

<p style="text-align: center;">CITY OF JACKSONVILLE DOWNTOWN DEVELOPMENT REVIEW BOARD MEETING</p> <p>Proceedings held on Thursday, June 26, 2025, commencing at 2:00 p.m., at City Hall at St. James, 117 West Duval Street, Lynwood Roberts Room, Jacksonville, Florida, before Diane M. Tropia, FPR, a Notary Public in and for the State of Florida at Large.</p> <p>BOARD MEMBERS PRESENT:</p> <p>LINZEE OTT, Chair. JOANA BERLING, Vice Chair, via Zoom. CARL DAWSON, Secretary. KEVIN CRAIG, Board Member. ENNIS DAVIS, Board Member. PETER DEIULIIS, Board Member. JOSEPH LORETTA, Board Member.</p> <p>ALSO PRESENT:</p> <p>GUY PAROLA, DIA, Operations Manager. VAN CHRISTIANSEN, DIA, Redevelopment Coordinator. TERRENCE HARVEY, Office of General Counsel. BILL DELANEY, Mayor's Administration. CHRIS MILLER, City Council Member/Liaison. AVA HILL, DIA, Administrative Assistant.</p> <p style="text-align: center;">- - -</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">3</p> <p>1 BOARD MEMBER DAWSON: Carl Dawson, DDRB 2 secretary. 3 BOARD MEMBER CRAIG: Kevin Craig, DDRB 4 member. 5 BOARD MEMBER DEIULIIS: Peter Deiuliis, 6 DDRB member. 7 MR. PAROLA: Guy Parola, DIA. 8 MS. CHRISTIANSEN: Van Christiansen, DIA 9 staff. 10 THE CHAIRWOMAN: Wonderful. Thank you, 11 ladies and gentlemen. 12 Just a reminder, there are public comment 13 cards on the front table if you wish to speak. 14 And just for records purposes, as we 15 motion and say things, please just remember to 16 state -- for visitors, name and address for the 17 record, and us up here for -- just your names 18 for the record. 19 With that, we will move into our agenda. 20 The first item is our May meeting minutes. Has 21 everyone had a chance to review those minutes? 22 Do we have any questions or amendments? 23 BOARD MEMBERS: (No response.) 24 THE CHAIRWOMAN: All right. Seeing none, 25 we'll call for a motion to approve those.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p style="text-align: right;">2</p> <p>1 P R O C E E D I N G S 2 June 26, 2025 2:00 p.m. 3 - - - 4 THE CHAIRWOMAN: All right. Ladies and 5 gentlemen, we're going to get started. 6 Calling the June 26th, 2025, DDRB meeting 7 to order at 2:00 p.m. 8 We'll start with introductions. If we'll 9 start on my right. 10 Mr. Harvey. 11 MR. HARVEY: (Off microphone.) 12 THE CHAIRWOMAN: Wait. You've got to be 13 red. 14 MR. HARVEY: (Off microphone.) 15 THE CHAIRWOMAN: Mr. Harvey, Office of 16 General Counsel. 17 Thank you. 18 COUNCIL MEMBER MILLER: Hi, everyone. 19 Chris Miller, City Council. 20 MR. DELANEY: Good afternoon, y'all. 21 Bill Delaney, mayor's office. 22 BOARD MEMBER LORETTA: Joseph Loretta, 23 DDRB member. 24 BOARD MEMBER DAVIS: Ennis Davis, DDRB 25 member. THE CHAIRWOMAN: Linzee Ott, DDRB chair.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">4</p> <p>1 BOARD MEMBER CRAIG: So moved. 2 BOARD MEMBER DAVIS: Second. 3 THE CHAIRWOMAN: All right. Mr. Craig 4 motioned and Mr. Davis seconds. 5 Okay. All those in favor of approving the 6 May 8, 2025, DDRB minutes, say aye. 7 BOARD MEMBERS: Aye. 8 THE CHAIRWOMAN: All opposed? 9 BOARD MEMBERS: (No response.) 10 THE CHAIRWOMAN: Okay. They are approved. 11 We will roll right into DDRB 2025-002, the 12 Haskell special sign exception. 13 And before we do that, we'll go ahead 14 and -- now, if there are any Form 8B voting 15 disclosures, Board Members? 16 BOARD MEMBERS: (No response.) 17 THE CHAIRWOMAN: Okay. Seeing none -- 18 Okay. So I'll go ahead and -- I think if 19 we're ready, open the public hearing on that 20 item. 21 MS. CHRISTIANSEN: So before our -- just 22 bringing to the Chair and the board, that item 23 2B, for DDRB 2025-002, for the Haskell special 24 sign exception, the applicant has reached out 25 to us and requested a deferral on this item.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

<p style="text-align: right;">5</p> <p>1 They had a last-minute change with the</p> <p>2 landlord and the applicant's -- the design team</p> <p>3 just has to go back to the drawing board. So</p> <p>4 in lieu of reengaging us multiple times, they</p> <p>5 wanted to make sure they had all their ducks in</p> <p>6 a row, so they're seeking to defer the item</p> <p>7 until the August meeting.</p> <p>8 THE CHAIRWOMAN: Okay. That is</p> <p>9 considerate, and we'll look forward to hearing</p> <p>10 it then.</p> <p>11 All right. Moving right along to DDRB</p> <p>12 2021-007, this is the Ambassador garage. This</p> <p>13 is an amendment to a final approval. So the</p> <p>14 final approval was given in 2021. Today, we're</p> <p>15 discussing an amendment to what was already</p> <p>16 approved. So I'll go ahead and --</p> <p>17 I guess I should have closed the public</p> <p>18 hearing on the Haskell sign exception, but we</p> <p>19 will go ahead and now open the public hearing</p> <p>20 on 2021-007, amendment to final approval.</p> <p>21 So is there a staff report to --</p> <p>22 MR. NOONEY: (Indicating.)</p> <p>23 THE CHAIRWOMAN: Oh, we're going to do</p> <p>24 public comment at the end, if you don't mind,</p> <p>25 Mr. Nooney. Do you have an item -- you have</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">7</p> <p>1 So, generally, these changes do not affect</p> <p>2 the overall staff recommendations. I just</p> <p>3 wanted to make sure that you all were aware of</p> <p>4 that, and you have the -- the new amended staff</p> <p>5 reports in front of you for review, and just</p> <p>6 thank you for understanding.</p> <p>7 (Slide presentation.)</p> <p>8 MS. CHRISTIANSEN: So we have to get</p> <p>9 through Haskell --</p> <p>10 All right. So DDRB 2021-007, the</p> <p>11 Ambassador garage final approval amendment. So</p> <p>12 this seeks an amendment to final approval for</p> <p>13 the parking structure of the Ambassador Hotel</p> <p>14 building which is located at 420 North Julia</p> <p>15 Street.</p> <p>16 The project site for the amendment to</p> <p>17 final approval is the -- 320 Church Street</p> <p>18 West. So you can see here, the project</p> <p>19 location and the grand scheme of the Gateway</p> <p>20 Pearl [sic] District development. It is</p> <p>21 located in the northwest quadrant of the city</p> <p>22 block at the intersection of Pearl Street and</p> <p>23 Church Street, so the -- the red block right</p> <p>24 there labeled "Garage."</p> <p>25 The project will service the Gateway Pearl</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p style="text-align: right;">6</p> <p>1 public comment on this item?</p> <p>2 MR. NOONEY: (Off microphone.)</p> <p>3 THE CHAIRWOMAN: Yes. Okay. We will hear</p> <p>4 public comment. We're going to hear a</p> <p>5 presentation first so we can all have the</p> <p>6 information to be able to comment on.</p> <p>7 So first up is going to be a staff report,</p> <p>8 if we have one.</p> <p>9 MS. CHRISTIANSEN: Yes, Madam Chair.</p> <p>10 I'm going to go ahead and load it up,</p> <p>11 and -- just wanted to make a note that the</p> <p>12 agenda was amended to correct item 2C from the</p> <p>13 previous submission of the -- DDRB 2025-003 to</p> <p>14 reflect DDRB 2021-007, so there's an amendment</p> <p>15 to final, so we did have that.</p> <p>16 I also wanted to note to Madam Chair and</p> <p>17 board members that the staff report for this</p> <p>18 item has also been amended to just correct for</p> <p>19 some general errors, scrivener's error, like</p> <p>20 the report number, and then one recommendation</p> <p>21 was removed as a result of this because there</p> <p>22 was a misidentification of the district which</p> <p>23 reflected the recommendation of a landscape</p> <p>24 palette and hardscape palette and, therefore,</p> <p>25 that was removed.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">8</p> <p>1 Street District. So here's a portion of the</p> <p>2 site master plan of the area immediately north</p> <p>3 of the project site. I want us to just keep</p> <p>4 that in mind as we go through the project</p> <p>5 changes, or the amendment, for additional</p> <p>6 context on the development planned and just the</p> <p>7 other projects for the area.</p> <p>8 The applicant's design team is here and</p> <p>9 will be giving a presentation, so I'm not going</p> <p>10 to speak too much on this. This is just kind</p> <p>11 of bringing it front of mind as we go through</p> <p>12 the amendments.</p> <p>13 So speaking to the changes from the final,</p> <p>14 particularly the build-to lines and the lot</p> <p>15 frontage -- so here is -- the establishment is</p> <p>16 a part of the civic life of the street, so we</p> <p>17 found the change there that -- this is a new</p> <p>18 build, unlike the Ambassador Hotel. That was a</p> <p>19 retrofit. So this --</p> <p>20 The staff does find that the final was</p> <p>21 changed to meet the setback requirement,</p> <p>22 because it is a new building, so they meet --</p> <p>23 the structure is pulled forward to the interior</p> <p>24 edge of the Pedestrian Zone and provides that</p> <p>25 8-foot Pedestrian Zone and 4-foot Amenity Zone.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

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1 Again, the applicant's design team will
2 speak more to this and show a lot of cool,
3 pretty pictures, and you have the submittal
4 right in front of you as well.
5 You know, additionally, another change
6 here from final was the urban open space,
7 the -- open to the public or semiprivate
8 requirement. Staff finds that the project
9 accommodates this by providing two areas of
10 public urban open space, both at the east and
11 west corners of the north facade of the
12 structure to activate the pedestrian
13 streetscape.
14 Additionally, there was a change in the
15 transparency requirement as well, so -- this is
16 the purpose of their transparency requirement,
17 is to encourage the continuity of retail and
18 pedestrian/consumer service uses.
19 Staff finds that the proposal does show
20 activation of the frontage of Pearl Street and
21 Church Street, taking into consideration, of
22 course, the urban open space that I just
23 mentioned and future retail frontage, so --
24 they've included as well. So this does meet
25 the transparency requirement of 50 percent.

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1 My name is Bryan Moll. I'm the CEO of
2 Gateway Jax. We are at 100 North Laura Street,
3 Suite 700.
4 I'm going to -- first of all, I'd like to
5 recognize the team that's here today. Tom
6 Hurst from Dasher Hurst is over my left
7 shoulder. Cyndy Trimmer, who y'all know from
8 Driver, McAfee. And then from Gateway Jax,
9 from left to right, we have Henry McGonnigal,
10 Jeff Willets, and Eric Shullman.
11 So I'm going to kick us off by giving, if
12 it's okay with everyone, just a quick update on
13 Pearl Square overall, if that works.
14 So this is the -- currently, the eight
15 blocks of property that make up Pearl Square
16 (indicating). We will be announcing a ninth
17 soon. And if you'll -- you see the -- the main
18 discussion topic today is at the very bottom of
19 your screen. We don't have a letter or a
20 number for that one. I think we'll spare
21 everyone from that. But that's the Ambassador
22 garage, which is next to the Ambassador Hotel.
23 We closed on that entire city block in
24 February, mid February of this year, and we are
25 planning to start construction on the garage

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1 Another change being the off-street
2 parking requirement. So this is a structured
3 parking garage, but the staff does find, of
4 course, that the structured -- the proposed
5 structure meets this requirement along Pearl
6 Street by providing 50 percent activation along
7 the Pearl Street and Church Street frontages.
8 So all that to say, staff does recommend
9 the final approval of DDRB application 2021-007
10 or approval to -- amendment to final, with one
11 recommendation, that the developer just
12 continue working with staff to coordinate
13 district-specific standards related to the
14 landscape palette.
15 And all that being said, I wanted to make
16 sure to, again, provide the applicant the space
17 and time to give y'all the presentation.
18 THE CHAIRWOMAN: Thank you, Van.
19 Is there an applicant presentation?
20 (Mr. Moll approaches the podium.)
21 THE CHAIRWOMAN: Thank you. And don't
22 forget to state your name and address for the
23 record.
24 MR. MOLL: Hi. Good afternoon, everyone.
25 Thank you for having us.

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1 this year, and we would like to start
2 construction on the hotel in the first quarter
3 of next year. We have our debt and equity
4 ready to go on that. And, candidly, we are
5 catching design up to our capitalization on
6 that project.
7 N11 started construction in October. The
8 wood framing on that project is going faster
9 than any other project I have seen in my entire
10 life. We are already -- the framers on that
11 project are already starting to frame floor 6,
12 and it will be topped out in a matter of three
13 weeks, which is pretty exciting. That
14 completion date is estimated to be in mid 2026.
15 We have signed LOIs with two retailers and
16 are negotiating leases. Both are food and
17 beverage. We're looking forward to being able
18 to announce those, hopefully, in the next
19 couple of months.
20 N4, we just started construction on that
21 project. And N11, by the way, we -- is also
22 known as 515 Pearl Street now.
23 N4, 484 Beaver Street -- there we go --
24 started construction last month, and they're --
25 they are moving dirt currently, doing site

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<p>13</p> <p>1 grading and whatnot on the site. We anticipate</p> <p>2 that project timeline to be about two years in</p> <p>3 total, so that will deliver in mid 2026.</p> <p>4 Other projects that will begin</p> <p>5 construction later this year: N8 is the</p> <p>6 22-story post-tensioned concrete multifamily</p> <p>7 and retail project. That will likely get</p> <p>8 started towards the end of the third quarter or</p> <p>9 fourth quarter of this year.</p> <p>10 N5 we are anticipating starting in the</p> <p>11 third quarter of this year. And N5, if you'll</p> <p>12 recall, is the lighthouse garage where we are</p> <p>13 putting about 15,000 square feet of retail into</p> <p>14 the ground floor along Beaver Street and on the</p> <p>15 corner of Beaver and Pearl.</p> <p>16 We're also upgrading the systems within</p> <p>17 the parking garage and adding a new customer</p> <p>18 experience, core elevator, core -- for people</p> <p>19 to be able to use to get down to Pearl Street.</p> <p>20 N2026 [sic], we will begin construction,</p> <p>21 if all goes according to plan, on four projects</p> <p>22 in total. I mentioned the Ambassador Hotel.</p> <p>23 But in addition to that, we will have the</p> <p>24 second parking garage, N6, with additional</p> <p>25 15,000 square feet of retail along Beaver</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>15</p> <p>1 coloring -- I think some of the -- some of</p> <p>2 these blocks have colors on them and they</p> <p>3 overlaid something to get rid of the colors and</p> <p>4 they must have missed that one.</p> <p>5 BOARD MEMBER DAVIS: And the last question</p> <p>6 I may have, but we'll -- we'll go through the</p> <p>7 presentation. I wonder how -- what we're doing</p> <p>8 today, how it impacts the rest of the block,</p> <p>9 you know, to the south, so --</p> <p>10 MR. MOLL: Yeah.</p> <p>11 BOARD MEMBER DAVIS: -- (inaudible) just</p> <p>12 speak to that.</p> <p>13 MR. MOLL: Yeah. Absolutely.</p> <p>14 I'll start with the -- with 404 Julia,</p> <p>15 which is the -- the first -- Central National</p> <p>16 Bank building, also known as the Central</p> <p>17 National Bank building [sic]. And before that,</p> <p>18 I believe the Chamber of Commerce was</p> <p>19 originally there, a long time ago, about a</p> <p>20 hundred years ago.</p> <p>21 So just below that building, we are</p> <p>22 anticipating at this time -- not willing -- not</p> <p>23 fully willing to commit to it today, but we're</p> <p>24 anticipating that that will be an extension of</p> <p>25 the Ambassador Hotel, an addition with</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p>14</p> <p>1 Street.</p> <p>2 N9 is a 60,000-square-foot -- we're</p> <p>3 calling a -- calling it a boutique office</p> <p>4 building, designed to meet today's needs --</p> <p>5 today's office workers' needs I should say.</p> <p>6 That will be located across the street from N8.</p> <p>7 And then last but certainly not least is</p> <p>8 N7. And I've been teasing this for a while,</p> <p>9 but we are ever so close to having a lease</p> <p>10 signed with that grocer and hope to be able to</p> <p>11 announce that soon.</p> <p>12 But alongside of the grocer, which will be</p> <p>13 about 35,000 square feet, we have 250</p> <p>14 apartments that we'll be building adjacent to</p> <p>15 that.</p> <p>16 Could I answer any questions before we</p> <p>17 continue the presentation?</p> <p>18 BOARD MEMBER DAVIS: Yeah, I've got one.</p> <p>19 You've got a light blue color there on the</p> <p>20 southeast corner of Julia and Beaver?</p> <p>21 MR. MOLL: That might just be a -- that</p> <p>22 might be an error. That is a -- the barber</p> <p>23 academy on that corner.</p> <p>24 BOARD MEMBER DAVIS: I didn't know --</p> <p>25 MR. MOLL: I think that might just be a</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>16</p> <p>1 potentially more hotel rooms, event space. It</p> <p>2 just won't be part of the first phase of the</p> <p>3 Ambassador Hotel.</p> <p>4 And then the -- the property that right</p> <p>5 now doesn't have anything on it to the south of</p> <p>6 that, we do anticipate coming back at some</p> <p>7 point in the future and building a</p> <p>8 to-be-determined high-rise, likely multifamily</p> <p>9 with parking that would be -- that would likely</p> <p>10 be a continuation from the Ambassador garage</p> <p>11 that would go underneath the building, and then</p> <p>12 we'd build the high-rise on top of that. That</p> <p>13 would likely be in the second phase, though.</p> <p>14 Any other questions?</p> <p>15 BOARD MEMBERS: (No response.)</p> <p>16 MR. MOLL: All right. Thank you very</p> <p>17 much.</p> <p>18 THE CHAIRWOMAN: Thank you.</p> <p>19 (Ms. Trimmer approaches the podium.)</p> <p>20 MS. TRIMMER: Thank you.</p> <p>21 Okay. We can jump forward to Page 6.</p> <p>22 Cyndy Trimmer, 1 Independent Drive, Suite</p> <p>23 1200, on behalf of the applicant.</p> <p>24 So when we originally started this</p> <p>25 project, we thought we were parking garage rich</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

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1 and building poor. And as the holdings have
2 expanded south along Pearl and east along
3 Beaver, it became evident pretty quickly that
4 we really did need to get another garage coming
5 out of the ground to be able to integrate into
6 this project and support everything that's
7 coming on line, which made us all focus our
8 attention on getting this moving as quickly as
9 humanly possible.

10 So as you can see on the map, we are
11 directly across from the public spaces that are
12 anchoring this project. And it became very
13 important to us, as we come along here, to
14 anchor those with those urban open spaces and
15 really work on creating that pedestrian
16 corridor so that when you're coming out of
17 Pearl Square and you're in those parks you've
18 got something that provides you that continuity
19 north and south along Church Street.

20 It's also important to notice with this
21 project -- we are directly catercorner from
22 JFRD, and the prior property owner had
23 negotiated an agreement. JFRD presently has
24 tremendous parking need [sic]. They're parking
25 all over the district and all of the surface

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1 guidelines and what you have in the City
2 Center, but we really do want to establish that
3 lush streetscape along here, and you're
4 starting to see that as you look through the
5 plans here.

6 We're going to be bringing this block into
7 compliance, adding additional street trees to
8 round out what we have there today, and then
9 making sure that we're bringing that
10 landscaping into their urban open spaces and
11 softening those spaces so that we're, again,
12 creating that continuity between the lush
13 streetscape that we have to the north and
14 what's going to be surrounding the garage we
15 have here to the south.

16 We can move on to 8.

17 On Page 8 you start to see the inspiration
18 for how we want to activate this. Again, it's
19 a garage. We all know you can only make a
20 garage so sexy, but we can improve upon the
21 plans that we had at the base level so that the
22 pedestrians coming along here have the
23 opportunity to have some public art that --
24 we're using perforated panels and metal
25 screening that we can activate so you've got

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1 parking spaces and pretty much every square
2 inch of unoccupied space on the surrounding
3 development pads that they can. They really
4 need to be able to consolidate and have a
5 master parking solution, and this garage is
6 going to pick up that agreement.

7 We've negotiated terms. We're working on
8 papering that deal so that we can finally
9 provide them a home and actually get that
10 solution that they've been looking for, and
11 that is something that is a very high priority
12 for them. So getting this garage done really
13 does serve a lot of different needs that we
14 have coming on line in this corridor.

15 We can move to Page 7.

16 The other important thing to note about
17 this block is we are the line between NoCo
18 where we've worked with staff to establish
19 these guidelines as they took over the district
20 to have really robust public streetscape
21 components all over Pearl Square, and then this
22 is the line where you come into City Center.

23 So we want to work with staff, and the
24 condition alludes to making sure that we have a
25 great transition between the NoCo streetscape

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1 visual interest as you're moving around the
2 garage.

3 We also want to make sure that we're
4 working with landscaping and incorporating that
5 on both sides so that we can have those planter
6 beds incorporated at the ground floor of the
7 structured parking so that you've got that
8 greenery to kind of soften up the screening
9 around the garage as well as what you'll have
10 in the amenity area working around the
11 building.

12 On to Page 9.

13 You start to see a little more detail
14 about the street trees that we're going to be
15 adding and the plantings that we're going to be
16 bringing into those urban open spaces,
17 recognizing that we do have some constrained
18 areas around here.

19 And you'll see in the details of the later
20 plantings that we have specific plans for how
21 we're going to deal with those more confined
22 spaces and then opening up and getting more
23 greenery where we do have the extra space to do
24 so.

25 We will be making sure that we're

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1 complying with the City Center streetscape
2 guidelines on the landscape palette, but you
3 start to see the landscape palette on Page 10,
4 and then Page 11, acknowledging that we are
5 going to be meeting and exceeding the shade
6 street guidelines that has been the objective
7 and theme going throughout the entirety of
8 Pearl Square.

9 And then Page 12, we'll be doing lighting
10 consistent with the guidelines as well.

11 Page 13 is where you start to see the
12 changes that we've made from the prior
13 approval. The intent here truly is to stay
14 within the confines of the approved permit plan
15 to the extent possible but also make some
16 tweaks to really improve the circulation of the
17 garage. Our ability to be able to convert that
18 northwest corner for retail in the future, that
19 did not exist in the prior permit set, and
20 we've done that by relocating that pedestrian
21 entrance to that northeast corner and kind of
22 rerouting what we're doing interior.

23 On that northeast corner, for those that
24 were a part of the first set, there's some
25 weird topography going on on this block, and we

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1 building, and then on the next page the
2 lighting that we'll be able to use at night to
3 make that a little more visually dynamic.

4 And you got ahead of me on one.
5 On to 18.

6 The northeast corner is where you see the
7 biggest change to the exterior of the
8 structure, which is getting this anchored stair
9 corridor, adding that glass element, making it
10 more transparent.

11 Relocating this and bringing it over to
12 here also improves -- again, we're serving
13 JFRD, so this is the corner that is most
14 proximate to them. It was really important to
15 them that their folks operating 24/7 out of
16 that JFRD headquarters had the smallest amount
17 of space to walk, getting to and from that
18 building at all hours of the day, so this is
19 something that satisfies all of those needs as
20 well.

21 On to 19.

22 So the southern facade, as Bryan alluded,
23 the intent is going to be to do construction on
24 that pad in the future. We will be activating
25 with our -- in the interim, and certainly open

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1 had a recessed, sunken, urban open space in the
2 original approval. We've been able to raise
3 that up to grade so it has better connectivity
4 with the pedestrian streetscape.

5 And then you're going to see, as we work
6 our way through the plans, what we've done
7 architecturally to try to anchor that corner
8 and make it a little more visually dynamic.

9 I don't think anybody needs to go into
10 great detail into the floor plans. They look a
11 lot like a parking garage, so we can go forward
12 to Page 16.

13 There haven't been significant changes to
14 the upper level of the parking decks. We did
15 pretty well with the screening on there. And
16 you'll see on the next what we were doing to
17 activate it at night, so it's really the lower
18 level that we're focusing on in terms of the
19 tweaks that have been made to the plans going
20 through.

21 Again, we're using a combination of
22 perforated metal that we can activate,
23 trellises where we're going to introduce some
24 greenscape elements running vertically up that
25 pedestrian corridor along the base of the

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1 to any suggestions on that.

2 Go ahead.

3 And we did confirm with Mr. Parola that if
4 there was an opportunity to bring a dog park to
5 that space in the interim that that is
6 something DDRB would be open to.

7 Moving on to Page 24, you start to get
8 into the materials -- Mr. Hurst would be happy
9 to Vanna White those for anybody that wants to
10 see them, but we do have the -- the louvered
11 panels and the perforated metal.

12 MR. HURST: (Off microphone.)

13 So this is the louvered panel for the
14 ground floor.

15 As you can imagine trying to
16 (inaudible) --

17 THE CHAIRWOMAN: Do you mind getting on
18 the microphone?

19 MR. HURST: Hi.

20 THE CHAIRWOMAN: Thank you.

21 MR. HURST: Hi, everybody.

22 Tom Hurst, 1022 Park Street, with Dasher
23 Hurst Architects.

24 We have a couple -- the primary materials
25 with us. I think you're all familiar with

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1 concrete and paint, so we didn't bring any of
2 that. However, some of the challenging
3 materials, as you can imagine, on a garage --
4 trying to maintain ventilation, which is
5 required for health and safety, and to meet the
6 Code while still improving the streetscape so
7 as you walk down the street you're not staring
8 into a parking garage on the first floor.

9 So one of the solutions was to find a
10 louvered -- I have a sample of this I'm happy
11 to pass around if you're interested, but a --
12 it's a louvered infill panel for those first
13 floor metal -- or the first floor window
14 openings I should say.

15 And then the upper panels, as Cyndy
16 mentioned, is a -- it's a white, perforated
17 metal panel. This is the sample of it, as you
18 see here. It's kind of corrugated for
19 structural integrity to give it stiffness, but
20 it's a perforated panel. It gives us
21 ventilation but also screens the view in and
22 out of the garage so you're not staring at
23 headlights from the Ambassador Hotel or the
24 surrounding buildings.

25 At night, it will have edge-lit lighting

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1 texture of the buildings. It's -- it looks
2 like a really -- a great way to provide parking
3 and kind of, you know, activate this area of
4 the city.

5 I do have some questions. All of the --
6 and maybe this might be for -- Mr. Dasher or
7 Mr. Hurst?

8 MS. TRIMMER: Mr. Hurst.

9 MR. HURST: Hurst.

10 BOARD MEMBER DEIULIIS: Mr. Hurst. I
11 gambled; I was wrong.

12 So quite a few of the renderings from the
13 north -- I think it's Church Street -- they
14 show full sun on the northern side of the
15 building. I think, in reality, it's probably
16 going to get a lot less sun, right? And
17 that's -- that's fine. We just have -- all
18 these buildings have a north-facing side.

19 MR. HURST: We might have taken a few
20 liberties (inaudible) --

21 BOARD MEMBER DEIULIIS: Of course. Yes,
22 absolutely. Sure, sure.

23 But questions are on -- it looks like you
24 have green screen throughout as well as the
25 trees.

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1 which will wash over the panels and kind of
2 give it a glow. That's part of the reason why
3 we chose white for this, to -- to balance out
4 with the kind of cream-colored concrete on the
5 building and make the building kind of glow at
6 night when it's lit up.

7 THE CHAIRWOMAN: Thank you.

8 That was perfect.

9 MR. HURST: (Off microphone.)

10 I'm happy to pass them (inaudible) if
11 you're interested in (inaudible). I won't
12 (inaudible).

13 THE CHAIRWOMAN: Thank you, Vanna.

14 MS. TRIMMER: And then the isometric views
15 in the package you all can look through and
16 kind of see how it fits onto the block.

17 But with that, we're all here and
18 available for questions.

19 THE CHAIRWOMAN: Great.

20 Board members, any questions for
21 applicants?

22 BOARD MEMBER DEIULIIS: I just have one --

23 THE CHAIRWOMAN: Sure. Mr. Deiuliis.

24 BOARD MEMBER DEIULIIS: -- Madam Chair.

25 Hey, thank you. This is a -- I like the

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1 MR. HURST: Right.

2 BOARD MEMBER DEIULIIS: Any concerns there
3 with those being in shade much of the day or --

4 MR. HURST: It's a good comment. We've
5 discussed that with our landscape architect,
6 and -- and you're right. The whole first floor
7 of the building has a green screen panel
8 applied to it up to the bottom of the second
9 floor, so, basically, that -- that storefront
10 streetscape, if you will. So that -- that will
11 have a climbing vine on it. If I'm not
12 mistaken, it's a confederate jasmine.

13 We worked with our landscape architect and
14 other consultants to make sure -- both on the
15 western exposure and on the north -- that we
16 think it will thrive. Admittedly, on the north
17 it will probably take a little longer to root
18 and -- and take hold than it will on the west,
19 but they -- they've assured us that they --
20 they think it will be a successful --

21 BOARD MEMBER DEIULIIS: Okay. Okay. Yep.
22 Absolutely. I'm sure there's plants that can
23 thrive in those conditions.

24 MR. HURST: Yeah. No, it's -- it's a good
25 observation.

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1 BOARD MEMBER DEIULIIS: And then the
2 second question -- Florida, north facing,
3 doesn't get a lot of sun, a lot of different
4 planes that you got going on there. Any
5 concerns about algae growth and how often this
6 gets cleaned? Is it going to be dark and green
7 or --
8 MR. HURST: No. Another excellent
9 question.
10 I -- I really don't. The material -- the
11 paint products we supply -- that we specify
12 have an antifungal built into it, so it will
13 address that on the concrete portion. The
14 metal is -- it's a high-quality Kynar finish.
15 It -- it really shouldn't be subject to any
16 kind of growth like that. There's nothing
17 organic in it, so I -- I don't think that will
18 be the case.
19 BOARD MEMBER DEIULIIS: Okay. Thank you.
20 THE CHAIRWOMAN: Any other questions at
21 this time?
22 Yep, Mr. Loretta.
23 BOARD MEMBER LORETTA: I'd ask -- like to
24 ask Mr. Hurst a question.
25 It's more of a learning question for

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1 BOARD MEMBER LORETTA: You can't get it
2 much smaller.
3 MR. HURST: There is -- there is an
4 ADA-compliant egress, to your point, on the --
5 on the east side in the service -- in the
6 service yards, and it exits and it goes up a
7 sloped sidewalk towards Church Street to the
8 north, but we -- we've studied that and made
9 sure that it was ADA compliant and met all the
10 grades necessary.
11 BOARD MEMBER LORETTA: Yeah, anyway, I
12 just wanted to make sure I was understanding
13 the ramps were approximately 5 percent kind of
14 (inaudible).
15 MR. HURST: That's correct.
16 THE CHAIRWOMAN: All right. I do want to
17 state for the record that Vice Chair Berling
18 has joined us on Zoom.
19 Ava, do we know if she has any questions?
20 I don't want to skip over her.
21 MS. HILL: (Off microphone.)
22 THE CHAIRWOMAN: Okay.
23 Mr. Davis has a question.
24 BOARD MEMBER DAVIS: I got one. This is
25 also just for my learning as well.

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1 myself. This is actually a pretty impressive
2 small garage, and -- and I'm, like, looking at
3 it. I'm trying to figure out how you're
4 getting the topography to work from an ADA
5 perspective and so forth. And I think I got
6 it, but I just want to confirm --
7 I mean, bottom line is -- Cyndy or
8 somebody kind of alluded to it, but you're
9 coming in on the left side and you're actually
10 going down, and you're probably going down
11 5 percent -- on the southern portion you're
12 going up 5 percent, so every, like, ramp is
13 probably 5 percent or 4.99 percent. Is that
14 kind of how --
15 MR. HURST: That's roughly accurate, yes.
16 BOARD MEMBER LORETTA: Yeah. This is
17 about -- pretty much as small a garage as you
18 could possibly have with having --
19 (Simultaneous speaking.)
20 MR. HURST: It's a very small footprint.
21 Yeah, it --
22 BOARD MEMBER LORETTA: -- (inaudible).
23 Yeah. No, it's impressive, though, that
24 we're actually able to make this fit, but --
25 MR. HURST: (Inaudible.)

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1 I mean, the retail space looks a bit
2 impractical, so I just wanted to get more
3 feedback on what you were thinking there in the
4 long-term. And given the amount of retail
5 that's surrounding it, I don't know if you
6 can (inaudible) --
7 MR. HURST: (Off microphone.)
8 Yeah. You're a hundred percent right.
9 It's challenging. And as Cyndy said, we did
10 not originally have it in the project because
11 of some of the challenges, but we were able to
12 work it out.
13 In that northwest corner -- our challenges
14 on this site are -- the site slopes about
15 4 feet from Church Street down to Duval Street,
16 so we had that slope built in. And then, in
17 addition, the garage is sloping internally, so
18 it's hard to find a spot where you can marry up
19 both the sidewalk and the building to get the
20 practical retail, but in the north corner we're
21 able to do that.
22 And the idea is that we -- there are
23 knockout panels in the concrete and
24 (inaudible), kind of the (inaudible) panels, we
25 would knock those out and (inaudible) in. And

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1 when the retail is built into this site, we
2 would also take the floor out and (inaudible)
3 to get it down to the Church Street level and
4 give us the adequate head height inside the
5 garage so that (inaudible).
6 So it's not -- it's not easy, but it's --
7 it's definitely a (inaudible), and if we can
8 get a small --
9 BOARD MEMBER DAVIS: It seems like a lot
10 for what -- for the property, and it'll be like
11 a thousand square feet.
12 MR. HURST: It's -- it's not a lot. It --
13 we've done kind of a similar thing for --
14 (Simultaneous speaking.)
15 BOARD MEMBER DAVIS: I mean,
16 (inaudible) --
17 MR. HURST: -- (inaudible) VyStar garage
18 along Forsyth Street, and they had -- they put
19 a small retailer in there. I think it's really
20 successful, with the added benefit that it does
21 give you storefront on that project mid-block,
22 which was, I think, really successful.
23 MR. MOLL: We did something like this
24 that's kind of fun in -- at the JW Marriott in
25 [sic] Water Street where we -- it was near a

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1 restaurant, and then the restaurant basically
2 would deliver food to that space, and that
3 would be kind of like a late-night place where
4 you get a burger and fries or something like
5 that. It was kind of cute, but it would -- it
6 worked. We made it work. And it's been pretty
7 popular.
8 The other idea that we've had is kind of
9 like a sundry shop, so something, like, pretty
10 small.
11 So I think there are a lot of -- I mean,
12 candidly, we would probably charge very little
13 to no rent for it, just to activate the space
14 when and if it's ready for it.
15 THE CHAIRWOMAN: All right. Any other
16 questions, Board Members?
17 BOARD MEMBERS: (No response.)
18 THE CHAIRWOMAN: Staff, any other comments
19 at this time?
20 MS. CHRISTIANSEN: (No response.)
21 THE CHAIRWOMAN: All right. Thank you.
22 All right. At this time, we will move to
23 public comment.
24 Ava, if we have any public comment cards.
25 MS. HILL: (Off microphone.)

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1 MR. NOONEY: (Off microphone.)
2 THE CHAIRWOMAN: Okay. Go ahead. We just
3 need to make sure we get that to Ms. Hill.
4 MR. NOONEY: And just a point of order,
5 I'll still be able to speak at the end of the
6 meeting?
7 THE CHAIRWOMAN: Yes.
8 MR. NOONEY: Thank you.
9 My name is John Nooney, 8356 Bascom Road,
10 Jacksonville, Florida 32216.
11 I'm in City Council District 4, CPAC 3,
12 School Board District 3.
13 And, Chair, thank you for recognizing
14 public participation.
15 2017-0160, you know, the ability to
16 address a board or commission before a vote is
17 taken, that doesn't happen uniformly, and thank
18 you.
19 I just want to address Page 5. You know,
20 off-street parking. You know, from A to L. I
21 just want to bring to your attention --
22 You know, today -- you know, I kayaked
23 McCoy's Creek today, you know, and I was
24 sharing with Guy and even with Ennis just --
25 you know, coming in. And, you know, what -- if

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1 anything --
2 And what I want to share is, you are
3 looking at all these projects, and then -- with
4 garages, and then parking. You know, it really
5 gets to a quality of life issue. And so, you
6 know -- you know, when you look at the
7 challenges for the retail in these spaces --
8 you know, where I'm going with it -- and I'm in
9 full support of the project.
10 I mean, the issue, though, is -- as you
11 look at all these other projects and garages
12 that are going to be coming on is -- you -- the
13 parking.
14 And with Mr. Parola, I said, with Sidney
15 Gefen, you only have two-hour parking.
16 Increase it by just one hour. That's a public
17 park. It's on the Northbank. So just that one
18 hour can mean all the difference, you know,
19 in -- when people come to visit Jacksonville.
20 Now -- so anyway, I just kayaked -- put it
21 in at Chelsea and -- and Stonewall at the
22 public launch and just took a high incoming
23 tide -- and, you know, I haven't kayaked that
24 in over a year. Went to the (inaudible)
25 building, material site back there. So, I

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1 mean, it's really awesome.
2 So we're getting ready to open up and tell
3 the world to visit Jacksonville. So when
4 you -- you know, and you're increasing the
5 density. You know, the -- the thought that
6 just came off -- or just a thought with retail,
7 you know, even for these guys, you know, would
8 be -- you know, incorporate, you know, how you
9 have all these, you know, little scooter bikes
10 and all that other kind of stuff too. You
11 know, you -- maybe there will be that
12 potential, you know, to tie it in to -- you
13 know, to the -- a waterway activation setup.
14 But anyway, thank you.
15 I just wanted to at least plant the seed
16 about the parking garages and then the public
17 parking time allotment at the parks and how
18 that could be better, maybe, coordinated, you
19 know, to make everybody want to come down and
20 visit Jacksonville.
21 Thank you.
22 THE CHAIRWOMAN: Thank you, Mr. Nooney.
23 Ms. Hill, are there any other public
24 comment cards on this item?
25 MS. HILL: That is it.

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1 obviously, we need parking, and the treatment
2 of the design for this facility I think is well
3 done, nice texture. Really excited to see what
4 comes about when all of these projects fall
5 into place down the road, so --
6 That's all I have, Madam Chair.
7 BOARD MEMBER CRAIG: Just appreciate the
8 level of detail that went into this, and will
9 share those thoughts. Excited to see this area
10 come together.
11 Thank you.
12 BOARD MEMBER DAWSON: When I first looked
13 at the pictures, it looked truly massive, but
14 it -- in looking at the materials that you're
15 going to use, I think it's going to be a great
16 addition.
17 Thank you.
18 BOARD MEMBER DAVIS: I think having kind
19 of the historical background of kind of what's
20 going on around the site really helps in
21 knowing what the future vision is going south
22 to the garage.
23 I think -- and this is not with this
24 project, related, but just in general, as these
25 types of projects come up, I think it would be

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1 THE CHAIRWOMAN: All right. We'll close
2 the public hearing on 2021-007. And if --
3 well, if we could get into the proper posture,
4 maybe entertain a motion.
5 BOARD MEMBER DAWSON: Do we have a motion?
6 Do we have a motion for 2021-007?
7 BOARD MEMBER CRAIG: Move to approve.
8 BOARD MEMBER DEIULIIS: Second.
9 THE CHAIRWOMAN: It is -- and just to
10 clarify, are we going to motion to approve with
11 staff recommendations?
12 BOARD MEMBER CRAIG: With staff
13 recommendations.
14 THE CHAIRWOMAN: Excellent.
15 Okay. Moved by Mr. Craig and --
16 BOARD MEMBER DEIULIIS: Second.
17 THE CHAIRWOMAN: -- seconded by
18 Mr. Deiuliis.
19 Okay. Board Members, at this time, we
20 will open up the floor for discussion.
21 Mr. Deiuliis, we'll start with you, if you
22 don't mind.
23 BOARD MEMBER DEIULIIS: Thank you, Madam
24 Chair.
25 No, I'll just say I -- I like -- you know,

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1 good in the presentations if we had an example
2 of what was approved. Like, I had to go back
3 and -- I looked on the internet and figured it
4 out, and that helped me understand it's not
5 taller, it's not this, it's not that, but I
6 think just having -- because none of us were
7 around, I guess, when (inaudible).
8 BOARD MEMBER LORETTA: I was. I did
9 approve it the first time around.
10 BOARD MEMBER DAVIS: (Off microphone.)
11 BOARD MEMBER LORETTA: I appreciate the
12 presentation and continue to wish everybody
13 great success and let's just continue to make
14 this happen.
15 Thank you very much.
16 THE CHAIRWOMAN: Mr. Delaney or
17 Mr. Miller.
18 MR. DELANEY: Yeah, I just want to say, we
19 feel that this is, you know, a good
20 continuation of the overall Gateway projects.
21 We feel that this project in particular -- that
22 the changes that you're making are overall an
23 improvement. We very much support them.
24 I do echo what Mr. Davis said. More on
25 the staff end than on the -- in the developer

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1 presentation, on getting a little bit more of
2 the context, but -- because especially when you
3 look at that and you see what you're changing,
4 it -- you know, it's a -- it's a marked
5 improvement.

6 THE CHAIRWOMAN: Ms. Hill, do we know if
7 Ms. Berling has any comments?

8 BOARD MEMBER BERLING: Hello?

9 THE CHAIRWOMAN: Hello. Joana, we can
10 hear you.

11 BOARD MEMBER BERLING: No, I don't really
12 have any (inaudible).

13 (Zoom audio failure.)

14 THE CHAIRWOMAN: Thank you.

15 Okay. And just to round us out, I -- yes,
16 I appreciate the improvements brought to the
17 parking garage, and I especially just want to
18 highlight that lighting for a parking garage
19 can make or break, and so I appreciate the
20 attention to that, both aesthetically and for
21 safety purposes. Thanks for y'all's attention
22 and -- and thought there.

23 Okay. Board Members, any further
24 discussion?

25 BOARD MEMBERS: (No response.)

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1 to October, and then the Chair will be from
2 July to July.

3 With that being said, you are allowed to
4 make floor nominations at that September
5 meeting if you are not on that slate, so we'll
6 start by just getting you guys a Chair first,
7 and that will be at the July meeting.

8 THE CHAIRWOMAN: Terrific. That was --
9 that's very clear. We should probably visit --
10 revisit those bylaws.

11 Board Members, any questions or comments
12 at this time?

13 BOARD MEMBERS: (No response.)

14 THE CHAIRWOMAN: Okay. So we will choose
15 a Chair in July, so everybody be here for the
16 July meeting.

17 Yes, Mr. Parola.

18 MR. PAROLA: I'm going to take some words
19 from Van right now. I'm sure Van is going to
20 be giving you a call individually, asking about
21 your willingness to serve. That way, when
22 there is a nomination in July, it's -- it
23 doesn't go to someone who says "that's not what
24 I signed up for."

25 THE CHAIRWOMAN: That would be much

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1 THE CHAIRWOMAN: Seeing none, we'll go
2 ahead and call for a vote.

3 All those in favor, signify by saying aye.

4 BOARD MEMBERS: Aye.

5 THE CHAIRWOMAN: Any opposed?

6 BOARD MEMBERS: (No response.)

7 THE CHAIRWOMAN: All right. Final --
8 amendment to final approval is approved.

9 Okay. Next, we will move on to -- we've
10 got an item of new business today, officer
11 elections. It is that time of year. And if
12 Mr. Harvey or staff could lead us through,
13 we've got some funky bylaws, so we've got a
14 little -- a little synopsis there.

15 MR. HARVEY: Sure.

16 So your bylaws mandate that you will elect
17 your Chair at your July meeting. And then at
18 that meeting, the Chairperson will appoint a
19 Chair for the Nominating Committee, who will
20 come up with a slate for your Vice Chair and
21 your Secretary. You will announce that slate
22 at your September meeting. And then at your
23 October meeting, you will vote on that Vice
24 Chair and that Secretary. That term for the
25 Vice Chair and Secretary will be from October

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1 appreciated. Thank you, staff, for your
2 service.

3 Okay. And now we --

4 BOARD MEMBER CRAIG: Do we have a July
5 meeting?

6 MS. CHRISTIANSEN: Yes. We have a
7 July 10th meeting.

8 THE CHAIRWOMAN: Right around the corner.

9 BOARD MEMBER LORETTA: It's like a week
10 and a half away, two weeks.

11 BOARD MEMBER DAWSON: (Off microphone.)

12 MS. CHRISTIANSEN: So far we don't have
13 anything for the agenda besides this, but we
14 have a few potential applications, yeah. Just
15 with the rescheduling of the June meeting, I
16 think -- yeah, the timing of it.

17 THE CHAIRWOMAN: Excellent. Okay.
18 Exciting stuff.

19 Ms. Hill, do we have any public comment
20 cards for the general meeting today?

21 MS. HILL: We do not.

22 THE CHAIRWOMAN: Okay.

23 All right. Seeing no further business, we
24 will stand adjourned.

25 (The foregoing proceedings were adjourned

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1 at 2:43 p.m.)

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4 COUNTY OF DUVAL)

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8 Reporter, certify that I was authorized to and did
9 stenographically report the foregoing proceedings and
10 that the transcript is a true and complete record of my
11 stenographic notes.

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15 DATED this 8th day of July 2025.

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18 Diane M. Tropia
19 Florida Professional Reporter

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