. And I think it
18 just demands that we push for it. And I
19 think that you guys are the ones to do that.
20 So I hope that you do.

21 BOARD MEMBER ALLEN: Thank you for your
22 interest in the project.

23 Next speaker card is from Cindy Corey,
24 if you could come up, please. Thank you for
25 your interest in the project. Can you state

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1 your name and address for the record,

2 please.

3 MS. COREY: 908 Ionia Street. Can you
4 hear me?

5 BOARD MEMBER ALLEN: Yes, ma'am.

6 MS. COREY: Great. So I'm here in
7 opposition to the demolition of The Doro
8 Buildings. I think you probably assumed
9 that based on previous speakers.

10 I'm a real estate agent who worked at
11 the beach for a long time, and downtown was
12 just a place I met friends for lunch. And
13 when I first started practicing real estate
14 here, it's largely residential. So my
15 passion has certainly been for historic
16 architecture but residential. And I haven't
17 really taken a hard look at the downtown
18 until recently.

19 And as I explore downtown and I walk the
20 streets and I look at the architecture that
21 we have in these buildings, I'm struck at
22 what beauty we actually have in
23 Jacksonville. I'm a member of the
24 Jacksonville Historical Society now. And I
25 recently became a docent at the Merrill

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1 House -- or is it Merritt? And you know,
2 there's so much history, there is such a
3 fantastic story that we have to tell about
4 our city. And every time we tear down one
5 of these buildings, we are plowing under
6 that history.

7 People come to cities and they stay as
8 tourists and they live here and they
9 recreate in places that have interesting
10 architecture and history. The cities that
11 we can think of in the south: Chattanooga;
12 Columbia, South Carolina; Greenville, South
13 Carolina; and of course, Charleston; and
14 Savannah. You know, the thing that make
15 those cities so fascinating, so fun to go to
16 are their history and architecture and the
17 way that community has protected the
18 architecture that they have.

19 I feel like Jacksonville is losing that.
20 We are not protecting our historic
21 architecture; it's too easy to tear things
22 down in Jacksonville. And I'm crying over
23 this because it's gone, it's gone. And I
24 think this is a lovely development. I just
25 don't like this development there because I

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1 think the integrity of that block and those
 2 buildings and that story should be
 3 preserved, and that's my thought about it.

4 I do want to share with you a couple
 5 things. I really did try to read your notes
 6 and your minutes, but I couldn't find them
 7 anywhere about this building. But one of
 8 the things in your Charter or your Strategic
 9 Objectives are to increase the opportunities
 10 for downtown employment. And the second one
 11 is protect and revitalize historic assets.
 12 That's on your Charter. Your Redevelopment
 13 Goal Number One, reinforce downtown as the
 14 city's unique epicenter for business,
 15 history, culture, education, and
 16 entertainment. And one of the Strategic
 17 Objectives is listed under there, protect
 18 and revitalize historic assets.

19 This is not doing that. Saying that we
 20 call it The Doro, we have bricks that are
 21 white or protrude, I mean that's a nod, but
 22 it's not enough. The building and the
 23 history will be gone.

24 So I implore you to send this back to
 25 the drawing board, find something else. I
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1 think this could be a fantastic asset to our
 2 east Jacksonville area. And it's part of an
 3 integrated line of buildings, Intuition Ale
 4 House, Manifest Distillery. And I just
 5 think this is going to be a travesty to tear
 6 this down.

7 So I want to share with you in closing
 8 something somebody who came to Jacksonville
 9 who was running for president a long time
 10 ago, about the time this building was built,
 11 I think, The Doro Buildings, not this
 12 building, and he said, "Here is your
 13 country. Do not let anyone take it or its
 14 glory away from you. Do not let selfish men
 15 or greedy interest skin your country of its
 16 beauty, its riches or its romance. The
 17 world and the future and your very children
 18 shall judge you according to the way you
 19 deal with this sacred trust." And that was
 20 President Theodore Roosevelt. So I
 21 encourage you to preserve Jacksonville.
 22 Thank you very much.

23 BOARD MEMBER ALLEN: Thank you.
 24 The next speaker card I have is from
 25 Laura, I believe. Is there a Laura here?
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1 Luna, perhaps. How about someone that lives
 2 at 3960 Ringneck Drive.
 3 UNIDENTIFIED FEMALE: That's me. I
 4 asked not to speak.

5 BOARD MEMBER ALLEN: She would like to
 6 make it known for more time and
 7 consideration on The Doro Building.

8 Lew Weld (ph) left; is that correct?

9 UNIDENTIFIED FEMALE: Yes, he did.

10 BOARD MEMBER ALLEN: I'm sorry, with
 11 this handwriting. How about someone that
 12 lives 2263 St. Johns Avenue?

13 MS. FRAZIER: Christy.

14 BOARD MEMBER ALLEN: Yes, thank you.
 15 Can you state your name and address for the
 16 record, please.

17 MS. FRAZIER: Christy Frazier, 2263
 18 St. Johns Avenue.

19 BOARD MEMBER ALLEN: Yes, ma'am.

20 MS. FRAZIER: Okay. So one of the
 21 things I think goes along with what
 22 everybody else has said is that I believe
 23 that our history does need to be told and
 24 respected. And we don't have much history
 25 left because our city burned to the ground.

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1 And it was a national horrible thing. Not
 2 many cities ever have gone through what we
 3 did. We started out now with, I think in
 4 the '50s is when we started tearing them
 5 down. And I wonder if it comes from
 6 embarrassment or it's like the soul of our
 7 city is disappearing. We need to be
 8 respected.

9 And it's true, what we have left, please
 10 keep it, please. We don't have enough. If
 11 you look at the -- any map from Jacksonville
 12 from the '50s, the '60s, the '70s, the '80s,
 13 you just see building after building after
 14 building disappear. Most of it was for
 15 parking lots. And I do like your design a
 16 lot. But there are so many parking lots, so
 17 many.

18 And isn't it called The Doro District?
 19 I mean, it is because of that building.

20 And I'm saying this mainly because I own
 21 four historic buildings in north Springfield
 22 covered with paint today because I've been
 23 renovating them. And three of them are just
 24 warehouses. They don't really have
 25 architectural -- a whole lot of

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1 architectural detail, but it makes it so
 2 much more interesting. And I don't have the
 3 same budget that you guys do. And the
 4 reason why you should save it is because you
 5 do have that budget. You have it.

6 And where you come from, you have a lot
 7 of history. Your city isn't tearing your
 8 stuff down.

9 And it's -- it would be absolutely a
 10 shame if on a national level anybody got
 11 ahold of this story. It's shameful. We
 12 just can't keep doing it. It's every month
 13 another one just disappears, another one,
 14 another one, another one.

15 And I love your design, I do. I mean,
 16 I'm hoping that where my district is, we get
 17 a lot of that eventually.

18 But to have a cornerstone, it needs to
 19 be historic and it needs to make sense. It
 20 brings people there, if you have that
 21 design.

22 History means something. We don't have
 23 much. I just don't understand how it can
 24 keep going on.

25 These aren't just awful buildings we're
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1 Avondale area and Riverside because I'm from
 2 New England. And I was so sad and homesick
 3 for integrity and architecture, which, I
 4 mean, as lovely as my house was in Neptune
 5 Beach, it wasn't cutting it for me.

6 And you know, I instantly fell in love
 7 with all that has been preserved for a
 8 reason. And I thought, you know, it's so
 9 interesting, you know, we don't go to
 10 Savannah to see what Vestcor has built or
 11 the newest strip mall. Just Vestcor because
 12 I don't know any other names, I'm not that
 13 clever with this whole thing.

14 But I'm from, you know, Cape Cod, we
 15 don't go there to see the newest buildings.
 16 Really nobody, I don't think, has, or
 17 Nantucket or Charleston.

18 Again, you know, I know it's repetitive
 19 to listen to this, but it's such a beautiful
 20 building. It's just so striking in my mind.

21 And, you know, as the last speaker,
 22 Christy, said, there is so much space in
 23 Jacksonville. Kind of crazy. I mean, we're
 24 not famous for our historic buildings; we're
 25 famous for empty spaces and parking lots at
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1 tearing down. They're important. So
 2 please, I'm begging, please. We have lots
 3 and lots and lots of empty spaces, tons.

4 BOARD MEMBER ALLEN: Thank you.

5 The next speaker card is from someone
 6 residing at 1230 Talbot Avenue. Thank you
 7 for your interest in the project. Can you
 8 state your name and address for the record,
 9 please.

10 MS. VAN NOSTRAND: Roselle Van Nostrand.
 11 And I was -- thank you for your time. I'm
 12 really happy that there are so many people
 13 involved and, you know, patiently listening
 14 to us.

15 And I was wondering if we could change
 16 all three pictures to The Doro Building
 17 since we're all talking about it. It would
 18 be nice to see it. If somebody would do
 19 that, it would be great, the historic
 20 building that we're defending, the facade
 21 would be great.

22 So I have lived in a lot of places. I
 23 spent the last 20 years at the beach. And
 24 when I sold my home and started looking for
 25 a new smaller one, I naturally gravitated to
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1 this point. And maybe we could utilize some
 2 of those empty spaces.

3 Maybe, you know, we certainly need new
 4 development. And again, I think your design
 5 is impressive, it's beautiful. But I think
 6 there is plenty of room for it.

7 And gee, you know, it would seem -- I
 8 don't know too many cities that are moving
 9 in this direction where they're tearing down
 10 historical buildings. I just don't -- I
 11 don't know where that's happening with --
 12 and especially with the urgency we seem to
 13 be doing it. I don't understand that.
 14 There is kind of a rush to it all.

15 But you know, we don't have the deep
 16 pockets, some of us, that others -- I would
 17 love to buy it. I would love to see
 18 something happen with it, I'm always kind of
 19 embarrassed that we're screaming to save
 20 these buildings, but we don't have the -- we
 21 don't have the pocket. You know, I don't
 22 have any money to help with that, all I have
 23 is my voice.

24 So as a local resident, a proud local
 25 resident now of Avondale, you know, I just
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1 think it's imperative that we respect
 2 ourselves, you know. I mean, really we have
 3 something to respect, it's beautiful. You
 4 know, Jacksonville has some stuff left and I
 5 think it's imperative that we hold on, like
 6 the others have said. Thank you very much
 7 for your time.

8 BOARD MEMBER ALLEN: Thank you very
 9 much.

10 I don't see any other speaker cards.

11 Are there any others over there?

12 I would like to thank everyone that
 13 filled out a speaker card and that spoke and
 14 is showing their passion for the project. I
 15 know we all appreciate it.

16 We'll turn it to -- over to members of
 17 the Board now to ask some questions of the
 18 Applicant. We'll start on the right side of
 19 the room.

20 Mr. Davisson.

21 BOARD MEMBER DAVISSON: Let me just ask
 22 a few questions. How many units and cars do
 23 you have on this site?

24 MR. HILL: We have 247 units and we have
 25 300 -- approximately 312 cars right now,

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1 yep. And then we've got 30 bikes internally
 2 and then we'll have more around the
 3 external.

4 BOARD MEMBER DAVISSON: I'm going to
 5 just keep my comments at first just about
 6 the project itself, regardless of its
 7 historical context. And I've worked on
 8 projects like this. I think when we try to
 9 apply revitalization to downtown with the
 10 design guidelines, this is not even going
 11 for a deviation. It's doing all the right
 12 things.

13 It's got -- I'm quite amazed at the
 14 project. There is hardly any parking on the
 15 street. The parking lot is buried. Half
 16 the block has got doors, front doors right
 17 on the street to units with retail, outdoor
 18 amenities, and a pocket park. And I mean,
 19 that's what we ask every project, and rarely
 20 do we see a mixed-use project that has all
 21 those components when the parking has
 22 actually been minimized and its facade is on
 23 levels two and up that face another garage.
 24 So I think as a response and -- as a
 25 response to a site and what's there, I think

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1 it does a great job.

2 And I always -- I'm the pessimist. I
 3 look at things, What's wrong with the
 4 project or what can they do better? Taking
 5 that as a new block, I think they've done a
 6 good job.

7 Your comments and taste on style, that
 8 is not what I'm here to talk about. It's
 9 how does it address the street and city.
 10 And it's putting 240 units in downtown. And
 11 I think that when we talk about what is it
 12 about downtown, is it -- that makes things
 13 happen, is it sidewalks, is it new light
 14 posts, is it putting a pocket park here.
 15 That's all part of the ingredients, but the
 16 thing that I find to be most important, if
 17 there is a silver bullet, it's putting
 18 people that live downtown.

19 So I think the project, it's a great
 20 project because it's now reaching -- we've
 21 got housing in the core. We've got finally
 22 housing that's reaching, you know, towards
 23 Doro, towards the Ford assembly plant, all
 24 the way down that area, and this is like the
 25 first leap.

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1 I think it's -- the most important thing
 2 you can do is put housing in this area. I'm
 3 not talking about The Doro Building, I'm
 4 just saying, this is, I think, a key
 5 project. And it addresses what we're
 6 looking for, at least what I'm looking for,
 7 when I'm looking at guidelines for downtown
 8 as far as what we're trying to do as far as
 9 revitalize.

10 So, you know, I look at Doro, at the
 11 building, and I know and I've been involved
 12 even privately with others developing the
 13 project too. And in fact, we had a project
 14 here two years ago that did pass the DDRB on
 15 this specific site. It didn't happen,
 16 didn't financially work.

17 So, you know, I'm not -- the block has
 18 had plenty of opportunity to basically
 19 develop that historic building, and it
 20 hasn't happened at this point. And that's
 21 if you even want to get into the
 22 conversation about historical context. It's
 23 not on the register, although it does have
 24 importance to the city and to the industry
 25 of cabinetmaking and things that Doro had on

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1 that corner long ago.
 2 But I heard a lady talk about Fletcher
 3 High School and what was done there. And I
 4 can talk to that because I worked on that
 5 project. And I want to just tell this to
 6 the owner, to the architect, because I don't
 7 know if you know that history, that there
 8 was a high school out at Fletcher, it was
 9 Fletcher High School, and it was being torn
 10 down. And there was some major public
 11 outcry.

12 And we went through round after round of
 13 presentations. And the thing is that people
 14 that live at the beach and went to that high
 15 school in the '50s and '60 still live at the
 16 beach, so they all came out.

17 And finally, we came up with a solution.
 18 And it was simply having the front door and
 19 two columns on each side, and it was simply
 20 just a facade, nothing more, didn't have
 21 anything behind it. It was just a
 22 freestanding facade and ruin. But it wasn't
 23 a ruin, it was basically reinforced and
 24 cleaned up. And it was symbolic only. And
 25 that's all anybody was asking for.

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1 So maybe there is something I think, you
 2 know, where you have a pocket park on that
 3 corner, that's actually where the building
 4 sits, perhaps there is a creative way, not
 5 necessarily -- you know, if you can utilize
 6 the building, great; if you can't, maybe
 7 there is some way that you can reach and
 8 engage with what was there in art, in some
 9 type of perhaps keeping part of the facade.
 10 I don't know.

11 I think the project that you've done is
 12 good, but listening to the public, I think
 13 that perhaps there is a way that you can
 14 acknowledge Doro, although you've called
 15 your project Doro, to that building. I
 16 think that's all I've got.

17 BOARD MEMBER ALLEN: Thank you.
 18 Mr. Schilling.

19 BOARD MEMBER SCHILLING: Sure. One,
 20 I'll start off with big picture, which I
 21 think is a great-looking project. And it's
 22 very exciting to see. Similar to what
 23 Mr. Davisson said, you know, I think this is
 24 kind of establishing this area and getting
 25 residential and folks living in this area

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1 downtown, which we've not had before. But
 2 with -- so big picture and then drilling
 3 down just into some thoughts and I guess
 4 questions.

5 And one, through the Chair to staff, to
 6 Ms. Radcliffe-Meyers, I just wanted to ask
 7 if you can share -- you know, I'm assuming
 8 there is no historical designation of this
 9 building -- the City's perspective on the
 10 actual historic status of the structure, if
 11 you could address that.

12 MS. RADCLIFFE-MEYERS: Board Member
 13 Schilling, through the Chair, you're
 14 correct. DIA staff, we did do our due
 15 diligence. We reached out to Christian
 16 Popoli and asked him about the building.
 17 And I will read the comment back that we
 18 received: The property is not part of the
 19 Downtown National Registered District. It
 20 is not currently a locally designated
 21 landmark and was not deemed eligible
 22 individually for the National Register by
 23 the State Historic Preservation Officer or
 24 the original surveyor. If it were deemed
 25 eligible, there is a notification process to

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1 the owner that is required by code, which
 2 would give the owner the opportunity to
 3 object to the designation. To answer your
 4 question, the property currently has no
 5 protections as a historic structure, and the
 6 owners can do what they wish with it without
 7 any code required intervention.

8 So that came directly from our Historic
 9 Preservation Section.

10 BOARD MEMBER SCHILLING: Okay. Great.
 11 Thank you very much.

12 So I'd ask the Applicant, if you would,
 13 I mean, hearing the public comments that
 14 have been made about the style of the
 15 architecture, the historical significance,
 16 so to speak, of The Doro Building, maybe you
 17 can speak to maybe some of the things that
 18 you've looked at possibly doing, how you've
 19 arrived at the conclusion you have, and if
 20 there are any pieces or parts or components
 21 of that that can be incorporated into the
 22 architecture of the building.

23 MR. HILL: Sure. Nick Hill, with Niles
 24 Bolton. The key to buildings like this,
 25 even in the past, were creating edges along

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1 the street edge. That was a very important
 2 part. You look in New York, you look in all
 3 these places, it's a very strong edge. And
 4 you're creating then that storefront for
 5 people to look in and look out.

6 This building has been modified
 7 multiple, multiple times. Even the brick
 8 coursing is not the original brick coursing.
 9 The cornices are falling off and the store
 10 front is different than the original
 11 building. When we were looking at it from
 12 that standpoint, we started saying, Okay,
 13 well, what can we pull from this with the
 14 constraints that we have and with the wishes
 15 of expanding sidewalks, getting the
 16 pedestrian, you know, activity zones on the
 17 property?

18 But by doing that really what came out
 19 was looking at some of the original imagery.
 20 And it was a red brick building, it's not a
 21 white building. And it was modified, and
 22 that's -- in some historical context that is
 23 an allowable thing as they modify over time.

24 But the storefronts, again, changed.
 25 And the windows, if you -- you know, the
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1 bring them into the space.
 2 Another thing that we've discussed is
 3 some of the -- you know, they built bars and
 4 cabinetry and how can we incorporate that
 5 into maybe the rooftop bar or some of the
 6 spaces. There are -- there is really
 7 awesome doors inside for the volt, you know,
 8 how can we potentially start incorporating
 9 some of those things to where, when people
 10 see it, that's what they remember of Doro.

11 It's not as much about the building, as it
 12 is about Doro at that point and what that
 13 family and what they did for the community.

14 And so that's kind of digging deep into
 15 that experience versus building, you know, a
 16 building itself that's been -- we saw it
 17 just had been modified quite a bit over
 18 time. And we're trying to go back to both,
 19 we're trying to go to the white brick and
 20 the red brick to kind of show that
 21 transformation. And then the way we're
 22 looking at detailing in from the brick into
 23 the stucco is actually fingers of stucco
 24 that kind of bleed into then the stucco, so
 25 it's kind of then transforming as it goes

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1 windows that are in it now are not kind of
 2 your old lead, you know, steel, iron-type
 3 windows. And, you know, there is nice
 4 patterning to it.

5 And so what we really tried to do is
 6 more tap into the scale and tap into, okay,
 7 if we're going to have another building with
 8 this, we're going to try to keep this
 9 pedestrian edge in this area and then do
 10 stuff above it, but try to bring back some
 11 of these materiality, some of the patterns,
 12 some of the colors.

13 And then, again, we don't have the
 14 historical images up, but they used to have
 15 awnings, fabric awnings, that would actually
 16 come out and then come back in. And so
 17 we're like, Okay, that used to be something
 18 that everybody knew, it's not there now,
 19 it's all been taken off, and even the
 20 cornices have been changed since original.

21 So we were like, Okay, what if we bring
 22 back in the pivot windows and everything,
 23 little contemporary throwback to what that
 24 was, because it was to engage the
 25 pedestrian, it was to engage the people to

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1 vertically. So trying to bring little hints
 2 and architectural things like that into it
 3 to show, you know, a little respect and --
 4 because you've got multiple, you know,
 5 multiple characters, you have mid-century
 6 modern here, you've got more classical
 7 architecture. And I think, you know, now we
 8 can have a way of trying to mix all of that
 9 and bring in a little bit of modern with it
 10 too, so.

11 BOARD MEMBER SCHILLING: So the intent
 12 being taking some of those cues from the
 13 existing architecture and building it into
 14 the current architecture.

15 MR. HILL: That's correct.

16 BOARD MEMBER SCHILLING: What I share --
 17 and again, knowing that today is a
 18 conceptual review and conceptual approval,
 19 and knowing that you'll be back for final
 20 and certainly hearing the input you heard
 21 today, anything you can take from that and
 22 be even more creative, anything else you can
 23 add, I think, would go a long way with this
 24 Board and the public. So I share that.

25 The other thing I wanted to ask about
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1 and, I guess, understand more is on Forsyth,
 2 which I think -- I think is exciting. I see
 3 you turning it into, you know, this more
 4 pedestrian scaled area and being able to
 5 bollard it off, so to speak. What is the
 6 vision that you all have for how often that
 7 would occur? Is that like a weekend-type
 8 use or what is --

9 MR. HILL: I'll defer to the developer.

10 MR. MARSHALL: Hi. Matt Marshall, with
 11 RISE Development. Yeah, that's more of a
 12 weekend-type use or special use or maybe at
 13 times special events that might be going on
 14 in that area. So it wouldn't be a
 15 seven-day-a-week situation most of the time.

16 MR. HARDEN: But that being said, I
 17 think event day would be the way to describe
 18 it because, while today A. Philip Randolph
 19 isn't what the City hopes it will be down
 20 the road, ultimately it's going to be not
 21 just event days, but days in general, spring
 22 days, nice weather days, that sort of thing.

23 So one of the discussions we had,
 24 particularly with the flex space area and
 25 then going into the Forsyth Street area will

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1 MR. HILL: All right. I'll go to the
 2 plan so that we can look at it together.
 3 And we've started working through the zoning
 4 of the space. So you'll come in off of East
 5 Adams, looking at the master plan, coming
 6 off the main, I guess, interstate there --

7 BOARD MEMBER DURDEN: Do you have a --

8 MR. HILL: -- it shows a roundabout
 9 actually coming in --

10 BOARD MEMBER ALLEN: Do you have a
 11 pointer at all?

12 MR. HILL: I do, but it's not really
 13 showing up there unfortunately. If you
 14 don't mind, I can come up there and speak
 15 and point, if that's --

16 BOARD MEMBER ALLEN: Yeah, that's good.

17 MR. HARDEN: Brenna, that page is in
 18 this booklet.

19 BOARD MEMBER DURDEN: I know.

20 MR. HARDEN: I can't see it either so
 21 I'm using the page.

22 MR. HILL: Okay. So the master plan
 23 that we saw shows a roundabout actually
 24 coming in here off of the main interstate
 25 and then actually into Lafayette Street.

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1 be a shelter off, if you will, from Philip
 2 Randolph, which they hope on event days or
 3 Florida-Georgia weekend or that sort of
 4 thing, is going to be crowded, it will be a
 5 space off that. But as time goes on and the
 6 area develops around it, I have had the
 7 advantage or disadvantage, if you will, over
 8 the last two years, watching the designs of
 9 what's going around it and hopefully getting
 10 near to the end of that.

11 But it fits like a puzzle piece into
 12 what the city plans for Philip Randolph and
 13 the surrounding area.

14 BOARD MEMBER SCHILLING: So is the
 15 intent to actually vacate that portion of
 16 the street or what has -- okay. Good.

17 Then the other thing that I was going to
 18 ask is if you could share with me a little
 19 bit about the thoughts of the entry. And
 20 the reason I ask that is to me -- I don't
 21 know. It almost seems like a little bit of
 22 a second thought. There is not necessarily
 23 a lobby. It's -- and I mean, I guess, guide
 24 me through how -- if I'm a visitor, how do I
 25 find the entry and how does that work.

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1 And so I think your main corridor, even to
 2 come down Bay with this especially being
 3 vacated will bring you in here. And your
 4 only access is through East Adams. So being
 5 a resident there, you'll know -- it's not in
 6 transient nature so you'll know that --
 7 where the entry is.

8 But as you come in, you have your
 9 visitor spots here, they give you direct
 10 access into a -- and we're trying to think
 11 about this as if it was a hotel, really the
 12 hospitality-type scenario. So when you pull
 13 up to your hotel, you come out here, come
 14 directly in with the concierges and then
 15 your offices, that type of thing, and then
 16 you circulate in through community space, go
 17 up elevators into your property.

18 And then the parking garage is you'll
 19 come in and you can go directly in to an
 20 elevator on your floor. So that's how that
 21 circulation works, probably more on a
 22 first-time scenario. Most people during the
 23 day coming home from work or whatever,
 24 they're going to come in, they're going to
 25 go to their parking spot, you know, go to

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1 the unit, come down, get their mail and
 2 that's the kind of flow they'll do and then
 3 go up to amenity space or something like
 4 that.

5 BOARD MEMBER SCHILLING: If I'm a
 6 visitor -- so let me ask, if I'm not
 7 arriving by car, how -- what is the main
 8 entry into the residential portion.

9 MR. HILL: The main entry would be in
 10 through here.

11 BOARD MEMBER SCHILLING: Through the
 12 leasing office?

13 MR. HILL: Through the leasing office.

14 BOARD MEMBER SCHILLING: It's not
 15 through Forsyth?

16 MR. HILL: Once we actually get in here,
 17 we're looking at a monumental-type stair
 18 here, it's two stories, that would allow
 19 residents to come down and then actually
 20 work their way into the space. And they can
 21 come down the elevator and get to here as
 22 well. So if you're coming down for dinner,
 23 meeting your friends, that kind of thing,
 24 you will be able to fall back in if you get
 25 out.

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1 up here, but alternate modes will be coming
 2 through the stair and then out and working
 3 their way up and down Bay probably.

4 BOARD MEMBER SCHILLING: Okay. Great.

5 MR. HILL: Did that answer your
 6 question?

7 BOARD MEMBER SCHILLING: That was super
 8 helpful. And I think that was the last item
 9 I had, so thank you.

10 BOARD MEMBER ALLEN: Thank you,
 11 Mr. Schilling.

12 Ms. Durden.

13 BOARD MEMBER DURDEN: Thank you very
 14 much. So I have about five comments and --

15 MR. HARDEN: With subparts.

16 BOARD MEMBER DURDEN: Five. You can
 17 hold me to it.

18 The first one is that I want to say that
 19 I love the idea of residential in this area.

20 I think that that is something that is
 21 needed in this sports and entertainment
 22 district. I think that activating that area
 23 with residential is a smart idea
 24 financially, as well as what we're looking
 25 for from -- you know, for our downtown area.

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1 Now, the patrons coming to the retail
 2 will be able to come in, go up and down and
 3 navigate the property as well. But there
 4 really is -- you have this piece and that
 5 piece, it just depends on how you're
 6 arriving, as you're saying as a visitor.

7 BOARD MEMBER SCHILLING: That makes more
 8 sense. Just looking through the package, my
 9 thought was the main entrance was through
 10 Forsyth, which I wasn't totally
 11 understanding necessarily why you have your
 12 trash service like roll up right next to the
 13 entrance.

14 MR. HILL: Yeah, because this is
 15 vacated, it's not going to have -- more or
 16 less during the day or especially in the
 17 morning, early morning services like that,
 18 so we've been working through this, for
 19 move-in you can get quite a few move-in
 20 trucks here, trash to come in and pick up.
 21 So everything is internal to the building;
 22 it's not outside where you can see it.

23 And a lot of bikes. I think a lot of
 24 people with their doing alternate modes of
 25 transit, vehicle rideshare will probably be

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1 And I really -- I'm very, very supportive of
 2 that.

3 The second thing is another great thing
 4 that you've done is with the alley. I
 5 really like that concept. If you want to
 6 call it an alley. I do have a couple
 7 questions, if I may.

8 BOARD MEMBER ALLEN: Yeah, absolutely.

9 MR. HARDEN: Brenna, that term alley is
 10 not intended to be the term used in the
 11 zoning code. It's the marketing part of
 12 the --

13 BOARD MEMBER DURDEN: I understand. I'm
 14 not technically calling it an alley. I'm
 15 just using your marketing.

16 So, you know, I think that somebody
 17 asked the question about vacating that road.

18 And I didn't really hear --

19 MR. HARDEN: It's already vacated.

20 BOARD MEMBER DURDEN: It's already
 21 vacated, the entire thing down to Lafayette?

22 MR. HARDEN: Yeah.

23 BOARD MEMBER DURDEN: Okay. So was
 24 there any easements or reservation of
 25 easements through there, through that area?

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1 Lots of times when we close a road we
 2 have --
 3 MR. HARDEN: Right. There are utilities
 4 and that sort of thing, yeah.
 5 BOARD MEMBER DURDEN: Utilities, okay.
 6 I was going to suggest that the City obtain
 7 a reservation for pedestrians through there,
 8 because, obviously, now it's a private
 9 property split between, I guess, the
 10 Manifest and The Doro; is that right? So
 11 obviously, in order to make that happen, I
 12 think that there needs to be some kind of
 13 condition from -- you know, because it is a
 14 big part of what you're proposing, a big
 15 part of what we like from what I can tell --
 16 that there be some kind of a condition that,
 17 you know, that -- that the -- that there be
 18 an agreement. I'm not suggesting that we
 19 need to get into the details of the
 20 agreement, but some kind of agreement
 21 between the two landowners that say that
 22 this is, you know -- this is the concept
 23 that they both like or at least something
 24 that we know, because all we have right now
 25 is what you're telling us, not from the

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1 Manifest Distillery folks, but something
 2 that says, Yes, we like this concept and
 3 we're in agreement with this concept and
 4 we'd like to see this concept happen.
 5 So I think that I love the idea. I
 6 think it's a fabulous idea. And I'd like to
 7 just -- I would just like to make sure it
 8 happens.
 9 The third thing is that I am not
 10 enamored at all with the architecture. I am
 11 not an architect; so it's not my silo, it's
 12 not my lane. But I am very disappointed in
 13 the architecture. And I just -- now, it's
 14 my understanding that the -- that even
 15 though this building is not on the -- in the
 16 historic district or has not been
 17 designated, it's my understanding that, in
 18 order to demolish the building, you would
 19 still have to get approval from the Historic
 20 Preservation Commission.

21 Is that your understanding, Paul?

22 MR. HARDEN: I'm disappointed with your
 23 position on the law.

24 I don't think so.

25 BOARD MEMBER DURDEN: I think it is. I

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1 think any building that's over 50 years old,
 2 it's my understanding, has to go -- in order
 3 to obtain a demolition permit, it's my
 4 understanding that it does have to go to the
 5 Historic Preservation Commission to get
 6 permission to be demolished.

7 MR. HARDEN: Jason and Guy are sitting
 8 up there, so.

9 MR. TEAL: Through the Chair, what the
 10 ordinance code says is under Chapter
 11 320.407, when somebody comes in for a demo
 12 permit for a building that's either in a
 13 historic district, contributing structure to
 14 a historic district, or eligible for listing
 15 in a historic district, then HPC has to
 16 review that. But according to staff,
 17 they've already reviewed this building and
 18 determined it's not eligible under any of
 19 those scenarios.

20 BOARD MEMBER DURDEN: I think there is a
 21 distinction between the first two and the
 22 third. I think that's where the 50-year-old
 23 element comes to play. I'm not certain
 24 about this.

25 MR. TEAL: In all fairness, in preparing
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1 for the First Baptist demolition, I recently
 2 researched the issue. And so it's not
 3 enough just to be 50 years old. It's also
 4 that you either have to be eligible for
 5 listing or already on a list.

6 BOARD MEMBER DURDEN: So how do you --
 7 so I guess that begs the question of what
 8 would -- how would a building become
 9 eligible?

10 MR. TEAL: Because of a determination
 11 that it exhibits enough historic
 12 significance to -- under the Secretary of
 13 Interior Standards. What happened here is
 14 that the building had already been reviewed
 15 by the State's Historic Preservation Office
 16 and determined that it did not exhibit the
 17 requisite number of criteria under the
 18 Secretary of Interior Standards.

19 BOARD MEMBER DURDEN: Well, I think
 20 that's something that should be considered
 21 and investigated to be certain about it.
 22 It's my understanding that it did have to go
 23 to Historic Preservation Commission in order
 24 to obtain a demolition permit.

25 So I'll come back to my comment number
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1 three, which is I'm not enamored at all with
 2 the architecture. I do think that it's very
 3 similar to a lot of what we see not only in
 4 recent development, whether it's at Town
 5 Center or in some places downtown or in
 6 other cities, quite frankly. I can see this
 7 design in many, many cities.

8 I think that there is an opportunity, as
 9 Mr. Davisson said, that -- to take some of
 10 the character of the current facade and
 11 incorporate that into your new facade. It
 12 seems that should be a possibility. And
 13 with a little effort, I think that there
 14 would be some ways to accomplish that.

15 I think something -- and I'm not an
 16 architect, again. But I think that some of
 17 the things that appeal to people about that
 18 two-story building is the design around the
 19 windows, the -- you know, some of the
 20 characteristics that you see. To me, it
 21 seems like you could incorporate some of
 22 that and really add -- add a completely new
 23 depth to the architecture, to the facade.

24 I understand what you want to do on the
 25 interior of the building. I'm not really

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1 worried about that. I think, in fact,
 2 another thing that I love about the design
 3 is the rooftop and all the activation. So
 4 I do think that it's worth a great deal of
 5 your effort to review and really think
 6 carefully and be creative, think outside the
 7 box and see about some of those
 8 characteristics of the current facade and
 9 building those into the new facade.

10 Number four goes to the design on A.
 11 Philip Randolph. And I'm really concerned
 12 about the -- and think that -- I would like
 13 you to reconsider the access point on A.
 14 Philip Randolph for two reasons: One, it
 15 doesn't seem to be necessary. You've got
 16 your access on Adams Street, and it's a
 17 two-way access. It's where you're going to
 18 have your main entrance, as you just talked
 19 about. And it's almost like a second
 20 thought. It's narrow. It's --

21 MR. HARDEN: You're talking about
 22 vehicular access?

23 BOARD MEMBER DURDEN: Yes.

24 MR. HILL: It's only an egress.

25 BOARD MEMBER DURDEN: Well, whatever it

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1 is, it just does not seem in any way, shape,
 2 or fashion, to me, to be necessary, that
 3 it's serving any kind of important or
 4 significant or substantial purpose. And the
 5 reason that I really want you to think about
 6 taking that away is because I think that you
 7 have segregated your plaza on that corner of
 8 Adams and Randolph by creating that access
 9 there. It's not attached, it's not
 10 connected to anything else that is going to
 11 be where you're going to have people.

12 It's -- that driveway actually separates
 13 all of that wonderful activation that you
 14 have on the south end of A. Philip Randolph.
 15 So it just makes so much more sense if you
 16 just -- if you eliminated that access and
 17 expanded up to -- all the way up to the
 18 corner of Adams. And I think you could
 19 easily do that by getting rid of that access
 20 point.

21 I also think that would go a long ways
 22 to activating that whole Philip Randolph,
 23 which is what we definitely want to see you
 24 do.

25 Another point to make is that, you
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1 know -- well, I'll just leave it there.
 2 The fifth point I was going to make had
 3 to do with the Historic Preservation
 4 Commission. I thought that -- I would like
 5 to be certain of that decision, that it does
 6 not have to go to Historic Preservation in
 7 order to obtain a demolition permit. And
 8 if --

9 MR. HARDEN: No more certain than we
 10 would like to be.

11 BOARD MEMBER DURDEN: You would want to
 12 know that too.

13 So I think that a condition that would
 14 be appropriate would be for, when you come
 15 back for final, that you come back after
 16 you've got the demolition permit in hand.
 17 And that eliminates the question about do
 18 you have to go to -- at least as far as
 19 we're concerned, do you have to go to
 20 Historic Preservation Commission, what do
 21 you have to do in order to get that demo
 22 permit.

23 And I think that the reason I bring that
 24 up is because I think that it's a tremendous
 25 amount of time for staff and for you all and

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1 for the Board and -- to be reviewing such an
 2 important project if we don't know for sure
 3 that you've got the right to demolish the
 4 building. And so I would really like the
 5 Board, if you will, to consider, you know,
 6 adding a condition to come back after the
 7 demolition permit has been approved.

8 And that's all, those are my five
 9 comments. Thank you.

10 BOARD MEMBER ALLEN: Spot on with the
 11 estimate of five. Thank you.

12 Mr. Loretta.

13 BOARD MEMBER LORETTA: I've got a lot of
 14 things written down, so I can't give you a
 15 specific number. I very much think it's a
 16 wonderful project, and I'll echo a lot of
 17 what everybody said. I'm going to ask just
 18 a couple questions, and then I'll get into
 19 the historic texture.

20 I don't see any handicapped parking in
 21 your design right now, so something you
 22 probably need to think through.

23 MR. HARDEN: It will be in there.

24 BOARD MEMBER LORETTA: Especially when
 25 it comes to the fact you really only have
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1 BOARD MEMBER LORETTA: What's the need
 2 for that compact parking space right there?
 3 MR. HILL: In case they're waiting for
 4 someone to come down from up in their unit,
 5 just to get them out of that area.

6 BOARD MEMBER LORETTA: I think the
 7 compact parking space is just lacking room
 8 to some extent.

9 MR. HILL: It's tight, yeah. It's
 10 small.

11 BOARD MEMBER LORETTA: It's going to be
 12 pretty difficult to get into that space when
 13 you got columns on both sides and people
 14 navigating around because you're having a
 15 successful place. So maybe we can, you
 16 know, make this work better and not have
 17 that compact space and it assists at least
 18 in narrowing down that throat and keeping
 19 that pedestrian connection through. I
 20 understand the need for Uber and the drive
 21 through. To me, that part makes sense.

22 MR. HARDEN: Joe, may I also point
 23 out -- I didn't want to interrupt Brenna
 24 when she was on a roll.

25 Brenna --

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1 four visitor parking in the ground level and
 2 four more compact. It gets pretty tight
 3 there. There was a lot of compact parking
 4 throughout, maybe it's not necessary, I
 5 mean, we've been granting less than one unit
 6 per space, about one space per unit within
 7 downtown. So I don't believe that you
 8 really need to -- with 312 spaces, you know,
 9 you ought to be able to get down to 280 or
 10 something and hopefully not create a
 11 significant impact on your development,
 12 something for consideration.

13 That access that Brenna mentioned is a
 14 little confusing. I think basically really
 15 where it's coming in is maybe that becomes
 16 Uber access, something of that nature. I
 17 don't know if you guys -- you hinted at it
 18 initially in your presentation, but you
 19 didn't really -- I'm not sure we got that
 20 answer. What's that access for?

21 MR. HILL: That's 100 percent what it's
 22 for, it's rideshare. That whole plaza was
 23 created so that people can come and pull
 24 through the property instead of stopping on
 25 the roads.

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1 BOARD MEMBER DURDEN: I'm sorry?
 2 MR. HARDEN: -- there are event days in
 3 that area where Adams is one-way, that way,
 4 and so it also serves as a pop-off on those
 5 days.

6 BOARD MEMBER DURDEN: But on event days,
 7 Randolph is going to be closed. They're
 8 not -- it's not even going to be accessible
 9 to cars on event days.

10 MR. HARDEN: Well, maybe we're using
 11 different description of event days. The
 12 event day description in the lease of the
 13 Florida-Georgia folks and the Jaguars that
 14 allow them to close off that road. Adams
 15 Street becomes inaccessible going -- heading
 16 out to the east -- I mean, north in some
 17 occasions. So how it functions -- and I
 18 think Joe is making a point -- maybe we can
 19 make it function better without the
 20 handicapped space, but we need to have the
 21 opening there.

22 BOARD MEMBER LORETTA: Thank you.
 23 So a technical thing, like on -- in your
 24 presentation you talked about, like, the --
 25 on Philip Randolph, I don't know the

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1 architectural word, but you basically have
 2 like a roof overhang with mini parapet or
 3 whatever that you described that portion is
 4 going to be somewhat covered, but we don't
 5 actually show it in the sketches. Now, you
 6 do have in the sketches that the residential
 7 units are coming out and kind of covering it
 8 and you do have the windows opening up, but
 9 do you know what I'm saying?

10 MR. HILL: So in this drawing right
 11 here, see the dashed line to the right, it's
 12 a soffit condition that will overhang at
 13 level --

14 BOARD MEMBER LORETTA: So that's just
 15 the residential units, it's not actually --

16 MR. HILL: No, sir. No, sir. It's
 17 going to be a soffit.

18 BOARD MEMBER LORETTA: On page 30 you
 19 have a couple lines there that allude to the
 20 fact it's there, and that's really where the
 21 confusion I had was. So it just didn't seem
 22 like those things lined up. Not page 30,
 23 I'm sorry.

24 MR. HILL: You can see here too --

25 BOARD MEMBER LORETTA: Page 20,
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1 need to have.

2 But I guess my last thing is to the
 3 building. If I may, Mr. Allen, I sent Karen
 4 an email with a picture of the building
 5 because we don't have a good picture of the
 6 building here.

7 MR. HILL: You mean The Doro? I'll go
 8 back.

9 BOARD MEMBER LORETTA: Nah, your picture
 10 isn't good enough.

11 My question is, Karen, can you maybe
 12 open an image I sent to you?

13 I mean, really we don't have a street
 14 view of the image. You have like this
 15 little mini box, if we zoomed up, wouldn't
 16 look very good.

17 And so hopefully it comes in straight.
 18 So I just did a quick little screen shot on
 19 Google Earth. And hopefully it comes in
 20 straight.

21 So this is the building everybody is
 22 talking about. This is the first time we
 23 actually have a picture of it up there. And
 24 I always just try to care about win-win
 25 situations, that's my biggest element that I

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1 elevation north. On the left side, you were
 2 right there. Right there. You see on the
 3 left side, that little black line coming
 4 out?

5 MR. HILL: So that's if the pivot
 6 windows are open, yes, sir.

7 BOARD MEMBER LORETTA: Because I just
 8 misunderstood what you were saying.

9 MR. HILL: Yeah. When that middle space
 10 opens up, that pivot would open up and then
 11 you have the soffit, another ten feet.

12 BOARD MEMBER LORETTA: Is the property
 13 owner here? I just kind of wanted -- I
 14 think it was Mr. Davisson who discussed the
 15 fact that this property was here two years
 16 ago, it has been sitting for a long while
 17 with the availability for anybody to come in
 18 to redevelop the property. And obviously,
 19 the finances -- I can't say obviously. It
 20 wouldn't have hurt for the Graingers to have
 21 been here to explain why that project was
 22 unable to move forward, but maybe they can
 23 be here at final, but with Ms. Durden's idea
 24 of maybe having the demo, then hopefully
 25 some of those discussions we don't really

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1 try to discuss.

2 Mr. Davisson talked about how can we
 3 kind of incorporate different little
 4 elements, this, that, and the other. I
 5 mean, my question, it almost seems like two
 6 things: One, maybe we can utilize and
 7 maintain the existing signage and bring it
 8 up and utilize that and that could be a part
 9 of your historical elements that you guys
 10 are bringing forward.

11 MR. HARDEN: You're talking about the
 12 red lettering?

13 BOARD MEMBER LORETTA: The red lettering
 14 and/or physically utilizing some of the
 15 existing signage. And just, you know,
 16 re-illuminating with new LEDs and so on and
 17 so forth. But then so on the ground floor
 18 in this location you truly have this as an
 19 activated area. If you were to remove the
 20 whole gray -- or the green windows and the
 21 siding and kind of keep the brick picture
 22 frame, you know, that I think is at least --
 23 it probably wouldn't be that difficult to
 24 accomplish that task and still do everything
 25 you're trying to do. And I know it's just

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1 not enough for people who want to keep the
 2 historical architecture, but it's at least a
 3 symbolic element. So that would be my
 4 recommendation on how you may be able to
 5 attempt to meet or work with the folks on
 6 maintaining the symbolical architecture.

7 I do acknowledge there are seven
 8 buildings. I mean, and we're trying to
 9 create success here in Jacksonville. And so
 10 I had a similar project, existing church,
 11 just the church alone to maintain the brick
 12 envelope around just to do the demo and then
 13 put new studs on this thing for a
 14 6,000-square-foot church was
 15 one-and-a-half-million dollars.

16 So, you know, I realize there is
 17 significant cost to try to maintain facades,
 18 you know, I didn't know -- you mentioned
 19 you're matching brick, you know, what would
 20 be the cost to try to clean the brick up and
 21 utilize some of the existing brick and so
 22 forth.

23 But I mean, I think that's kind of my
 24 thought. If there is a way that, you
 25 know -- I love Brenna's idea of having the
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1 demo permit. And then if there is a way to
 2 kind of potentially incorporate some of the
 3 signage and then something else in some
 4 symbolism to create a little bit more
 5 character would be my thought. And I think
 6 basically within the dimensions and
 7 everything that you have, you ought to be
 8 able to come pretty close to it. Right now
 9 you don't really have any overhang, I don't
 10 know if those columns are brick, stucco.
 11 They're just kind of shown as flat right
 12 now, and so I think really you have that
 13 portion inset too. Well, if you were to
 14 keep that not inset and keep it out right
 15 here, you may be able to just make it all
 16 work. But that's my thoughts. And I
 17 appreciate it.

18 BOARD MEMBER ALLEN: Thank you,
 19 Mr. Loretta.

20 I have a couple suggestions/comments
 21 following up on that last point. I do think
 22 there are bits and pieces we can pull from
 23 the A. Philip Randolph frontage to
 24 incorporate into the design. I'm not going
 25 to go as far as suggesting reusing bricks

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1 because I know that gets very, very pricey
 2 but just some signage or something to tip
 3 the cap a little bit to the building.

4 If you can pull up slide nine, please.
 5 I think we're almost there with the design.
 6 I'd like to see the A. Philip Randolph
 7 frontage with the balconies continue down
 8 East Adams Street. To me, if you look down
 9 East Adams Street on this picture, it just
 10 kind of looks like a tunnel, because on the
 11 opposite side of y'all is a really, really
 12 unattractive parking garage. And I think if
 13 you're a pedestrian walking down East Adams,
 14 and you look up, it's just going to feel
 15 like you're in the middle of a tunnel.

16 So maybe if there is a way you can put
 17 balconies on the building away from us, just
 18 something to soften that feel when you're
 19 going down East Adams, I think that could
 20 really add to that side. It's very, very
 21 similar comments on slide 28, the side that
 22 faces Maxwell House, that left side there,
 23 it just looks like a wall to me. If there
 24 is some way we can, you know, maybe put some
 25 balconies on that to soften it a little bit,

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1 just make it a little bit more engaging,
 2 because that's the side of the building that
 3 everyone is going to see as they're
 4 approaching TIAA field and coming from
 5 downtown. And I think that could really
 6 soften that side of the building. Right now
 7 it just kind of looks like a wall to me.

8 The parking area right there where those
 9 cars are, who actually owns that area? Is
 10 that the Distillery or is that y'all's?

11 MR. MARSHALL: That's the Distillery.
 12 BOARD MEMBER ALLEN: Is there any way
 13 that y'all can approach them and come up
 14 with some clever solution to get that out of
 15 there. I just think that you're really,
 16 really missing out on a tremendous
 17 opportunity to activate that whole corridor
 18 there, if for some reason we can come up
 19 with an agreement with Intuition or the
 20 Distillery to maybe give them some parking
 21 spaces in your garage, maybe add another
 22 floor to it. I don't know. But something
 23 to really activate that area. I can see the
 24 Distillery wanting to do some sort of a pat
 25 io or outside seating and help you all

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1 activate that area to really, really make it
 2 nice and even more engaging than it is.
 3 MR. HARDEN: Mr. Chair, we can't control
 4 what they do, but what our plan was -- and
 5 we actually had this discussion today -- is
 6 reach out to them once we get further along
 7 to try to agree on a joint programming plan
 8 or just something of that ilk, because it's
 9 closed off already. They're backing on to
 10 our area really for parking spaces, so
 11 they're probably not legal parking spaces
 12 anyway. But we have all intentions of
 13 meeting with them so that we can jointly
 14 activate and program that area.

15 BOARD MEMBER ALLEN: Exactly. And I'm
 16 not going to -- at least for my purposes,
 17 not put that as a condition on anything or
 18 ask that you do that as a condition. I just
 19 think it's an opportunity that you all would
 20 want to explore to activate that whole area.

21 MR. HARDEN: Guy can put no parking
 22 signs up there.

23 MR. PAROLA: I have.

24 If I could just respond to that.

25 BOARD MEMBER ALLEN: Absolutely.
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1 time to go down to zero spaces in
 2 anticipation that there would be a wholistic
 3 parking situation and all that space would
 4 be activated.

5 BOARD MEMBER ALLEN: Awesome. Thank
 6 you.
 7 I'll just wrap it up with one other
 8 comment. I think that the building,
 9 otherwise, is very well designed. I love
 10 the fact that you all have found a way to
 11 hide the parking garage. And really other
 12 than that one little small area on East
 13 Adams Street, you can't see it. So I think,
 14 otherwise, the building is really, really
 15 designed well.

16 MR. HILL: Thank you.

17 BOARD MEMBER DAVISSON: I would like to
 18 make another comment and just clarify
 19 something that I said. When we talked about
 20 architecture, we were talking about The Doro
 21 Building and its historic -- historically
 22 engaging with that building. I wasn't
 23 implying that you take those windows, that
 24 facade and apply it over to your entire
 25 project. That's not what I was saying at
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1 MR. PAROLA: As we proceed with the
 2 parking deck owners, that's the direction we
 3 know we need to go long-term is to have
 4 those decks open for more than just special
 5 events. Right now they're not gate arm
 6 controlled. The owners have made a business
 7 decision at this time, maybe that can
 8 change, that we can actually have short-term
 9 parking.

10 MR. HARDEN: You're talking about the
 11 arena?

12 MR. PAROLA: I am, that's exactly right.
 13 So we're trying to have a single parking
 14 solution in there right now. A couple years
 15 ago we had parking spaces under the Hart
 16 Bridge where it's common for -- as Lot X as
 17 that construction grows and the ramp comes
 18 down and goes back up, we're looking for
 19 alternative spaces. So there is a -- this
 20 is a longwinded way of saying we're looking
 21 at a wholistic way for a parking solution in
 22 there.

23 And I know everybody wants that to
 24 happen. Even when Intuition came in with
 25 site plan, we gave them a deviation at that
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1 all.

2 I have no problem with modern
 3 architecture playing counterpoint with
 4 historical. I think this corner, though,
 5 and I think the steps you made are -- it's
 6 spot on, you got it in the right spot, on
 7 that corner that you've created this public
 8 space. And, you know, and I know you've
 9 got -- everything wants to be on the first
 10 floor with a building like this, and there
 11 are only so many ways you can make it
 12 function properly. And I guess that the
 13 reason you've got this, as Ms. Durden
 14 pointed out, is access to Randolph Street.
 15 You just need cars to get in and out without
 16 going through -- without going through the
 17 deck to turn around if they've got to get in
 18 and get out.

19 Maybe there is a way you can just look
 20 at that again. Maybe it's a curve, just
 21 more of a hotel-type drop-off on East Adams
 22 Street. I don't know. But I think there is
 23 an opportunity that you've already created
 24 on this corner, is kind of a public area and
 25 even -- and you've got it -- and it's kind
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1 of divided by curb and gutter and asphalt
 2 with this exit plan. And even if you were
 3 to do it, don't do it on a curb and gutter;
 4 make it part of your plaza, make it brick.
 5 It's for pedestrians, but, oh, by the way a
 6 car can drive across it because it's got
 7 bollards, you know, something like that.

8 But what I was getting at with The
 9 Doro -- and I use that example as a high
 10 school not to say that's what you need to
 11 do, but I used that. That was a clever
 12 thing that, I think, worked at the time. So
 13 that's it. Thank you.

14 BOARD MEMBER ALLEN: Mr. Loretta.

15 BOARD MEMBER LORETTA: I apologize. I
 16 forgot one thing I wanted to say. I want to
 17 reiterate Mr. Schilling's comment kind of on
 18 the entries. I feel like the entries are
 19 vastly understated at this point
 20 architecturally and even from a pedestrian
 21 realm. And so I would recommend you all --
 22 you know, the residential portion of it
 23 really look at that a little bit further.

24 I mean, it took me a few minutes to try
 25 to figure out what's going on. And I mean,
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1 I read this stuff all the time. And it
 2 just -- I mean, I ripped out a piece of
 3 paper looking comparing apples to apples to
 4 try to understand where this entry was and
 5 so forth. And so I highly recommend from a
 6 pedestrian standpoint you guys take a better
 7 look at that portion. But I mean, it's
 8 fantastic beyond that.

9 BOARD MEMBER ALLEN: Seeing no other
 10 comments, staff has recommended conceptual
 11 approval without any conditions; is that
 12 correct?

13 MS. RADCLIFFE-MEYERS: Chairman Allen,
 14 there is actually recommendations.

15 BOARD MEMBER ALLEN: Okay. Thank you.
 16 I guess at this point, and help me on the
 17 procedure of it, I would be looking for a
 18 motion to conceptually approve this project
 19 with the recommendations outlined by staff.

20 BOARD MEMBER SCHILLING: Mr. Chairman,
 21 I'm happy to make that motion, to move for
 22 approval for DDRB Application 2020-005 with
 23 the recommendations A through E proposed by
 24 staff.

25 BOARD MEMBER DURDEN: Mr. Chairman.
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1 BOARD MEMBER ALLEN: Yes.
 2 BOARD MEMBER DURDEN: I would like to
 3 add a couple of additional conditions. So I
 4 don't know if you want us to -- me to talk
 5 about those now or you want to get a second
 6 and then, if you will, a friendly amendment
 7 take up -- take into consideration a
 8 friendly amendment.

9 BOARD MEMBER ALLEN: I think
 10 procedurally we need to get a second and
 11 then open it up for your conditions on it;
 12 is that correct? Do I have a second?

13 BOARD MEMBER DAVISSON: Second.

14 BOARD MEMBER ALLEN: All right. What
 15 are your thoughts?

16 BOARD MEMBER DURDEN: Thank you.

17 Okay. Well, I was thinking about two
 18 conditions. One would be to -- they would
 19 come back to ask for final approval
 20 following the approval of a demolition
 21 permit. And number two, because we have had
 22 a lot of discussion about the architecture
 23 and in particular -- two aspects of the
 24 design, if you will. The two aspects are
 25 the characteristics of the -- trying to
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1 incorporate characteristics of the two-story
 2 building into the facade and maybe the right
 3 word is to encourage the Applicant to
 4 incorporate characteristics of the two-story
 5 garage into the facade of -- or some aspects
 6 of the facade into the new -- into the new
 7 design.

8 And then secondly, we've heard a lot of
 9 conversation about what I'm going to call
 10 the northeast quadrant of the building. If
 11 you would go to slide 11, just to be clear.
 12 One more, there you go. Kind of taking into
 13 account the comments that we've heard about
 14 the entrance on Adams, the public plaza area
 15 on the exact corner, and then the comments
 16 that you heard about the egress emptying
 17 onto Randolph, that the Applicant would
 18 reconsider the design of that corner or take
 19 into account our comments that you heard in
 20 regards to that corner. And those would be
 21 two additional conditions, if you will, you
 22 can -- we can word them in the fashion of
 23 encouraging so that they don't become --
 24 MR. HARDEN: Brenna, could we call the
 25 second one a recommendation since you're
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1 asking us to reconsider?
 2 BOARD MEMBER DURDEN: Yeah, something
 3 like that. I mean, right now our
 4 recommendations to, you know, simply do some
 5 additional things. I don't have any
 6 problems with those five, but I want there
 7 to be a record or I would like there to be a
 8 record of -- that those two additional
 9 comments are -- I think that there is a lot
 10 of concern, particularly, particularly, if
 11 it does not have to go to Historic
 12 Preservation, I think that the idea is --
 13 becomes even more important for this Board
 14 to take into account the characteristics of
 15 this building.

16 And then I think that it's very -- it is
 17 very important to this board what happens on
 18 that corner and how it is incorporated. I
 19 love the idea, I can't remember who it was,
 20 whether it was Mr. Davisson or Mr. Loretta
 21 who talked about, you know, maybe having
 22 a -- like a horseshoe-shaped entrance for
 23 the rideshare or something like that, as
 24 opposed to an ingress that really interrupts
 25 what we want to see happen along Philip

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1 correct on the law, and I hope she isn't,
 2 then we're proceeding at our risk on things.
 3 So it puts us in -- particularly if it's
 4 a condition, as opposed to a recommendation,
 5 you recommend we try, that's one thing, but
 6 as a condition to get a demo permit, we
 7 can't do that until we're at a point where
 8 we can close on the building. And so we
 9 can't apply for that permit.

10 BOARD MEMBER DURDEN: I would
 11 respectfully disagree. You can ask the
 12 landowner to give you authorization to go
 13 and apply just like you have authorization
 14 to come and apply for this conceptual plan
 15 approval; it's no different.

16 MR. HARDEN: I beg to differ if you tear
 17 someone's building down before you close.

18 BOARD MEMBER DURDEN: That's not what I
 19 said. I did not say the building has to be
 20 demolished before you come. I said that you
 21 have to have the demolition permit before
 22 you come and ask for final approval. That
 23 way we as the DDRB know and fully understand
 24 that the City has authorized the demolition
 25 of the permit -- the demolition of the

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1 Randolph.
 2 So those are my two suggestions,
 3 Mr. Chairman, for additional --
 4 MR. HARDEN: Mr. Chairman, may I respond
 5 on the demolition issue?
 6 BOARD MEMBER ALLEN: I want to make sure
 7 I completely understand. I counted three:
 8 One is a demo permit, another is encouraging
 9 characteristics of the existing building
 10 into the construction, and the third is
 11 reconsider the corner of Randolph and Adams.
 12 BOARD MEMBER DURDEN: Yeah. To me, I
 13 collapsed the last two into, you know, kind
 14 of the design aspects.

15 BOARD MEMBER ALLEN: Yes, sir.
 16 MR. HARDEN: The last two things would
 17 be recommendations, and we, certainly having
 18 heard that, are going to consider it and
 19 bring you some of our thoughts and what we
 20 can do on that. So no need for those.

21 On the demo permit, we don't own the
 22 building. We can't apply for a demolition
 23 permit. But at the end of the day, it's on
 24 our nickel if we go through all this and
 25 can't get a demo permit. If Ms. Durden is

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1 structure.
 2 I did not say -- to be very clear, I
 3 don't expect you to go demolish the building
 4 before you come back, that would be -- I
 5 would agree with you.

6 BOARD MEMBER ALLEN: A question for
 7 staff, and excuse me naivety on the
 8 question, how long does it take to get
 9 something like that back?

10 MR. PAROLA: To the Chair, they're going
 11 for their demolition permit, staff would
 12 look at their -- kind of walking myself
 13 through it -- their 2019 email that they
 14 sent to us in December, pull up what the
 15 SHPO office said and put no objection on it
 16 and they check prerequisite, we check
 17 prerequisite, they have a demo permit in
 18 hand they can exercise whenever they wanted
 19 to.

20 BOARD MEMBER SCHILLING: Mr. Chairman, I
 21 was just going to add a couple thoughts.
 22 One is I personally don't support the
 23 additional first recommendation for the
 24 demolition permit. I think it's -- as
 25 stated by the Applicant, they're moving

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1 forward at their own risk. I think I heard
 2 staff say that SHPO has provided a review of
 3 this, and it's provided some written
 4 correspondence that it is not a historically
 5 designated building and does not appear to
 6 meet the criteria to be that. So I think
 7 based on that, I'm comfortable without that
 8 recommendation being added.

9 And then on the second -- the second and
 10 third, Mr. Chairman, I was going to ask if
 11 maybe Mr. Davisson -- I know I'm putting him
 12 on the spot, but if he might have some
 13 creative -- recognizing his architectural
 14 skills, might have some good verbiage to
 15 combine those items maybe with what
 16 Ms. Durden is looking for because I think I
 17 agree with having sort of --

18 BOARD MEMBER DURDEN: Maybe I can offer
 19 some. To encourage the redesign of the
 20 northeast corner and incorporate
 21 characteristics of the two-story Doro
 22 Building into the facade of the new
 23 structure.

24 BOARD MEMBER ALLEN: I have encourage
 25 redesign of the northeast corner and
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1 there is really -- I don't see the need to
 2 put anything in our language on a demolition
 3 permit, because it's going to have to pass
 4 anyways.

5 BOARD MEMBER ALLEN: I agree.
 6 BOARD MEMBER DAVISSON: They'll never
 7 get a building permit without it.
 8 BOARD MEMBER DURDEN: If I may,
 9 Mr. Chairman.
 10 BOARD MEMBER ALLEN: Yes.
 11 BOARD MEMBER DURDEN: The reason I
 12 suggested that is because it allows us as a
 13 Board to know for sure that the City is, in
 14 fact, going to authorize the demolition.
 15 Until they have that demolition permit, I
 16 can't say for certain that they're going to.
 17 And all I was suggesting by saying, please
 18 don't come back for final approval until
 19 after you have the demolition permit in hand
 20 is to basically reserve our resources and
 21 our staff's resources and their time in
 22 going through and our time in going through
 23 very clearly a project that has strong
 24 feelings, strong compassion in the
 25 community, and that we would then know that
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 1 encourage -- or excuse me, and incorporate
 2 The Doro design in the facade of the new
 3 structure.

4 BOARD MEMBER DURDEN: Yeah, or I'm okay
 5 with the encourage.

6 BOARD MEMBER DAVISSON: I think when you
 7 say that, you're telling them what they have
 8 to do and integrate a facade into their
 9 structure, and that's not what we're saying.

10 BOARD MEMBER ALLEN: It's a
 11 recommendation; it's not a condition.

12 BOARD MEMBER DAVISSON: That's an
 13 architectural solution, that's one solution.
 14 There could be 50 solutions to how you do
 15 that, that's up to them what they come to us
 16 with.

17 MR. HARDEN: Could we have the word
 18 characteristics, as opposed to the actual
 19 facade, because I think that's what Brenna
 20 was getting at.

21 BOARD MEMBER DURDEN: That would be fine
 22 with me.

23 BOARD MEMBER DAVISSON: And also, with
 24 regard to the demolition permit, they can
 25 never set shovel on that land without it, so

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1 the decision to allow the demolition has
 2 occurred.

3 So that's the reason. It's not so much
 4 that they can't touch the property, they
 5 can't put a shovel to it until. Of course,
 6 they can't. We know that.

7 It's really about our time, about the
 8 staff time, about their time, quite frankly,
 9 in coming up with a final design, that
 10 that's why I think that it makes sense to
 11 ask them don't -- to come back for final
 12 once they have that in their hand. That's
 13 why I made the suggestion.

14 BOARD MEMBER DAVISSON: Okay. Can I
 15 respond to that?

16 BOARD MEMBER ALLEN: Yes.

17 BOARD MEMBER DAVISSON: I think what I'm
 18 hearing is staff already said, they've
 19 already given us the answer. So what you're
 20 asking for is to go look at it again, to
 21 make sure. Is that really what this comes
 22 down to?

23 BOARD MEMBER DURDEN: I think it -- I
 24 think what -- I think what it comes down --
 25 I'm not asking them to look at it again.

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1 I'm -- I think that there may be a question
 2 about it, that's all. I just -- it's kind
 3 of a gut. I mean, sometimes there's more
 4 issues that come into obtaining a demolition
 5 permit than simply, you know, the check-off
 6 in a box.

7 And I'm hearing a lot of concern on the
 8 part of the citizens. And there may be an
 9 issue with them getting a demolition permit
 10 for this project. And I don't know. I
 11 just -- it's kind of a gut instinct that it
 12 seems to me that there could be an issue.

13 And I think that for us to try to
 14 address all these issues that the people,
 15 the citizens are coming to us with, that
 16 they don't want to see the demolition of the
 17 building, and yet we're being asked to
 18 basically take into account those concerns
 19 and design at the same time, it becomes a
 20 situation that, if we know that the building
 21 is going to be -- that they've got the
 22 authorization to demolish, then, you know,
 23 we can then look at the design in a kind of
 24 clean slate, we know it's going to be
 25 demolished, the City has said it can be

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1 demolished.

2 So then it becomes our role to say,
 3 Okay, what is the new building going to look
 4 like? And without the concern of -- from
 5 the citizens of hearing from nine different
 6 people today, Don't demolish that building.
 7 And I've been on the Board for a long time,
 8 I haven't heard nine people come on a single
 9 project and say they don't want to see it
 10 happen.

11 So again, it's just a -- I'm not saying
 12 that they're not going to get the demolition
 13 permit. I'm saying that for our purposes as
 14 a board, and our staff, that once they've
 15 got that demolition permit, then all those
 16 comments about don't demolish the building
 17 go by the wayside. And we can be focused
 18 then on the actual design. So that's why I
 19 think it makes a lot of sense to have that
 20 as a condition.

21 BOARD MEMBER ALLEN: Thank you,
 22 Ms. Durden.

23 I think I understand the temperature of
 24 the Board right now.

25 Mr. Teal, how do we best do this? Do we

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1 break this down into two additional
 2 recommendations, I guess, a subparagraph F
 3 and vote on the demo permit being part of it
 4 and then handle G, the encouragement and
 5 incorporation of characteristics, or how do
 6 we handle this?

7 MR. TEAL: Through the Chair to the
 8 Board, you've got a motion and a second
 9 that's already pending. There has been a
 10 request made for a friendly amendment to
 11 Mr. Schilling for the three items that
 12 Ms. Durden referenced. Now it's up to
 13 Mr. Schilling to decide if he wants to
 14 incorporate any or all of those additional
 15 provisions.

16 If he decides not to include the
 17 demolition one, then that would go to a vote
 18 of the Board. And if the Board votes in
 19 favor of Mr. Schilling's motion, it passes.
 20 If the Board votes against Mr. Schilling's
 21 motion, because over his objection they want
 22 to include the demolition condition, then
 23 somebody else can make another motion and
 24 then it could be incorporated that way.

25 BOARD MEMBER ALLEN: Thank you.
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1 Mr. Schilling, the turkey is on your
 2 plate.

3 BOARD MEMBER SCHILLING: So based on
 4 that, just to share the thought is I do
 5 think that adding the recommendation for the
 6 demolition permit will provide -- or would
 7 cause unnecessary delay to this applicant
 8 for what, I think, is a really good project.

9 So -- and, Ms. Durden, please understand
 10 I definitely heard what you said and
 11 understand the concern, but at this time I'm
 12 not inclined to add that to the motion.

13 But I do agree and I think there is a
 14 consensus to add to the motion one more
 15 recommendation, that would be
 16 recommendation, is it, F, I believe.

17 BOARD MEMBER ALLEN: Yes.

18 BOARD MEMBER SCHILLING: Recommendation
 19 F. And as I jotted it down, and I'm happy
 20 to amend this if I didn't jot it correctly,
 21 is to encourage redesign of the north
 22 corner -- northeast, very good -- northeast
 23 corner of the project to incorporate
 24 characteristics of the existing Doro
 25 Building, and would add that as one more

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1 recommendation, Mr. Chair.
 2 BOARD MEMBER ALLEN: Now we need a
 3 second for that; correct?
 4 BOARD MEMBER DURDEN: Could I ask about
 5 the language?
 6 BOARD MEMBER ALLEN: Sure.
 7 BOARD MEMBER DURDEN: Okay. So it was
 8 to encourage the redesign of the northeast
 9 corner and encourage characteristics of The
 10 Doro. I don't want it to sound like the
 11 only place that we're interested in
 12 incorp- -- in Doro is in the northeast
 13 corner of the project. So it would be and.
 14 BOARD MEMBER SCHILLING: Okay. So
 15 encourage redesign of the northeast corner
 16 of the project/building and to incorporate
 17 characteristics of the existing Doro
 18 Building.
 19 MR. TEAL: So, Mr. Chairman, I believe
 20 Mr. Davisson seconded that, so he would need
 21 to reaffirm his second of the motion.
 22 BOARD MEMBER DAVISSON: Second.
 23 BOARD MEMBER ALLEN: Now we're ready to
 24 call it to a vote. All in favor, say Aye.
 25 BOARD MEMBER SCHILLING: Aye.

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1 with a no. Is that --
 2 BOARD MEMBER DURDEN: No. I said nay.
 3 BOARD MEMBER ALLEN: You said nay.
 4 So Mr. Davisson with a yes,
 5 Mr. Schilling with a yes, me with a yes, you
 6 with a nay, and Mr. Loretta with a nay. So
 7 it passes three to two. That will -- for
 8 the record, DDRB 2020-005 passes with
 9 staff's recommendations and that of
 10 Mr. Schilling.
 11 BOARD MEMBER SCHILLING: Thank you,
 12 Mr. Chairman.
 13 BOARD MEMBER DURDEN: Mr. Chairman, may
 14 I say something to the Applicant just one
 15 minute?
 16 BOARD MEMBER ALLEN: Very, very briefly.
 17 I think we've wrapped this one up.
 18 BOARD MEMBER DURDEN: I want to
 19 reiterate what Mr. Loretta said about the
 20 project itself. I like the project. I'm
 21 supportive of the project. I think that
 22 there is some -- a little tuning, you'll
 23 have a great project. And I really support
 24 that, the concept. Thank you.
 25 BOARD MEMBER ALLEN: Seeing no old

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1 BOARD MEMBER DAVISSON: Aye.
 2 BOARD MEMBER ALLEN: Aye.
 3 Any opposed?
 4 BOARD MEMBER DURDEN: Nay.
 5 BOARD MEMBER LORETTA: I haven't voted
 6 yet. I'm going to go with nay. But I'm not
 7 opposed to the project. But I'm going with
 8 nay because I think that we made a mistake
 9 and it would have been much easier for us to
 10 approve this at final if they took the two
 11 hours to go get the demo permit -- or the
 12 two weeks. And I feel like y'all missed on
 13 the fact that Brenna was just trying to make
 14 our lives a little bit easier, put the
 15 burden on Historic Preservation, not us. So
 16 that's the reason why I'm voting nay.
 17 I still encourage you all to go get the
 18 demo permit so that way at final our -- we
 19 don't have another three-hour meeting.
 20 Thank you.

21 BOARD MEMBER DURDEN: So we voted? It's
 22 three --

23 BOARD MEMBER ALLEN: It's Mr. Davisson
 24 with a yes, Mr. Schilling with a yes, myself
 25 with a yes, you with a yes, and Mr. Loretta

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1 business, seeing no additional public
 2 comments, this meeting will be adjourned.
 3 Thank you.
 4 (Meeting adjourned at 4:08 p.m.)
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1 CERTIFICATE OF REPORTER

2 STATE OF FLORIDA
COUNTY OF DUVAL

3

4 I, Amanda E. Robinson, Registered
5 Professional Reporter, do hereby certify that I
6 was authorized to and did report the foregoing
7 proceedings; and that the transcript, pages 1
8 through 112, is a true record of my stenographic
9 notes.

10

11 DATED this 23rd day of March, 2020.

12

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15 Amanda E. Robinson,
Registered Professional Reporter

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