

CITY OF JACKSONVILLE  
DOWNTOWN DEVELOPMENT REVIEW BOARD  
MEETING

Proceedings held on Thursday, May 13, 2021,  
commencing at 1:00 p.m., Jacksonville Public Library,  
Multipurpose Room, 303 North Laura Street, Jacksonville,  
Florida, before Diane M. Tropa, FPR, a Notary Public in  
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

TREVOR LEE, Chairman.  
J. BRENT ALLEN, Board Member.  
FREDERICK JONES, Board Member, via Zoom.  
CRAIG DAVISSON, Board Member.  
WILLIAM J. SCHILLING, JR., Board Member.  
BRENNA DURDEN, Board Member.

ALSO PRESENT:

GUY PAROLA, DIA, Operations Manager.  
LORI RADCLIFFE-MEYERS, Redevelopment Coordinator.  
SUSAN GRANDIN, Office of General Counsel.  
XZAVIER CHISHOLM, Administrative Assistant.

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1 BOARD MEMBERS: Aye.  
2 THE CHAIRMAN: Any opposed?  
3 BOARD MEMBERS: (No response.)  
4 THE CHAIRMAN: Great. Thank you.  
5 Also, before we begin, Mr. Chisholm, do we  
6 have any council members or representatives of  
7 the mayor's office or any board members online?  
8 MR. CHISHOLM: Mr. Chair, I don't see any  
9 council members or board members or mayoral  
10 staff online.  
11 If I'm missing somebody's name, please  
12 raise your hand or signify now.  
13 BOARD MEMBER JONES: Mr. Jones is online.  
14 THE CHAIRMAN: Mr. Jones, thank you. I'll  
15 acknowledge you for comments.  
16 I just want to get from staff, is he  
17 available to vote?  
18 MR. PAROLA: To the Chair, he is eligible  
19 to vote because you have an in-person quorum.  
20 THE CHAIRMAN: Thank you.  
21 Mr. Jones, thank you for joining us.  
22 All right. We'll start with Item B, DDRB  
23 2020-018, 600 Park Street, final approval.  
24 Ms. Radcliffe-Meyers, could we have a  
25 staff report, please?  
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1 PROCEEDINGS  
2 May 13, 2021 1:00 p.m.

3 - - -

4 THE CHAIRMAN: I'm going to go ahead and  
5 call to order the meeting of the DDRB for  
6 May 13th, 2021.

7 Before we get started, I'd just like to  
8 remind the board, we've got a large agenda  
9 today. We will be taking a break at some  
10 point, but please keep your comments concise  
11 and constructive for the applicants so we can  
12 be efficient with our time. Appreciate that.

13 We'll go ahead and start with Agenda Item  
14 A, approval of the April 8, 2021, DDRB regular  
15 meeting minutes. Do I have any conversation  
16 from the board?

17 BOARD MEMBERS: (No response.)

18 THE CHAIRMAN: If none, I'll take a  
19 motion.

20 BOARD MEMBER ALLEN: Move to approve.

21 BOARD MEMBER BROCKELMAN: Second.

22 THE CHAIRMAN: We have a motion from  
23 Mr. Allen, a second from Mr. Brockelman for  
24 approval of the meeting minutes.

25 I'll take a vote. All those in favor say  
aye, please.

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1 MS. RADCLIFFE-MEYERS: Chairman Lee, I  
2 believe Mr. Parola is going to give the staff  
3 report for that.  
4 THE CHAIRMAN: Okay. Thank you.  
5 Mr. Parola.  
6 MR. PAROLA: Thank you, Mr. Chairman.  
7 Xzavier, we should have a PowerPoint that  
8 goes with this; is that correct?  
9 MR. CHISHOLM: We do. Give me one second,  
10 Mr. Parola.  
11 MR. PAROLA: Thank you.  
12 We'll be discussing 600 Park Street, which  
13 is a Home2 Suites. They're requesting one  
14 deviation, which I'll go over in the staff  
15 report.  
16 And let me apologize right out of the  
17 gate, I will probably be reading directly from  
18 the little sheet in front of me, my notes, so  
19 I'll go from there.  
20 Slide, please.  
21 This is a map of our overlay district  
22 (indicating). They're located in the Brooklyn  
23 district. As you can see on the slide, there's  
24 a little box that says Project Site. The  
25 project is located on the south by southwest  
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1 side of Forest Street, between the interstate  
2 and Riverside Avenue, and is actually closer to  
3 the river -- the interstate side of things.

4 Slide, please.

5 This is a picture of the site right now  
6 (indicating). As you can see, it's being used  
7 for surface parking. What this doesn't really  
8 illustrate -- if it were zoomed out a little  
9 bit, you could actually see the proximity of  
10 the site to the interstate.

11 Slide, please.

12 The proposal is to construct a new  
13 6-story, 10,700-square-foot hotel with 100  
14 rooms and associated surface parking. There's  
15 also a restaurant that is to be part of this  
16 with an outdoor dining experience. You can see  
17 that because that is the Rosselle Street  
18 frontage.

19 As currently presented, their proposal  
20 does not meet the Ordinance Code for the  
21 surface parking. As far as the form  
22 regulations go, in other words the vertical  
23 components, we found that the proposal does  
24 meet the requirements and they're not asking  
25 for any deviations from that.

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1 the area. I think evidence of that would be  
2 the agreement we have with Florida Blue to use  
3 their parking garage spaces on weekends,  
4 holidays, and after 6 p.m. to help meet our  
5 demand for public parking in the area.

6 Slide, please.

7 This is an element of the building, and I  
8 think this slide is here primarily to  
9 illustrate that you see variations in material  
10 type, you see variations and undulations in it,  
11 you see that there's the transparent and -- on  
12 the ground floor. So we find that activation  
13 right there per the code.

14 And, in short, as for the vertical  
15 elements, we addressed those in our staff  
16 report and note that we did not find -- nor is  
17 the applicant requesting any deviations from  
18 those criteria.

19 I believe the applicant will now make  
20 their presentation. And if there's a handout,  
21 staff will be more than happy to present it,  
22 unless it's already been done.

23 MS. RADCLIFFE-MEYERS: We have.

24 THE CHAIRMAN: Thank you, Mr. Parola.

25 We'll have the applicant's presentation.

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1 Per the Ordinance Code, no surface -- or  
2 expansion of existing parking is not permitted.  
3 Regardless if the site is currently 100 percent  
4 surface parking, once a new use jumps on there,  
5 it loses that and it's prohibited unless  
6 granted by this board a deviation.

7 In the Brooklyn district, deviations are  
8 permitted. I won't go into all of the -- the  
9 deviation criteria. I believe the applicant or  
10 the applicant's agent is going to go through  
11 those, but I do want to point out two of the  
12 deviation criteria because I think they're the  
13 most salient for the request.

14 First, there's this premise about a  
15 deviation, that it has to be based, in part, on  
16 site-specific conditions not generally found  
17 within downtown. This is one of the -- one of  
18 the criteria that we just couldn't find that  
19 this application met. I mean, it's a perfect  
20 square. There's nothing peculiar about its  
21 shape, speaking to the shape only.

22 The second one is that there's a shortage  
23 of parking in the area. I think it's  
24 responsible of staff to admit readily in that  
25 we find that there is a shortage of parking in

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1 And I'd just like to remind the  
2 applicants, since this is for final, you know,  
3 we don't need to go through the whole thing.  
4 Let's talk about what's changed and -- also  
5 concise and clear.

6 Thank you.

7 (Ms. Trimmer approaches the podium.)

8 MR. PAROLA: Ms. Trimmer, you need to push  
9 the button down so that your voice can be  
10 captured.

11 MS. TRIMMER: I did know that. I'm just  
12 in denial about this part.

13 Cyndy Trimmer, 1 Independent Drive, Suite  
14 1200, on behalf of the applicant.

15 We have been in front of you a few times  
16 on this project, so I will be brief and stick  
17 to the highlights, except for the part where  
18 Xzavier told me I could switch the slides and I  
19 don't think I can. There we go.

20 If you want to fast forward to the site  
21 plan, that would be fine.

22 MR. CHISHOLM: (Complies.)

23 MS. TRIMMER: That's perfect.

24 So on the site plan -- when we were here  
25 last time, we were asked to look at further

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1 activation of the ground floor, specifically on  
2 the Chelsea side of the property, to look at  
3 the hardscape/streetscape requirements, make  
4 sure that we were completely satisfying all of  
5 that, including all of the shade coverage.

6 We are delighted to report that we did get  
7 approval to do the restaurant definitively, so  
8 we have activated the ground floor with the  
9 restaurant that wraps Rosselle and Park. We  
10 have the outdoor activated space coming back  
11 along Rosselle.

12 We looked at the opportunity to relocate  
13 the storage and dumpster area to see if we  
14 could get a building on the Chelsea Street  
15 side. It wasn't accessible by the vehicles  
16 that need to be able to get to it, so that has  
17 stayed where it is, but we have expanded the  
18 bioswale. We've added further activation to  
19 the bioswale, which you will see when Andrew  
20 comes up and goes through the slides.

21 We have replaced the palm trees with shade  
22 trees. I understand "palm" is a four-letter  
23 word. You don't see any of them on this one.

24 Can we move forward to the landscape plan?  
25 Or this is good. Perfect. Thank you. Back

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1 one. Thank you.

2 We have just adopted the urban  
3 requirements for the streetscape with the  
4 benches, receptacles, lighting. Everything is  
5 completely standard, not asking for any relief  
6 there.

7 Next slide. Perfect.

8 We are meeting the shade coverage  
9 requirements and, otherwise, like I said, we  
10 have brought all of the landscaping up to the  
11 shade requirements there as well.

12 I will hand over to you Andrew to run  
13 through the site plans.

14 (Audience member approaches the podium.)

15 AUDIENCE MEMBER: This is the button?

16 MR. CHISHOLM: Yes.

17 AUDIENCE MEMBER: Andrew Davis, 1640  
18 Mitchell Avenue.

19 Yeah, so this is the ground floor of the  
20 building (indicating). Things have -- things  
21 to note are program elements, like the meeting  
22 room, the fitness room, the entry of the lobby,  
23 the serving/dining area and the restaurant are  
24 all along the street frontage of Park Street  
25 and Rosselle Street. So these public programs

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1 are along the street frontage, and this is also  
2 where we have an abundance of glazing on the  
3 ground level.

4 You can go to the next slide.

5 And then the floors above it, the second  
6 through sixth floors are just an abundance of  
7 hotel rooms, totaling to a hundred.

8 Next slide.

9 This is the elevation in front of us.

10 This is the east elevation along Park Street.

11 And as Cyndy was saying, we've addressed the  
12 concern about having a variety of -- thank  
13 you -- have a variety of materials and  
14 undulations along the facades.

15 Next slide.

16 This is the same thing along the -- the  
17 west elevation. This is towards the bioswale  
18 side.

19 Next slide.

20 This is the north and south elevations.

21 And you can also see along each elevation  
22 the -- the transparent and ground floor.

23 These are the sections. This is really  
24 just for informational purposes. It's -- we  
25 can move on.

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1 And then looking at -- looking at the  
2 renderings, this is at the corner of Park  
3 Street and Rosselle Street. You can see a  
4 variety of roof heights here, a variety of  
5 materials, a transparent ground floor.

6 Next slide.

7 This is just a zoom-in detail of the  
8 different materials that we've been -- we've  
9 been proposing.

10 Can you go back one slide, please?

11 MR. CHISHOLM: (Complies.)

12 MR. DAVIS: So the white color is  
13 white-painted stucco. The green is  
14 green-painted stucco. The gray, gray-painted  
15 stucco. And then the striated pattern, which  
16 you're seeing at the top, underneath the  
17 corner, is Fiberon cladding, graphite color.  
18 And then we're also kind of highlighting every  
19 moment of window fenestration with aluminum  
20 panels.

21 Next slide.

22 This is looking down Park Street from the  
23 north.

24 We can keep moving.

25 And then this is looking from the north

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1 to -- to the north elevation of the building.  
 2 You can see the covered area with the awning is  
 3 a structure that is above the area for the  
 4 outdoor restaurant, semi-private seating.  
 5 Next slide.  
 6 This is a zoom-in of another elevation  
 7 example, but the previous comments to the other  
 8 zoom-in applies to this too.  
 9 You can go to the next slide.  
 10 This is looking at the outdoor seating  
 11 area for the restaurant.  
 12 Next slide.  
 13 This is also looking at the outdoor  
 14 seating area for the restaurant. And then the  
 15 corner that we're looking at is the restaurant  
 16 itself. It's probably pretty obvious.  
 17 Next slide.  
 18 So this -- you can go to the next slide.  
 19 This is looking from the south. You can  
 20 see that we have a tower element on this  
 21 corner, just to kind of break the variety of  
 22 the roof line.  
 23 Next slide. Next slide.  
 24 And then this is starting to look at --  
 25 from the north, the area of the bioswale.

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1 There's an image, I think, right after this  
 2 that's -- will talk better.  
 3 You can go to the -- yeah, right here.  
 4 Showing -- this is a change from last time  
 5 where we're proposing a structure above the  
 6 entrance to the site where we're having public  
 7 seating and public art within the bioswale.  
 8 Next slide. Next slide.  
 9 And then this is what -- this is just  
 10 signage, so -- I don't know if this is what  
 11 you're talking about.  
 12 MS. TRIMMER: We'll be coming back for  
 13 signage once we have the plan finalized.  
 14 There's the examples we have here. There may  
 15 be some monuments that require a special  
 16 exception.  
 17 Moving on to the deviation criteria, I've  
 18 handed out for everyone a copy of the narrative  
 19 that we provided with the application. I'm not  
 20 going to painstakingly read it to you, but I  
 21 will focus on the highlights.  
 22 We've gone through the affected proposed  
 23 deviation. It's consistent and furthers  
 24 objectives of the policies, design, intentions  
 25 of the BID plan. The summary there is

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1 basically, we're looking to create a vibrant  
 2 24/7 downtown. We all focus on bringing  
 3 residents downtown and what that will do for  
 4 it, but what is explained in here and what is  
 5 in the market study that was filed with DIA and  
 6 the cover letter from Kelley Slay, who is one  
 7 of the operators, is that we will be bringing  
 8 individuals that will stay here long-term, that  
 9 will basically have the same effect on the  
 10 surrounding area as the apartment complexes.  
 11 It will bring people that will be going up and  
 12 down Five Points and Park Street and enjoying  
 13 the road diet and taking advantage of all of  
 14 the amenities that we're building in.  
 15 Obviously, not based on a desire to reduce  
 16 cost, it doesn't diminish property values, not  
 17 a self-imposed hardship. Staff has recognized  
 18 all of those and I'm not going to belabor those  
 19 points. Not going to be a detrimental effect  
 20 to public health, safety and welfare.  
 21 I want to spend the time, though, focusing  
 22 on the unique site characteristics where we've  
 23 talked about -- parcel shape is what staff  
 24 focused on the staff report. There's also  
 25 other elements that go into that, including

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1 location and the use and what we have here.  
 2 So we've explained a few times over, and  
 3 Mr. Slay explained in one of the earlier  
 4 hearings, why, with a hotel, it's essential  
 5 that you have that centralized corridor with  
 6 the rooms on each side, and it's not the type  
 7 of product in this environment that's conducive  
 8 to wrapping around structured parking, but we  
 9 also have to look at where this project is.  
 10 And it is the very outskirts of Brooklyn, very  
 11 near the overpass, on a corridor. It has  
 12 basically no activation today. We've got a lot  
 13 of surface parking areas, the dialysis clinic,  
 14 a gas station. This is what's typical up and  
 15 down this corridor.  
 16 If you go to the block immediately behind  
 17 us, it's where Brooklyn begins to transition to  
 18 these one- and two-story industrial structures  
 19 surrounded by surface parking. This isn't an  
 20 area of town that has the dense urban  
 21 development that we're trying to achieve with  
 22 this standard.  
 23 We also have to consider that we're  
 24 immediately adjacent to JASMYN, which is a  
 25 residential facility. And we've put this

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1 bioswale along the back to create this gorgeous  
2 garden-type area with outdoor seating and  
3 activation that will be complementary to a  
4 residential use next door.

5 So I understand if this was the Urban  
6 Core, we wouldn't be bringing this product to  
7 you. And I wouldn't be seeking this deviation  
8 if we were closer to downtown, but the fact of  
9 the matter is the location of this site is  
10 unique, and I would ask that you adopt findings  
11 to say that the criteria that we have outlined  
12 for you do satisfy the deviation and grant it  
13 in this case.

14 And I'll stop there and be available for  
15 questions.

16 THE CHAIRMAN: Thank you, Ms. Trimmer.  
17 Appreciate that.

18 Mr. Chisholm, let's move to public  
19 comments. Do we have any to either read in or  
20 hands raised online or in the audience?

21 MR. CHISHOLM: Yes, we have received  
22 speaker requests, Mr. Chair. We'll begin with  
23 in-person speakers first, followed by those  
24 attending via Zoom.

25 First in person, we have Erik Kasper.

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1 (Mr. Kasper approaches the podium.)  
2 MR. CHISHOLM: If you would state your  
3 name and address for the record. You will have  
4 three minutes to speak.

5 MR. KASPER: Erik Kasper, no need to  
6 speak. I'm just available for questions.

7 THE CHAIRMAN: Thank you. Appreciate  
8 that, Mr. Kasper.

9 MR. CHISHOLM: Online I see Steve Congro.  
10 Please state your name and address for the  
11 record. You have three minutes.

12 AUDIENCE MEMBER: Okay. Thank you.

13 Steve Congro, 2339 Miller Oaks Drive  
14 South, Jacksonville, Florida 32217.

15 You know, I feel like this -- the staff  
16 report here is really well-intentioned and it's  
17 clear, like, the staff is trying to follow the  
18 letter of the law, and I certainly respect and  
19 understand that, but I really think this is  
20 where the word "judgment" needs to win out.  
21 You know, like Ms. Trimmer said, if this  
22 building was in the Core, I'd agree with staff,  
23 but, realistically, on the two streets that, in  
24 my opinion, we really should care about, Park  
25 and Rosselle, the site plan is fine.

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1 You know, I -- this is not -- you know --  
2 well, not some, like, architectural gem,  
3 candidly, no offense. You know, it's  
4 unquestionably better than the Residence Inn  
5 and the Gate gas station we've approved nearby.

6 You know, in reading the points of the  
7 staff report, they kept talking about the site  
8 and the site, and Ms. Trimmer alluded to that.  
9 And we were focused on the fact that it's a  
10 square and a shape. And I'm not a lawyer, so I  
11 don't know what the legal definition of, quote,  
12 the site is, but, I mean, if we're looking at  
13 whether or not the site is a square or a  
14 parallelogram or a trapezoid or -- or whatever,  
15 you know, and not considering the adjacent  
16 surroundings -- and, to me, the adjacent  
17 surroundings means both the public right-of-way  
18 and the other private property, then -- then  
19 that's not really in the spirit of what I think  
20 was intended here.

21 You know, Chelsea is a two-block street.  
22 It's cut off by 95 on one side and a ramp from  
23 95 on the other side. That street is never  
24 going to be a pedestrian corridor. And I think  
25 we have to be realistic around, what are

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1 pedestrian corridors, what is a service  
2 corridor, and that sort of thing. And I think  
3 we have to be focused on Rosselle and Park  
4 Street, which, like I said, to any reasonable  
5 person those are the two most important  
6 streets, and the building actually addresses  
7 those pretty -- fairly well. And, I mean, it  
8 has a restaurant at the corner, which, I mean,  
9 after 5:00, is, I think, key for that area, for  
10 people to have a restaurant on the corner  
11 there.

12 You know, and the other thing is -- I  
13 realize, like, this is probably not something  
14 codified, but the fact that it's a hotel I  
15 think is also key. I mean, hotels have captive  
16 audiences. They almost always have to go out  
17 to eat for dinner. You know, that's something  
18 that's a benefit for our downtown, especially  
19 in a downtown without a huge hotel presence,  
20 without a huge convention center. You know,  
21 having the more hotels I think is stronger.

22 So I just ask the staff [sic] to really  
23 consider what power they have to override the  
24 staff on this one.

25 Thanks a lot for your time.

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1 THE CHAIRMAN: Thank you.  
 2 Mr. Chisholm, any other public comments?  
 3 MR. CHISHOLM: Mr. Chair, there is no  
 4 other public comment at this time.  
 5 AUDIENCE MEMBER: I put in a card.  
 6 MR. CHISHOLM: We do have one more.  
 7 (Audience member approaches the podium.)  
 8 MR. CHISHOLM: Please state your name and  
 9 address for the record, and you have three  
 10 minutes.  
 11 AUDIENCE MEMBER: William Stanly, 3966  
 12 Ortega Boulevard, Jacksonville, Florida 32210.  
 13 I'm here to voice my support for this  
 14 hotel project. I've read the reports and  
 15 studied the plans and I support the project for  
 16 three reasons:  
 17 First, given the constraints and  
 18 challenges of the site, it actually has three  
 19 streets bordering it, plus the requirement of  
 20 the brand and the franchisor. I believe their  
 21 requested deviation is fair and reasonable and  
 22 worthy of approval.  
 23 Two, as a former resident of Avondale and  
 24 now of Ortega, anyone who lives over on our  
 25 side of the river knows the Riverside,  
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1 Avondale, Ortega market is way underserved with  
 2 hotel rooms. We need more hotels on our side  
 3 of the river.  
 4 Three, you've got a great local team with  
 5 Kasper and Corner Lot. They've worked with you  
 6 for months to make this project better. Let's  
 7 not let the perfect be the enemy of the good.  
 8 This hotel is better than the last hotel  
 9 in Brooklyn. And guess what? The next hotel  
 10 will be better than this one. We are finally  
 11 making good and real progress downtown. Don't  
 12 stop the momentum. Don't stop the momentum.  
 13 Thank you.  
 14 THE CHAIRMAN: Thank you for your  
 15 comments.  
 16 Mr. Chisholm, any other comments?  
 17 MR. CHISHOLM: We have no further public  
 18 comment.  
 19 THE CHAIRMAN: Thank you. I appreciate  
 20 that.  
 21 We'll close the public comments and move  
 22 to board comments.  
 23 Mr. Allen.  
 24 BOARD MEMBER ALLEN: Chairman Lee, thank  
 25 you.  
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1 I agree with the applicant. I think you  
 2 have to look at where this hotel is positioned.  
 3 I would, quite candidly, say that if it were  
 4 closer to downtown, it would not have my  
 5 support, but it's close to the interstate.  
 6 It's very similar to what is surrounding it.  
 7 So I think, based on that, I'm able to  
 8 analogize this project with the surrounding  
 9 area and I support the deviation to this.  
 10 THE CHAIRMAN: Thank you, Mr. Allen.  
 11 Mr. Brockelman.  
 12 BOARD MEMBER BROCKELMAN: Thank you,  
 13 Mr. Chairman.  
 14 To the applicant, I appreciate everything  
 15 that you guys have done to enhance the site  
 16 plan, to elevate the architecture. I think  
 17 you've done a great job working with us.  
 18 I find your request for a deviation  
 19 compelling and agree with a lot of the points  
 20 that have already been articulated, so I'm  
 21 happy to support your request today.  
 22 THE CHAIRMAN: Thank you, Mr. Brockelman.  
 23 Mr. Jones, online.  
 24 BOARD MEMBER JONES: Thank you, Mr. Chair.  
 25 Again, I think recognizing the context and  
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1 looking at Chelsea Street, really as it  
 2 functions as a tertiary street, and the work  
 3 that the applicant did on the bioswale and  
 4 trying to do the best they can in terms of  
 5 activating the frontage with the outdoor  
 6 seating and the landscaping, again, I -- I  
 7 support this.  
 8 And, again, I think it just goes back to  
 9 some of the challenges that we face and some of  
 10 the flexibility that we need when we talk about  
 11 the colocation of structures near or adjacent  
 12 to the interstate context, so I support it.  
 13 THE CHAIRMAN: Thank you, Mr. Jones.  
 14 Mr. Schilling.  
 15 BOARD MEMBER SCHILLING: Thank you,  
 16 Mr. Chairman.  
 17 And I wanted to share a thank you to the  
 18 applicant. I can tell that y'all have spent  
 19 considerable time working on the facade and the  
 20 colors. And I know that was a comment I had at  
 21 the last meeting and -- and I'll share that I  
 22 like what I see, and thank you very much for  
 23 the time that y'all spent with that.  
 24 I'll also share that I'm in total  
 25 agreement with my fellow board members that  
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1 have spoken. Certainly site characteristics in  
 2 the code speak to more than just parcel size,  
 3 so I think the applicant has prepared a  
 4 compelling argument that I certainly am willing  
 5 and happy to support.  
 6 And those are all my comments. Thank you.  
 7 THE CHAIRMAN: Thank you, Mr. Schilling.  
 8 Ms. Durden.  
 9 BOARD MEMBER DURDEN: Thank you,  
 10 Mr. Chairman.  
 11 I'm in complete support of the project. I  
 12 do appreciate staff's position and I understand  
 13 the -- that sometimes that is your role, and I  
 14 do appreciate that. However, I agree with the  
 15 public comments, with the board comments. And  
 16 based upon the proposal as a whole -- and in  
 17 particular the treatment along Chelsea and  
 18 Rosselle that I think is very creative and a  
 19 really nice design and will add to that  
 20 neighborhood, as well as the letter, April 16th  
 21 letter. Based upon the criteria and rationale  
 22 in that April 16th letter, I'm -- I am -- I  
 23 believe that the criteria for deviation can be  
 24 met and is met; therefore, I'm going to be in  
 25 support of the project.

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1 Thank you.  
 2 THE CHAIRMAN: Thank you, Ms. Durden.  
 3 I'd like to just reiterate all the  
 4 comments of the board, share my own opinion of  
 5 the project. I think it was well done and I  
 6 think we're at the point where we can go ahead  
 7 and move forward with a vote.  
 8 I'd like to confirm, are we voting on the  
 9 deviation first before we vote for final?  
 10 MR. PAROLA: To the Chair, historically  
 11 that's what's happened, the deviation first,  
 12 then the project as a whole with the approval  
 13 of the deviation.  
 14 THE CHAIRMAN: Thank you.  
 15 Then I'll take a motion for the deviation  
 16 from a board member.  
 17 BOARD MEMBER ALLEN: So moved.  
 18 THE CHAIRMAN: We have a motion to approve  
 19 the deviation from Mr. Allen.  
 20 Could we have a second?  
 21 BOARD MEMBER BROCKELMAN: Second.  
 22 THE CHAIRMAN: I have a second from  
 23 Mr. Brockelman.  
 24 All those in favor of approving the  
 25 deviation, please say aye.

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1 BOARD MEMBERS: Aye.  
 2 THE CHAIRMAN: Any --  
 3 BOARD MEMBER JONES: Aye.  
 4 THE CHAIRMAN: Thank you, Mr. Jones.  
 5 Any opposed?  
 6 BOARD MEMBERS: (No response.)  
 7 THE CHAIRMAN: Great. Then the deviation  
 8 passes.  
 9 And then we'll move to final approval for  
 10 the project. Do I have a motion for approval  
 11 from a board member?  
 12 BOARD MEMBER ALLEN: So moved.  
 13 THE CHAIRMAN: Motion from Mr. Allen.  
 14 BOARD MEMBER JONES: Second.  
 15 BOARD MEMBER BROCKELMAN: Second.  
 16 THE CHAIRMAN: Second from -- we'll give  
 17 this one to Mr. Jones online.  
 18 All those in favor of approving DDRB  
 19 2020-018 with the deviation we previously  
 20 approved, please say aye.  
 21 BOARD MEMBERS: Aye.  
 22 THE CHAIRMAN: And any opposed?  
 23 BOARD MEMBERS: (No response.)  
 24 THE CHAIRMAN: None opposed. Thank you.  
 25 The project passes. Congratulations.

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1 (Audience member approaches the podium.)  
 2 THE CHAIRMAN: I'd like to move on --  
 3 AUDIENCE MEMBER: Hi. I'm sorry. Excuse  
 4 me.  
 5 I'm Kelley Slay with the hotel project. I  
 6 just wanted to put on the record that I  
 7 appreciate this board very much. You guys  
 8 worked hard and we've ended up with a better  
 9 project than -- than when we started, and it's  
 10 a testament to you guys.  
 11 Thank you.  
 12 THE CHAIRMAN: Mr. Slay, thank you for  
 13 those comments. Appreciate that.  
 14 All right. We're going to move on to  
 15 Agenda C, DDRB 2016-012, The District  
 16 Modification.  
 17 We'll take a staff report,  
 18 Ms. Radcliffe-Meyers or Mr. Parola.  
 19 MS. RADCLIFFE-MEYERS: Yes. Thank you,  
 20 Chairman Lee.  
 21 We'll just let Xzavier get it loaded.  
 22 MR. CHISHOLM: I'm sorry. Give me one  
 23 moment.  
 24 MS. RADCLIFFE-MEYERS: All right. There  
 25 we go.

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1 My name is Lori Radcliffe-Meyers with the  
2 Downtown Investment Authority, and I will be  
3 providing the staff report for The District  
4 modification.

5 DDRB application 2016-012 seeks a  
6 modification to the previously approved Master  
7 Plan Design Guidelines for the development  
8 known as The District. The site is 24.25 acres  
9 and is located in the Southbank Overlay  
10 District. The Master Plan Design Guidelines  
11 received final approval on October 26th, 2016.

12 Everybody's familiar with the site  
13 location, bounded to the north by the St. Johns  
14 River, to the east by the marsh and residential  
15 property, to the south by Reed Street and the  
16 marsh, and to the west by Broadcast Place.

17 The request includes the creation of  
18 Parcel 9B; establishing a height limitation of  
19 50 feet for Parcel 9B and to increase the  
20 height limitation of 35 feet to 50 feet for  
21 Parcel 3A; to add office and hotel as allowed  
22 uses on Parcel 4A; and to clarify the uses and  
23 the height limitation allowed on Parcel 5B.

24 The modification also looks to align Health  
25 Walk with Back Bay Drive and merging Saunter

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1 Way into the Health Walk right-of-way.  
2 Parcel 5B is shown on this land use plan  
3 as a 100-space parking lot for City use and  
4 public parking. Uses can be established on  
5 this parcel for future development; however,  
6 development on this parcel is restricted until  
7 100 parking spaces for the City and public use  
8 is established and assigned in one of the  
9 proposed parking garages.

10 Just as a disclaimer, the central park  
11 parcel as seen here is a City Parks Department  
12 project and the layout and design are yet to be  
13 determined.

14 The proposed height changes consist of  
15 establishing a 50-foot height limitation for  
16 Parcel 9B and to increase the height limitation  
17 from 35 feet to 50 feet for Parcel 3A to be in  
18 line with Parcel 9B, and to establish a 70-foot  
19 height limitation on Parcel 5B, which is  
20 consistent with the 70-foot height limitation  
21 on Parcel 5A.

22 With the proximity of the boardwalk to the  
23 newly formed 9B parcel, staff worked with the  
24 development team and the engineer on  
25 recommendations on setbacks from the boardwalk

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1 and property line for the development, unit  
2 orientation and landscape buffers.

3 Based on the foregoing, the Downtown  
4 Development Review Board staff recommends  
5 approval of modifications to the Master Plan  
6 Design Guidelines as follows: Creating Parcel  
7 9B, which was originally part of Parcel 9A and  
8 3A; establishing a 50-foot height limitation on  
9 Parcel 9B; increasing the height limitation on  
10 Parcel 3A from 35 feet to 50 feet; aligning  
11 Health Walk with Back Bay Drive; merging  
12 Saunter Way into the Health Walk right-of-way;  
13 to allow Parcel 5B the same allowed uses as  
14 Parcel 5A, consisting of mixed-use retail,  
15 hotel, residential and/or office uses, and a  
16 70-foot height limitation, which, again, is in  
17 line with Parcel 5A; to add office and hotel as  
18 allowed uses on Parcel 4A; and that residential  
19 units built on Parcel 9B shall not face the  
20 boardwalk and marsh; and a dense landscape  
21 buffer shall be provided from ground level up  
22 to 15 feet to screen the building.

23 This concludes the staff report and staff  
24 is available for questions.

25 Thank you.

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1 THE CHAIRMAN: Thank you,  
2 Ms. Radcliffe-Meyers. I appreciate it.  
3 I'd like to call the applicant to please  
4 approach.

5 (Mr. Schilling approaches the podium.)  
6 THE CHAIRMAN: State your name and  
7 address.

8 I'd also like to acknowledge that Board  
9 Member Schilling is going to recuse himself  
10 from voting or commenting.

11 Thank you.

12 MR. SCHILLING: Thank you, Chairman Lee.  
13 I'm Bill Schilling. I'm a professional  
14 engineer with Kimley-Horn and Associates, 12740  
15 Gran Bay Parkway West, Suite 2350,  
16 Jacksonville, Florida 32258.

17 As mentioned, I will be recusing myself  
18 from this vote and accordingly have filed the  
19 Form 8 with staff a little bit earlier today.

20 I am here today representing Elements  
21 Development of Jacksonville, who is the master  
22 developer of The District; and the Community  
23 Development District, which is the entity that  
24 has been established to construct the  
25 horizontal improvements on the project.

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1 I believe -- on the Zoom call right now I  
2 believe we also have Ramiro Albarran, John  
3 Dinan, Zach DeVries and Lynn Wheatley, who  
4 represents Elements Development of  
5 Jacksonville, the master developer.

6 Let's see. All right. So it looks like  
7 it's working. Thank you.

8 And I brought the hard copy -- the  
9 well-used hard copy with me, but, as mentioned,  
10 there was a -- there is a set of Master Plan  
11 Design Guidelines that was approved by the DDRB  
12 in 2016 that basically provides the overall  
13 vision and direction and development standards  
14 for the site. And so long as those standards  
15 are followed and guidelines are followed, then  
16 each of the parcels can develop within the site  
17 without having to come back to DDRB.

18 I'm excited to share with the board that  
19 as of April 5th construction has started on the  
20 site, the first phase being the school board  
21 parking lot. And so you'll see activity and  
22 equipment out on the site if you were to drive  
23 by it today, so we're very excited about that.

24 But one of the things that has become  
25 clear to us as we have spent the past couple of  
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1 years now working on design and working on our  
2 approvals, there's certain items within the  
3 master plan guidelines that -- it's an  
4 appropriate time to revisit at this point in  
5 time, and so I think --

6 Ms. Radcliffe-Meyers did a great job of  
7 hitting the summary, so I'm going to skip this  
8 slide and was just going to talk about a couple  
9 of the specific items, just to familiarize  
10 everyone.

11 I don't know if the pointer works. The  
12 pointer does work.

13 So the first item, which is the creation  
14 of Parcel 9B -- this is 9B right here  
15 (indicating), which was, in the old plan, part  
16 of 9A and 3A. We have done that because there  
17 are some logical dividing points that include a  
18 large JEA power easement here and the  
19 cul-de-sac that comes right here.

20 To make for logical parcel lines that --  
21 that at the time the original plan was  
22 developed, that was not fully considered, so  
23 that's the reason for the creation of the new  
24 parcel being split out from two existing  
25 parcels.

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1 As a part of that, on the new Parcel 9B,  
2 we are establishing a new 50-foot height  
3 requirement. For the northern portions of what  
4 was Parcel 9A, the height requirement or height  
5 limitation was 120 feet, so we're actually  
6 reducing, on part of the parcel, from 120 down  
7 to 50 feet, and for parts of that we're  
8 actually increasing from 35 to 50.

9 So within the design standards, there's  
10 Page 38, which is the height table, and so  
11 that's one of the specific items that's being  
12 updated. You can see that those two items are  
13 now 50 feet that are highlighted in red.

14 And this shows the -- the 50 foot down on  
15 the end, where before this 120 feet extended  
16 all the way to the marshfront, and this was 35  
17 down to this corner. So in some areas it's a  
18 balancing act, in some areas we've reduced the  
19 height, and in some areas we've actually  
20 increased the height.

21 This is Page 42 out of the design  
22 guidelines (indicating). And, again, this is  
23 the more current page that reflects the new  
24 isometric view of the heights within the  
25 project. And it shows the 50 feet down on

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1 Parcel 9B.

2 On Parcel 4A, previously it allowed a  
3 mix -- mixed uses, residential and retail. In  
4 speaking with end users -- we have gotten some  
5 tremendous interest from office users as well  
6 and hotel users, so -- so we're asking to add  
7 hotel as an approved use to 4A, and I'll show  
8 that -- so this is Parcel 4A (indicating). And  
9 today it's -- it only allows retail and  
10 residential and we're asking that it include  
11 hotel and office.

12 Health Walk and Saunter way. So it would  
13 be easier to describe this with a picture. So  
14 the picture on the left is the approved picture  
15 today. And this is Health Walk (indicating),  
16 which is an actual right-of-way with a two-lane  
17 roadway within it.

18 This is Saunter Lane (indicating), which  
19 is a walkway that is within an easement that  
20 splits between these buildings. As we've  
21 looked at the overall site plan and worked on  
22 the design, we have found Back Bay Drive, which  
23 is an approved part of the plan. Health Walk  
24 works much better when it is more central to  
25 the site and aligned with -- with Back Bay

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1 Drive.

2 And so what we've done is we've  
3 essentially relocated Health Walk to the center  
4 and we've taken Saunter Lane, which is the  
5 walkway, and we've added it as a mixed-use path  
6 along the east edge. And what it's allowing us  
7 to do -- this is our marshfront park in the  
8 southern end of the site, and this is the  
9 central City -- large City park. This will  
10 give us a direct connection between those two  
11 parks with a mixed-use path that will allow  
12 bicycles and pedestrians.

13 So we think it's a much better design  
14 solution now that we've had a chance to really  
15 study it and get into the design.

16 And then there was discussion of  
17 Parcel 5B, which is the clarification of uses,  
18 and Ms. Radcliffe-Meyers did a great job.

19 So on the current plan today, it's  
20 designated with a maroon hatch with the word  
21 "parking." As a part of the redevelopment  
22 agreement, the master developer is required to  
23 maintain a hundred public parking spaces. This  
24 will be the location of the parking spaces on  
25 5B until such future time as the parcels

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1 develop and we're actually able to (inaudible)  
2 public parking spaces into the parcels.

3 So in the interim, it will be a hundred --  
4 a minimum hundred-spot parking lot, but as  
5 those public -- as the parcels develop and  
6 those spaces are moved into the site and that  
7 parking lot is no longer needed, the intent  
8 would be for it -- 5B to be developed with the  
9 same uses as on 5A.

10 That's the summary of the quick version of  
11 the presentation. The one thing that I did  
12 want to address is -- I know the conditions in  
13 the staff report. They were conditions A  
14 through F. I know that -- that I -- I think  
15 Ms. Radcliffe-Meyers added an item under the  
16 recommendation, which is adding the office and  
17 hotel to the uses on Parcel 1A.

18 But the last condition that is under the  
19 recommendations regarding -- the residential  
20 units built on Parcel 9B shall not face the  
21 boardwalk and marsh and a dense landscape  
22 buffer shall be provided from ground level up  
23 to 15 feet to screen the building, we do have  
24 concerns about that condition. And I know that  
25 we have feverishly been working over the last

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1 48 hours to try to reach an agreement on some  
2 changes to this condition which, unfortunately,  
3 as of 1 o'clock today we had not reached final  
4 agreement with staff.

5 My understanding -- and I'll just mention  
6 a couple of things. And I don't mean to put  
7 words in staff's mouth, but my understanding is  
8 staff is concerned about buffering between the  
9 boardwalk -- and let me see if I can get to  
10 this next slide.

11 So what we're talking about is -- this is  
12 Parcel 9B (indicating), and this is where we  
13 have a boardwalk, a raised boardwalk coming  
14 through the marsh. And I understand that  
15 staff's concerned about there being buffering  
16 and landscaping between the units on 9B and the  
17 boardwalk. And I know that we've worked to  
18 develop some language.

19 I will share that it has been -- the  
20 original master plan envisioned the  
21 multifamily, which these are going to be  
22 three-story -- three-and-a-half-story urban  
23 townhomes -- had always envisioned being able  
24 to have those townhomes face the marsh. In  
25 fact, we think that's what's adding tremendous

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1 value to those units, for them to be  
2 marshfront. And for them to be restricted and  
3 not be able to be marshfront and not to be able  
4 to face the marsh we think is very detrimental  
5 to value and the ultimate design.

6 So I know that we have drafted some  
7 revisions to this last condition that I'll pass  
8 around, that -- I'm hoping, board members, that  
9 y'all will be able to work with us and we can  
10 reach some sort of resolution that will work  
11 for everyone.

12 THE CHAIRMAN: Thank you, Mr. Schilling.

13 Does that conclude your presentation?

14 MR. SCHILLING: Yes, sir, Mr. Chairman, it  
15 does.

16 Thank you.

17 THE CHAIRMAN: Thank you.

18 We'll move on to public comments.

19 Mr. Chisholm, are there any public comments?

20 MR. CHISHOLM: I do not have any speaker  
21 request cards for in-person. And via Zoom we  
22 have Zach DeVries with his hand raised.

23 You can go ahead and come off mute, Zach,  
24 and you have three minutes. Please state your  
25 name and address for the record.

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1 AUDIENCE MEMBER: This is actually Ramiro  
2 Albarran with Preston Hollow Capital and  
3 Elements, 1717 Main Street, Dallas, Texas,  
4 75201.

5 Members of the board, Mr. Chairman, I  
6 appreciate your time. I'm speaking on behalf  
7 of the development company.

8 And I, too, want to echo Mr. Schilling's  
9 comments as it relates to, you know, some  
10 flexibility on the provision as relates to the  
11 units that face the boardwalk. I think once  
12 the final plan is, you know, revealed, you'll  
13 see a great deal of setback as it relates to  
14 those units and the boardwalk and I think we  
15 will ultimately be able to meet the objectives,  
16 making sure that, you know, there's good  
17 separation between the private and public  
18 areas.

19 You know, the reason this is such an  
20 important topic for us is that we are currently  
21 under contract, you know, for this site. And  
22 we want to make sure we preserve the  
23 flexibility that, you know, will be an  
24 important first step, you know, on what's going  
25 to be a very important project, I think not

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1 only to us, but I believe the city of  
2 Jacksonville. And we're requesting, you know,  
3 the board's consideration, again, for that  
4 flexibility, you know, as it relates to, you  
5 know, those units that could face the boardwalk  
6 because we, too, are sensitive to maintaining  
7 that separation, but what we don't want to have  
8 is our hands tied behind our back as it relates  
9 to the ability to follow through on a contract  
10 here with, again, a very well-recognized --

11 Unfortunately, it's a confidential -- we  
12 have a confidentiality provision on the  
13 purchase and sale agreement, but it has been  
14 executed and we want to preserve the  
15 flexibility to, you know, provide the best  
16 project, you know, for The District. And I say  
17 that all inclusively not only as it relates to  
18 the private side but the public side.

19 We are approaching this project very  
20 seriously as it relates to those public uses,  
21 and I think we've been great partners with the  
22 City and DIA as we've been working through all  
23 of, you know, the various conversations here.

24 And, again, I'm asking for, you know, the  
25 board's consideration on the flexibility for,

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1 you know, those units that would otherwise face  
2 the boardwalk.

3 Thank you. And that's the extent of my --  
4 you know, my comments.

5 THE CHAIRMAN: Thank you.

6 If you could -- and I apologize, could you  
7 restate your name and spell it for us?

8 Thank you.

9 MR. ALBARRAN: Sure. It's a hard one.

10 It's Ramiro Albarran. Spelling is  
11 R-a-m-i-r-o. The last name, A-l-b-a-r-r-a-n,  
12 and I'm leading the efforts on the development  
13 side for Elements at Preston Hollow Capital.

14 THE CHAIRMAN: Thank you, Mr. Albarran.  
15 Appreciate that.

16 Mr. Chisholm, are there any other public  
17 comments?

18 MR. CHISHOLM: To the Chair, we have no  
19 further public comment.

20 THE CHAIRMAN: Thank you.

21 I'd like to move on to board comments.

22 Mr. Allen.

23 BOARD MEMBER ALLEN: Thank you,  
24 Mr. Chairman.

25 I think I -- I agree with the applicant.

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1 I think this is a tremendously exciting project  
2 for Jacksonville. It looks like a place that  
3 is very multi-functional both for the residents  
4 that will be living there, the people that are  
5 going to be staying in the hotel, eating at the  
6 restaurants, and most importantly the public as  
7 well.

8 I have looked at the proposed recommended  
9 language of the applicant and I think it's a  
10 very reasonable approach and a very reasonable  
11 solution.

12 Thank you.

13 THE CHAIRMAN: Thank you, Mr. Allen.  
14 Mr. Brockelman.

15 BOARD MEMBER BROCKELMAN: Thank you,  
16 Mr. Chairman.

17 I tend to agree with the applicant, but  
18 maybe just for staff, I'm just trying to wrap  
19 my head around the intent of your position on  
20 this. When we talk about the units facing the  
21 boardwalk and the marsh, is that the -- the  
22 entire facade of the building or are we talking  
23 about just the first floor sort of access in  
24 terms of doorways out onto the ground level?  
25 Can you talk a little bit about that and where

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1 the disagreement might be with the applicant?  
 2 MR. PAROLA: Thank you.  
 3 Through the Chair, we're approaching it  
 4 from the perspective that we're looking after  
 5 one of our assets. Our asset in this case is  
 6 the boardwalk. We're not particularly  
 7 concerned with what the first floor resident --  
 8 or the resident, say, from their first floor.  
 9 We're more concerned about the other  
 10 perspective; in other words, we're building a  
 11 boardwalk through there with the idea that it's  
 12 going to maintain and, you know, rule or -- you  
 13 know, a nice space that remains relatively  
 14 unaffected by the built environment.  
 15 We understand that there should be  
 16 flexibility in the site planning. We certainly  
 17 don't want to infringe on that. Where we  
 18 disagree with what's proposed as a revised  
 19 condition by the applicant, we have provided  
 20 you our alternative. And I'm just going to  
 21 read to you the additions that we have made. I  
 22 think Mr. Schilling has seen these before.  
 23 So beginning with the sentence, "There may  
 24 be no more than six units in total facing the  
 25 boardwalk on 9B; first floor balconies or  
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1 by the built environment. So it's only fair  
 2 that, as the representative, she gets a review  
 3 of it and the Downtown Development Review Board  
 4 is final action.  
 5 In other words, what we're saying is we  
 6 understand, here is the site plan, we live with  
 7 it, we understand the site plan is final, but  
 8 for this particular parcel, or any other  
 9 parcel, quite frankly, as Mr. Schilling pointed  
 10 out, that deviates from the relatively strict  
 11 letter of the Elkus Manfredi plan would have to  
 12 come in for final review anyway.  
 13 So we're just saying, in this instance, if  
 14 the condition isn't met, the developer or an  
 15 end user has the right to petition our CEO and  
 16 then petition the Downtown Development Review  
 17 Board for relaxation.  
 18 So I don't need to belabor this anymore.  
 19 I believe Ms. Radcliffe-Meyers put her  
 20 condition in front of you.  
 21 Thank you for the opportunity.  
 22 THE CHAIRMAN: Thank you, Mr. Parola.  
 23 I'd like to recognize Mr. Davisson has  
 24 joined us. I'll also ask that he sit this one  
 25 out since he hasn't had the privilege of  
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1 patios shall not face the boardwalk or marsh;  
 2 and only second and third floor patios or  
 3 balconies may face the boardwalk or marsh." So  
 4 that initial goes to our intent, but we also  
 5 know that the end user will have a vision. The  
 6 end user is going to need some flexibility.  
 7 And certainly at this time staff cannot tell  
 8 you whether six, five or seven is the right  
 9 number of units, you know, maximum, to face it.  
 10 So we've -- we would like to have the  
 11 additional language -- and this goes to  
 12 offering an ability to bring back a site plan  
 13 for your consideration -- and said, "Deviation  
 14 from these standards may be granted only by  
 15 concurrence of the DIA chief executive  
 16 officer."  
 17 (Board Member Davisson enters the  
 18 proceedings.)  
 19 MR. PAROLA: Remember, the DIA chief  
 20 executive officer is essentially the head  
 21 administrator of what our board has approved,  
 22 and our board has approved this site plan and  
 23 this boardwalk with the intent that the  
 24 boardwalk is an open space and rural and  
 25 relatively, to the greatest extent, unaffected  
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1 hearing everybody's commentary from the  
 2 beginning. And then I'll ask Ms. Durden for  
 3 commentary.  
 4 BOARD MEMBER BROCKELMAN: Mr. Chairman, I  
 5 just have a quick follow-up.  
 6 THE CHAIRMAN: Mr. Brockelman.  
 7 BOARD MEMBER BROCKELMAN: Thank you.  
 8 And, again, I just -- without making it  
 9 too lengthy, I just want to make sure I  
 10 understand.  
 11 The position of staff is that balconies  
 12 overlooking the boardwalk, even if they are a  
 13 minimum of 40 feet away, that -- because there  
 14 would be people out on the balconies at some  
 15 time, that you would consider as infringing on  
 16 the built, natural landscape, less so than if  
 17 there was just a solid facade?  
 18 I mean, I guess I'm trying to wrap my head  
 19 around what the A and the B scenario are here.  
 20 MR. PAROLA: Through the Chair, you  
 21 captured it perfectly with one exception I  
 22 would make. We're not entirely concerned about  
 23 the second and third floor because they look  
 24 down and don't relatively affect anyone that's  
 25 on the ground level. We're more concerned  
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1 about the eye-to-eye contact from an outside  
 2 space on a private development to the  
 3 boardwalk.  
 4 Again, they've given a recommendation and  
 5 we've given a recommendation and we live with  
 6 the wisdom of the board.  
 7 BOARD MEMBER BROCKELMAN: Thank you.  
 8 THE CHAIRMAN: I appreciate that.  
 9 Ms. Durden.  
 10 BOARD MEMBER DURDEN: Thank you,  
 11 Mr. Chairman.  
 12 I'm going to be declaring a conflict on  
 13 this project and so I'm not going to be  
 14 providing any comment.  
 15 Thank you.  
 16 THE CHAIRMAN: Thank you, Ms. Durden.  
 17 Mr. Jones, online, please.  
 18 BOARD MEMBER JONES: Thank you, Mr. Chair.  
 19 Again, I agree with the applicant and the  
 20 spirit of the flexibility that's needed in a  
 21 robust master development plan like this.  
 22 I do have a tendency to agree with staff,  
 23 so to the extent that we can keep that  
 24 condition and just work through some of the  
 25 granular details through the board process to  
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1 buffering, and so why we did look at that  
 2 40-foot spacing, because we -- we believe that  
 3 it is very likely there will be more than six  
 4 units on Parcel 9B that will face the boardwalk  
 5 and the marsh. And we certainly, fully expect  
 6 that the end user -- again, it's a luxury,  
 7 high-end home builder. They are going to want  
 8 to have patios on the ground floor, looking out  
 9 the back.  
 10 But we do envision there being landscaping  
 11 so that -- and that was part of what we were  
 12 trying to capture and encapsulate in what -- in  
 13 the language that we had proposed, so there  
 14 will be some screening, and those residents  
 15 would not be looking right into the boardwalk.  
 16 People on the boardwalk would not be looking  
 17 right into the backyards.  
 18 But we feel confident that the third and  
 19 fourth sentences are not going to work. And  
 20 then the next sentence about the spacing no  
 21 closer than 12 feet, we have no objection to  
 22 that.  
 23 THE CHAIRMAN: Okay. If I could ask  
 24 Counsel, Ms. Durden would like to ask a  
 25 question. She's recused herself. Is it okay  
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1 the point that Mr. Parola just made.  
 2 That's it.  
 3 THE CHAIRMAN: Thank you, Mr. Jones.  
 4 Mr. Schilling, I'd like to ask, have you  
 5 seen the revision to Condition G staff just  
 6 provided to the board?  
 7 MR. SCHILLING: Mr. Chairman, yes, I have.  
 8 A couple of thoughts. And I think part of  
 9 what I passed out is -- there are certainly  
 10 parts of this that we have no objection to and  
 11 we're in support of. In fact, I think the  
 12 language that I offered reflects the first two  
 13 sentences, so there are no -- no objections  
 14 there.  
 15 It is the third and fourth sentences where  
 16 we feel pretty confident right now there are  
 17 going to be issues. Certainly -- and a couple  
 18 of thoughts. One, certainly the current plan  
 19 envisioned these units looking over the marsh,  
 20 and -- and one of the whole reasons for buying  
 21 a beautiful 32-acre parcel on the river and  
 22 marsh is so you can take advantage of those  
 23 views, and so -- and so that was part of the  
 24 thinking.  
 25 We recognize staff wanting to have some  
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1 if she continues dialogue?  
 2 MS. GRANDIN: Yes.  
 3 THE CHAIRMAN: Ms. Durden.  
 4 BOARD MEMBER DURDEN: Thank you,  
 5 Mr. Chairman.  
 6 Actually, my question is to the staff and  
 7 maybe the applicant, and it's really for the  
 8 board's clarification.  
 9 I notice on the recommendation that the  
 10 applicant handed out that there are two  
 11 paragraphs identified as F, and the second F is  
 12 not in the staff report. So I -- before you  
 13 vote or make a motion, I'm a little -- I just  
 14 want to make sure that that is clarified.  
 15 Is that a new -- is that a new F to add --  
 16 office and hotel is allowed uses on Parcel  
 17 4A -- or was it just inadvertently left off the  
 18 list of staff recommendations? And I'm just  
 19 asking for clarity.  
 20 Thank you so much.  
 21 MS. RADCLIFFE-MEYERS: Board Member  
 22 Durden, through the Chair, yes, correct, that  
 23 was staff error. That was left off the -- that  
 24 was part of the original modification request  
 25 and that was an error by staff.  
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1 BOARD MEMBER DURDEN: So would the correct  
 2 letter be, then, A through H?  
 3 MS. RADCLIFFE-MEYERS: Correct.  
 4 BOARD MEMBER DURDEN: Thank you very much.  
 5 MR. SCHILLING: And, Mr. Chairman, I want  
 6 to make one more point while I'm thinking of  
 7 it. I don't know if there's a way we can bring  
 8 the PowerPoint back up.  
 9 MR. CHISHOLM: Give me one moment,  
 10 Mr. Chair.  
 11 (PowerPoint displayed.)  
 12 MR. SCHILLING: If there's any way you  
 13 could start on Slide 4, that would be great.  
 14 MR. CHISHOLM: (Complies.)  
 15 MR. SCHILLING: So this shows the approved  
 16 versus the proposed side by side.  
 17 And another point that I think is  
 18 important to make, where -- where we have felt  
 19 like we're making this edge better is, today,  
 20 this building, in the -- in the current master  
 21 plan guideline, that edge, which is roughly 20  
 22 plus or minus feet from the property edge --  
 23 and you can see where the boardwalk was -- can  
 24 be up to 120 feet tall. And we have felt that  
 25 what we're doing makes sense in that we're now  
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1 instance, although I would still like to hear  
 2 any recommendations from the other board  
 3 members on which direction we ought to take,  
 4 but my inclination is to accept the applicant's  
 5 recommendation.  
 6 I would also like to ask staff, if any  
 7 deviations for Item H are needed, we would  
 8 still have to come back before the DIA chief  
 9 executive and DDRB. And if that's not the  
 10 case, then I would like to add that.  
 11 MR. PAROLA: Through the Chair, as it is,  
 12 if they deviate from the original Manfredi plan  
 13 as modified -- and I see the way we're going  
 14 here. As it gets modified then, if they  
 15 deviate from that, they have to come back to  
 16 the Downtown Development Review Board.  
 17 Again, our concern with the marsh wasn't  
 18 the built side of the equation; it was the  
 19 public is building the boardwalk and we were  
 20 looking out for that.  
 21 If I'm reading the board correctly and  
 22 you're agreeing with the applicant, what I  
 23 would say is, if we can -- if staff can review  
 24 any landscape and buffer plans prior to going  
 25 into ten-set, then, if that were added to the  
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1 wrapping these townhomes around the end so that  
 2 we have more of a height transition as you're  
 3 coming across from the single-family, where  
 4 you're going from 50 feet, and then they'll  
 5 have 120 feet behind it rather than 120 feet  
 6 sitting right on the edge.  
 7 So I think the situation we're making is  
 8 better in going to staff's concern about people  
 9 looking right over the boardwalk. So I wanted  
 10 to share that as well for the board members to  
 11 consider.  
 12 THE CHAIRMAN: So as I see it, we've got a  
 13 couple of options here in front of us. We can  
 14 accept the staff's recommendation, we could  
 15 accept the applicant's recommendation, or we  
 16 could try to create something from both of  
 17 them.  
 18 You know, I think my initial reaction is,  
 19 because of the marsh and the Riverwalk and, as  
 20 you suggested, Mr. Schilling, being in some  
 21 places very close and very engaged and other  
 22 places being apart and kind of hidden in this  
 23 marsh, you will get a lot of that sort of in  
 24 and out. And it seems difficult to place  
 25 restrictions on this one corner in this one  
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1 applicant's condition, we at least would sleep  
 2 better at night.  
 3 MR. SCHILLING: And, Mr. Chairman, I don't  
 4 believe we have any objection to that.  
 5 THE CHAIRMAN: Thank you, Mr. Schilling.  
 6 Thank you, Mr. Parola.  
 7 Mr. Parola, so is that -- does that mean  
 8 that this last sentence about concurrence with  
 9 DIA's CEO and DDRB is redundant?  
 10 MR. PAROLA: It will be stricken. Yes,  
 11 sir, it is redundant.  
 12 THE CHAIRMAN: Mr. Allen, Mr. Jones,  
 13 Mr. Brockelman, I look to your opinions.  
 14 BOARD MEMBER ALLEN: Yeah. Again, I think  
 15 the applicant's recommended language is very  
 16 reasonable. I don't see any reason to put any  
 17 additional red tape on their design plans. I  
 18 certainly understand why they need to sell and  
 19 market marshfront views. It makes sense to me.  
 20 I don't know if one is allowed to have a  
 21 grill in this particular spot, but if I were  
 22 going to buy a marshfront place, I'd want to  
 23 put a grill on the ground floor. It just kind  
 24 of makes common sense, so I -- I am strongly  
 25 leaning towards the recommendation of the  
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1 applicant.

2 THE CHAIRMAN: Mr. Brockelman.

3 BOARD MEMBER BROCKELMAN: Thank you,

4 Mr. Chair.

5 I agree. And if Mr. Schilling doesn't

6 have an issue with Mr. Parola's suggestion, to

7 me that makes me feel a little more

8 comfortable.

9 And I would just say in general, as we

10 look across downtown and other projects that

11 may come forward, whether it's dealing with the

12 Emerald Trail or other things, I can't imagine

13 that we would want to do things that restrict

14 people's access to these types of assets, and

15 especially in this case where the CDB that's

16 funded by assessments on the property is

17 helping to fund a number of the improvements as

18 well.

19 I think it's fair to -- with the

20 applicant's suggestion, Mr. Parola's

21 suggestion, if you agree, Mr. Schilling.

22 THE CHAIRMAN: Mr. Jones.

23 BOARD MEMBER JONES: I do concur with my

24 fellow member, Mr. Brockelman, in this context.

25 I just wanted to, you know, make it known

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1 that I was -- I agreed with staff's concern

2 about that. And if there's just a way to

3 create a happy medium here -- and I -- it

4 appears that this is the best path forward for

5 them to meet. And if the applicant is fine

6 with that, I'm in full concurrence.

7 Thank you.

8 THE CHAIRMAN: Thank you, Mr. Jones.

9 So we'll accept the applicant's edits as

10 submitted with the addition of staff reviewing

11 landscape -- final landscape before ten-set

12 approval?

13 MR. PAROLA: Through the Chair, yes, sir.

14 And staff, when we write the condition,

15 understand you to mean engineering review

16 and --

17 THE CHAIRMAN: Engineering review. Thank

18 you.

19 So I think we have an agreement on that,

20 H approval -- or a recommendation for

21 modifications to the plan.

22 Let me ask staff or counsel to -- are we

23 voting on each modification or can we approve

24 modifications at one time?

25 MS. GRANDIN: You might have a discussion

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1 with the board to see if anybody has a problem

2 with one of the -- you know, one of the

3 changes. If you don't, take them all at once.

4 THE CHAIRMAN: Okay. I'll open it to the

5 board. If there any concerns with an

6 individual one, please state so.

7 BOARD MEMBERS: (No response.)

8 THE CHAIRMAN: Okay. Hearing none, then

9 we'll take them all at once.

10 Is there any further clarification that

11 needs to be made on H or are we confirmed on

12 the language? I'll look to staff.

13 MR. SCHILLING: And, Mr. Chairman, I was

14 just going to state, as I understand it and as

15 we're agreeing to it, that the landscape

16 buffering would be subject to review by DIA

17 staff prior to submittal for ten-set, and the

18 applicant has no objection to that.

19 THE CHAIRMAN: Okay. Thank you.

20 Then I'll take a motion for approval.

21 BOARD MEMBER BROCKELMAN: So moved.

22 THE CHAIRMAN: I have a motion from

23 Mr. Allen -- excuse me, Mr. Brockelman. Excuse

24 me.

25 BOARD MEMBER ALLEN: Second.

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1 THE CHAIRMAN: A second from Mr. Allen.

2 All those in favor of approval of the

3 modifications, please say aye.

4 BOARD MEMBERS: Aye.

5 (Board Members Durden, Davisson and

6 Schilling abstain from voting.)

7 THE CHAIRMAN: Any opposed?

8 BOARD MEMBERS: (No response.)

9 THE CHAIRMAN: Great. Then the motion

10 passes.

11 Thank you, Mr. Schilling.

12 MR. SCHILLING: Thank you, Mr. Chairman.

13 Thank you, board members.

14 (Board Member Schilling rejoins the board

15 proceedings.)

16 THE CHAIRMAN: We'll move on to Item D,

17 DDRB 2020-015, 218 West Church Street adaptive

18 reuse final approval.

19 Ms. Radcliffe-Meyers, could we have a

20 staff report, please.

21 MS. RADCLIFFE-MEYERS: Yes. Thank you,

22 Chairman Lee.

23 Again, my name is Lori Radcliffe-Meyers

24 with the Downtown Investment Authority and I

25 will be providing the staff report for the

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1 Baptist Convention building.  
 2 DDRB application 2020-015 seeks final  
 3 approval for an adaptive reuse of the Baptist  
 4 Convention building located at 218 West Church  
 5 Street. The site is .16 acres in the Central  
 6 Core Overlay District.  
 7 At the meeting on September 10th, 2020,  
 8 the Downtown Development Review Board voted for  
 9 conceptual approval of application 2020-015  
 10 subject to the following recommendations:  
 11 Prior to submittal for final review, the  
 12 developer shall meet with staff to identify any  
 13 deviations sought. At final review, the  
 14 developer shall provide enough detail so as to  
 15 illustrate the pedestrian zone meets the  
 16 definition of such in the ordinance code.  
 17 Streetlights, benches and street furnishings  
 18 shall be placed in the amenity area.  
 19 Again, everybody is familiar with the  
 20 location bounded to the north by Church Street,  
 21 to the east by the Federal Reserve building, to  
 22 the south by Sweet Pete's, and to the west by  
 23 the I Life surface parking lot.  
 24 So the proposal, again, is to convert the  
 25 building into a mixed-use development with two  
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1 mercantile suites, a restaurant space, and 24  
 2 studio and one-bedroom apartments. The  
 3 building is a locally designated landmark  
 4 designed by Henry Klutho and built in 1924.  
 5 The project has received both NPS and HPC  
 6 approval and has received a Certificate of  
 7 Appropriateness.  
 8 So based on the foregoing, the Downtown  
 9 Development Review Board staff supports final  
 10 approval of DDRB Application 2020-015.  
 11 This concludes the staff report. Staff is  
 12 available for questions.  
 13 Thank you.  
 14 THE CHAIRMAN: Thank you, Ms.  
 15 Radcliffe-Meyers.  
 16 I'd like to recognize the applicant,  
 17 Ms. Robbins.  
 18 (Audience member approaches the podium.)  
 19 THE CHAIRMAN: Please state your name and  
 20 address. And since we are going through final  
 21 approval, I think just the changes or any  
 22 updates are all we need to review.  
 23 AUDIENCE MEMBER: Okay. I'm Brooke  
 24 Robbins, principal architect with Robbins  
 25 Design Studio, 40 East Adams Street, Suite 4,  
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1 32202.  
 2 So, again, we're here to talk about 218  
 3 West Church Street, the Baptist Convention  
 4 building adaptive reuse. So our design team  
 5 members, all local engineering, design firms,  
 6 construction firms.  
 7 Again, the building is in pretty  
 8 significant disrepair, as we've discussed last  
 9 time. We have, you know, an interior terrarium  
 10 going on in the building. So the intent is to  
 11 repair and restore the property to an adaptive  
 12 reuse, mixed-use development of apartments,  
 13 mercantile and restaurants, basically.  
 14 So, again, we'll skip through existing  
 15 elevations.  
 16 Again, the site plan, as  
 17 Ms. Radcliffe-Meyers mentioned, we're at the  
 18 corner of Church and Hogan Street, so you have  
 19 the Baptist Convention building on Church  
 20 Street and then the Federal Reserve is on the  
 21 corner, which we'll talk about in the next  
 22 presentation.  
 23 So, again, the site -- the property is  
 24 bound on the east and west, we have two  
 25 alleyways that separate it from adjacent  
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1 properties.  
 2 And we have added, as discussed within the  
 3 concept design presentation, the City  
 4 streetscape standard; trash cans, bicycle  
 5 racks. We do have a private residential  
 6 bicycle rack that's located within the alleyway  
 7 behind a gate that would be concealed from --  
 8 from site, from the street frontage and the  
 9 benches.  
 10 And, again, two live oak trees will go in  
 11 to frame the front entry to the building, along  
 12 with the street lighting and such to meet those  
 13 requirements as well, so --  
 14 And showing the two new live oak trees  
 15 going in (indicating).  
 16 New elevations. The front facade, this  
 17 faces Church Street, so we're restoring the  
 18 historic facades. There will be brick repair,  
 19 limestone repair, new windows going in that  
 20 meet the historic standards. So you have on  
 21 the upper facade aluminum-clad wood windows and  
 22 on the first floor aluminum storefront going  
 23 in.  
 24 On the east facade -- and you'll see in a  
 25 second the west facade. We, additionally,  
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1 have, on the lower -- you can see there on the  
2 image, the lower right-hand side where the  
3 basement and the half-level and the  
4 one-and-a-half level, we have steel replica  
5 windows going in that meet the historic  
6 standards as well.

7 Again, the back view. A new emergency  
8 egress there going in on the back side of the  
9 building, and that's -- the building currently  
10 only has one egress within it.

11 So a view from the courtyard that we'll  
12 talk about in the next presentation, but  
13 essentially the way the building is organized  
14 is you have half levels on back side of the  
15 property. There's a basement and a half level  
16 and a one-and-a-half level. So we're adding  
17 new entrances off of a courtyard that's going  
18 to be located on Hogan Street into the back of  
19 218 Church Street that will provide access to  
20 the future restaurant spaces. So those have  
21 been incorporated on the side.

22 Exterior lighting. We are -- as this is  
23 predominantly residential, we are kind of  
24 highlighting the architectural components of  
25 the building with some uplighting, highlighting

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1 the cornice work and the detailed date and the  
2 limestone at the top, and highlighting the  
3 front entry with the canopies and such. So  
4 really taking a kind of gentle approach to  
5 lighting of the building to more highlight the  
6 architectural features of it.

7 These would be white LED lighting only,  
8 not color-changing (indicating).

9 And, again, just the lighting plan for  
10 your reference, predominantly along the front  
11 facade with security lighting down the  
12 alleyways for the egress path.

13 And then additional views of the exterior  
14 uplighting.

15 Signage. So we are -- as part of this  
16 project, there are a couple of signs that are  
17 already inherent in the building, incorporated  
18 into the stonework. So there's a -- erected in  
19 1924 stonework at the top, and then also the  
20 Florida Baptist Building stonework below the  
21 cornice that will remain. And then down lower  
22 we will add (inaudible) letters -- or numerals  
23 that will just give the address of 218 Church  
24 Street. And then, additionally, just a vinyl  
25 graphic over the door with the address on it as

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1 well.

2 Floor plans. As you can see, we have a  
3 basement level. So as I mentioned, on the  
4 north side of the plan, which is actually  
5 plan right, we have a lower basement, so that  
6 would actually be building service areas. And  
7 then the upper basement, which we refer to as  
8 the basement-and-a-half level, is a future  
9 restaurant space.

10 And then the first floor, this is the main  
11 entry off of Church Street, so you come in off  
12 of Church and you have two future tenant spaces  
13 on either side, then you go up a half a level  
14 into the back of the building, which is also a  
15 future restaurant space, again, with an entry  
16 off of the courtyard.

17 We are adding an ADA lift -- (inaudible)  
18 ADA lift to get access to both the basement and  
19 the half level and the one-and-a-half level.

20 And then the upper floors, 2 through 5,  
21 each floor has five apartment units, so there  
22 are four one-bedrooms and two studio units, and  
23 all the floors are the same.

24 Materials. Essentially, we are restoring  
25 the existing facade of the building, so there's

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1 limestone that needs repair, brick that needs  
2 repair or replacement as it's missing. As I  
3 mentioned, we have the new windows going in,  
4 the residential windows, which are the  
5 aluminum-clad, double-hung, wood windows.

6 And then, additionally, on the -- in the  
7 restaurant spaces, the steel replica windows,  
8 which both of those have been approved by the  
9 National Park Service. And the front entry  
10 canopy, which would also be powder-coated  
11 steel. And then the new storefront, as  
12 previously mentioned, on the first floor would  
13 be clear, anodized aluminum to match the  
14 existing historic front.

15 Additionally, we have a gate that is going  
16 in to secure and screen the alleyway, which  
17 would be the equipment yard, location of  
18 dumpsters, and those sorts of things will be  
19 located. So this will be a powder-coated,  
20 aluminum, louvered gate to provide, again, that  
21 security for the alleyway.

22 And that is our presentation.

23 THE CHAIRMAN: Thank you, Ms. Robbins.  
24 Appreciate that.

25 Mr. Chisholm, do we have any public

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1 comments?

2 MR. CHISHOLM: To the Chair, I do not see

3 any hands raised on Zoom and we do not have any

4 public -- or speaker request cards.

5 THE CHAIRMAN: Great. Then I'll look to

6 the board for comments. And this time,

7 Ms. Durden, would you start us off?

8 BOARD MEMBER DURDEN: Thank you,

9 Mr. Chairman.

10 I would just like to say that I think that

11 everything that the applicant has proposed and

12 your hard work, Ms. Robbins, really shows that

13 through -- in this project, and the proposal.

14 I'm in support of the project and also

15 staff's recommendation for final approval.

16 Thank you.

17 THE CHAIRMAN: Mr. Schilling.

18 BOARD MEMBER SCHILLING: Thank you,

19 Mr. Chairman.

20 And I'll echo the comments that were just

21 made. This looks great. And thank you for

22 everything you've got done. And I look forward

23 to supporting this.

24 Thank you.

25 THE CHAIRMAN: Mr. Jones.

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1 BOARD MEMBER JONES: No comments.

2 This is an excellent project and look

3 forward to supporting.

4 THE CHAIRMAN: Mr. Davisson.

5 BOARD MEMBER DAVISSON: No comments other

6 than it's great to see this project work.

7 THE CHAIRMAN: Mr. Brockelman.

8 BOARD MEMBER BROCKELMAN: Ditto.

9 THE CHAIRMAN: Mr. Allen.

10 BOARD MEMBER ALLEN: I agree with

11 everything said.

12 Thank you.

13 THE CHAIRMAN: Thank you.

14 I also think it's wonderful. Thank you

15 for the hard work.

16 I'll take a motion.

17 BOARD MEMBER SCHILLING: Move to approve.

18 THE CHAIRMAN: We have a motion for

19 approval for final from Mr. Schilling.

20 BOARD MEMBER DURDEN: Second.

21 THE CHAIRMAN: We have a second from

22 Ms. Durden.

23 All those in favor, please say aye.

24 BOARD MEMBERS: Aye.

25 THE CHAIRMAN: Any opposed?

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1 BOARD MEMBERS: (No response.)

2 THE CHAIRMAN: Thank you.

3 The motion passes.

4 MS. ROBBINS: Thank you.

5 THE CHAIRMAN: I'd like to move on to

6 Item E, DDRB 2020-016, 424 North Hogan Street,

7 adaptive reuse, final approval.

8 Ms. Radcliffe-Meyers, could we have a

9 staff report?

10 MS. RADCLIFFE-MEYERS: Yes. Thank you,

11 Chairman Lee.

12 So I'll be providing the staff report for

13 the Federal Reserve building.

14 So, again, DDRB application 2020-016 seeks

15 final approval for an adaptive reuse of the

16 Federal Reserve building built in 1923 and

17 located at 424 North Hogan Street. This site

18 is .22 acres in the Central Core Overlay

19 District.

20 So at the meeting, again, on

21 September 10th, 2020, the Downtown Development

22 Review Board voted for conceptual approval of

23 application 2020-015 subject to the following

24 recommendations: Again, prior to submittal for

25 final review, the developer shall meet with

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1 staff to identify any deviations sought. At

2 final review, the developer shall provide

3 enough detail so as to illustrate that the

4 pedestrian zone meets the definition of such in

5 the ordinance code and that streetlights,

6 benches and street furnishings shall be placed

7 in the amenity area.

8 So, again, everybody is familiar, it is

9 bounded to the north by Church Street; to the

10 east, Hogan Street; to the south by Sweet

11 Pete's; and to the west by the Baptist

12 Convention building.

13 So the proposal is to convert the building

14 into a mixed-use development, including

15 restaurant, business and banquet space, along

16 with an exterior courtyard for outdoor dining.

17 Again, this project as well has received both

18 NPS and HPC approval and has received a

19 Certificate of Appropriateness.

20 Again, based on the foregoing, the

21 Downtown Development Review Board staff

22 supports final approval of DDRB Application

23 2020-016.

24 This concludes the staff report. Staff is

25 available for questions.

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1 Thank you.

2 THE CHAIRMAN: Thank you,

3 Ms. Radcliffe-Meyers.

4 Ms. Robbins, I'd like to have you come

5 back for your presentation. And, again, we've

6 seen the project, so if you just want to stick

7 to changes made since preliminary approval.

8 MS. ROBBINS: Okay. Again, this is Brooke

9 Robbins, principal architect with Robbins

10 Design Studio, 40 East Adams Street, Suite 4,

11 Jacksonville, 32202.

12 So as Ms. Radcliffe mentioned, we are

13 going over the Federal Reserve building

14 adaptive reuse and the adjacent courtyard

15 space.

16 MR. CHISHOLM: Give me one second. Sorry.

17 MS. ROBBINS: Okay.

18 MR. CHISHOLM: You can go now.

19 MS. ROBBINS: Thank you.

20 So, again, the same design team, a few

21 additional consultants have been pulled in; ELN

22 for the courtyard. And again, all local

23 architects and engineers and constructors on

24 this project.

25 So, again, the building was built in 1923

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1 by Henrietta Dozier. It is a historic --

2 National Historic Landmark building, and we

3 have -- as Ms. Radcliffe mentioned, we've

4 received State Historic Preservation approval,

5 National Park Service approval, and the local

6 Certificate of Appropriateness for the

7 property.

8 So, again, existing elevations

9 (indicating), existing conditions, existing

10 streetscape.

11 The overall layout, as just mentioned in

12 the previous presentation, we are on the corner

13 of Church and Hogan Street. The property owner

14 also owns the adjacent Sweet Pete's property,

15 so all three of these buildings are owned by

16 the same development group.

17 So, again, the red lines on your

18 presentation indicate the property lines. So

19 the alleyway actually to the -- plan north

20 belongs to the Baptist Convention building, and

21 we have added the property line between the

22 Federal Reserve courtyard and Sweet Pete's. We

23 are, as you can see, extending the courtyard

24 into the open land area of the northern edge of

25 Sweet Pete's as part of this presentation as

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1 well.

2 So, again, the streetscape, as previously

3 mentioned, we are meeting all of the

4 requirements along Church Street. We have

5 added in the benches, the bike racks, the trash

6 receptacles. There are two existing oak trees.

7 And just as a reminder to the board, Hogan

8 Street is not within our scope of the

9 developer, that that is being done by the City

10 of Jacksonville as part of the Emerald Trail

11 route, so we have not added any amenities along

12 Hogan Street.

13 So, again, the landscape plan. So the

14 adjacent courtyard is -- actually will be

15 accessible to all three buildings; the Federal

16 Reserve, the Baptist Convention building, and

17 Sweet Pete's. So we have essentially created

18 three kind of separate seating areas as we have

19 the potential between Sweet Pete's, two -- or a

20 restaurant and bar in the Federal Reserve, and

21 two separate restaurants potentially in the

22 Baptist Convention building as well to kind of

23 designate separate seating areas within the

24 courtyard that each restaurant could manage and

25 operate.

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1 So we have the -- so you have a central

2 access off of Hogan Street that brings you up

3 through to the two entrance in the back of --

4 to the side of the Baptist Convention building.

5 In addition, we have -- there's a side access

6 into the Federal Reserve and another side

7 access here (indicating) to the Federal

8 Reserve.

9 The primary entrance to the first floor

10 restaurant of the Federal Reserve is off of

11 Hogan Street. And, in addition, we're adding a

12 secondary entrance down to the basement, which

13 is the -- a future -- a bar within the building

14 as well, so you would have access to those

15 either through the courtyard or directly from

16 the street frontage.

17 So including shade trees, different

18 plantings, water features, a fire pit, just

19 different amenities to create different kind of

20 aesthetics for this space. We have some shade

21 structures going in, some built shade

22 structures, aluminum canopies, we have three of

23 those, in addition to a future bar.

24 At this time, we'll be building the shade

25 structure for the bar until we get further

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1 along with a leased tenant for the restaurant  
2 space, and then we'll build out the bar  
3 underneath the restaurant once we know their  
4 requirements for kitchen equipment and such as  
5 far as that goes. So as part of this project,  
6 we're bringing infrastructure to it at this  
7 time.

8 So we do have planters along Hogan Street  
9 to separate the kind of public way from the  
10 private realm. Those will be a combination of  
11 different types of plantings and materials.  
12 We'll look at that when we get to the next  
13 slide of the materiality.

14 I think I'm stuck. There we go.

15 So, again, this is an historic renovation,  
16 so essentially we are just restoring and  
17 repairing what is there. The existing windows  
18 on this building will remain. They will be  
19 restored and fixed in place. We are replacing  
20 the entry doors. They were replaced sometime  
21 in the '80s and we are replacing them with  
22 new --

23 North facade (indicating). I think we're  
24 half working with the --

25 The west facade, this actually faces the  
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1 alleyway in between the Federal Reserve and  
2 218 Church Street, so we are creating a little  
3 vestibule that we'll show in a further slide  
4 for a private entrance into the back of the  
5 Federal Reserve if there's -- with the first  
6 floor being restaurant space and event space on  
7 2 and 3. This would give private access into  
8 the building to get to the elevators, to go up  
9 to the upper floors without having to access  
10 through the courtyard or through the restaurant  
11 space.

12 So, again, here is an updated version of  
13 the courtyard space on the south facade of the  
14 building, including the shade structures that  
15 we mentioned and the planters separating the  
16 public way from the private realm.

17 Just another view (indicating). And this  
18 is where you can see kind of the dividing lines  
19 of Sweet Pete's. So the edge -- the edge of  
20 this building coming forward is the property  
21 line, so we're not putting the fence between  
22 the two. Essentially, this makes this large  
23 open space one contiguous courtyard between the  
24 three properties.

25 The night shots (indicating). Similar to  
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1 the 218 Church Street, we are looking at,  
2 aesthetically, enhancing the architectural  
3 features of the building. A little bit  
4 different with this building. We've shown it  
5 as white uplighting, but the light fixtures on  
6 this building will have the option to be  
7 color-changing LED so that it could be blue or  
8 green or pink or purple, depending on, you  
9 know, the event that's going on before -- you  
10 know, with it being event and restaurant space,  
11 just having it -- giving more options to  
12 coordinate for different events within the  
13 facility.

14 Church Street. Again, just some  
15 uplighting to uplift the cornice work and  
16 highlight the features of the upper portion of  
17 the building.

18 Looking at the courtyard, a combination of  
19 low-level lighting as far as step-lighting and  
20 such with uplights for the trees and plants and  
21 festoon lighting, just creating different --  
22 different avenues of lighting aesthetics with  
23 the space.

24 Again, just a floor plan layout,  
25 indicating where we have all the different

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1 light fixtures.

2 Exterior lighting, courtyard plan. This  
3 just identifies the items that we just  
4 mentioned; the tree uplights, the festoon  
5 lighting, canopy downlighting, wall washers,  
6 and step lights.

7 Signage. Again, taking a relatively  
8 simple approach with this at this time as we do  
9 not have any tenants on board yet for the  
10 restaurant spaces. So at the top band there is  
11 existing limestone work that says the  
12 Jacksonville, you know, branch of the Federal  
13 Reserve Bank. So that will be highlighted with  
14 building lighting. That is to remain.

15 We will put a small, vinyl graphic over  
16 the front door that has the address on it. And  
17 then we have identified a few proposed  
18 locations for future restaurant signage,  
19 potentially the corner of the building, above  
20 the basement entry and then integrated within  
21 the planters for the restaurants, back in 218  
22 Church Street. Those we would, of course, come  
23 back to once we have tenants on board for a  
24 signage review.

25 On the Church Street side, just two  
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1 potential locations that would be added in the  
2 future, potentially the corner of the building  
3 here, and then also the -- what's this -- the  
4 northwest corner of the building as well.  
5 Again, we would come back for those as part of  
6 a future application.

7 Floor plans. As we mentioned -- so we  
8 have four levels here. We have a basement  
9 level, which would be a future bar, and then  
10 building services. The first floor is the  
11 future restaurant space. The second floor  
12 mezzanine and third floor will be open event  
13 space, so weddings, banquets, conferences, that  
14 sort of thing for the building.

15 Materials. Again, the building itself is  
16 being restored, so you have limestone repair.  
17 The south facade here is existing painted brick  
18 that will be repaired and repainted. We are  
19 adding -- replacing the emergency exits there  
20 that's currently falling off the building with  
21 a new emergency exit stair and a new storefront  
22 on the front entry.

23 As far as the courtyard goes, we'll have a  
24 combination of materials. So you'll have  
25 concrete paver tiles. You will also have

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1 pressed concrete. The planters will be a  
2 combination of powder-coated metal and then the  
3 board-formed concrete planters, and then the  
4 pergolas and canopies would be aluminum, dark  
5 gray color.

6 Again, just noting the materials on the  
7 north facade; the restored copper cornice, the  
8 limestone facade, and then the -- there is an  
9 existing front entry -- or side entry, I'm  
10 sorry, that will be replaced with anodized  
11 aluminum to match the existing features.

12 And then this is the new entry that we  
13 mentioned coming in through the alleyway, kind  
14 of an entry vestibule into the back of the  
15 building. That would be more for guests coming  
16 to a wedding or a conference upstairs. So this  
17 would have a kind of two-tiered gate. There's  
18 a first tier that is a decorative gate, which  
19 would -- you know, wrought-iron look, more  
20 garden-like with vegetated -- jasmine or such  
21 growing on it, more vegetated. Again, with the  
22 planters. And then beyond that is the  
23 additional screening gate that would hide the  
24 trash receptacles and the mechanical equipment  
25 and such.

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1 And, again, that's the conclusion of the  
2 presentation, so thank you.

3 THE CHAIRMAN: Thank you, Ms. Robbins.  
4 Appreciate that.

5 Mr. Chisholm, do we have any public  
6 comments?

7 MR. CHISHOLM: To the Chair, we do not  
8 have any speaker request cards and I don't see  
9 anyone in person. I also don't see any hands  
10 raised on Zoom.

11 THE CHAIRMAN: Thank you. Appreciate  
12 that.

13 Mr. Allen.

14 BOARD MEMBER ALLEN: Thank you,  
15 Mr. Chairman.

16 This is a tremendous project. It's  
17 incredibly exciting to see and look forward to  
18 seeing it finished.

19 Thank you.

20 THE CHAIRMAN: Mr. Brockelman.

21 BOARD MEMBER BROCKELMAN: Thank you,  
22 Mr. Chair.

23 I couldn't agree more. This is amazing.  
24 Happy to support it today.

25 THE CHAIRMAN: Mr. Davisson.

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1 BOARD MEMBER DAVISSON: What I think is  
2 intriguing about this -- and we rarely get to  
3 see these. This is -- and as far as urban  
4 planning goes, a textbook example, where you  
5 can bring more than one project that -- you're  
6 actually pulling three projects together to  
7 create the better-good for the whole area as  
8 far as the synergy that can make things happen,  
9 instead of one building as a stand-alone and a  
10 destination. So, you know, I commend you for  
11 that. I think, you know, it's one of the best  
12 buildings in Jacksonville, so I hope to see it  
13 happen.

14 Thank you.

15 THE CHAIRMAN: Thank you, Mr. Davisson.  
16 Mr. Schilling.

17 BOARD MEMBER SCHILLING: Thank you.

18 I'll echo everything that's been said so  
19 far. The project looks great, and thank you  
20 very much.

21 THE CHAIRMAN: Ms. Durden.

22 BOARD MEMBER DURDEN: Mr. Chairman, I'll  
23 be declaring a conflict on this project.

24 It is one of my most favorite buildings in  
25 Jacksonville. I'll leave it at that.

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1 Thank you.

2 THE CHAIRMAN: That you, Ms. Durden.

3 And I believe we have lost Mr. Jones?

4 MR. CHISHOLM: To the Chair, yes, he has

5 left Zoom.

6 THE CHAIRMAN: Thank you, Mr. Chisholm.

7 And I'll say I think it's a wonderful

8 project and I don't think it needs any further

9 commentary. So that being said, I'll take a

10 motion for approval.

11 BOARD MEMBER BROCKELMAN: I'll move

12 approval.

13 BOARD MEMBER SCHILLING: Second.

14 THE CHAIRMAN: I have a motion for

15 approval from Mr. Brockelman and a second from

16 Mr. Schilling for DDRB Application 2020-016.

17 All those in favor, please say aye.

18 BOARD MEMBERS: Aye.

19 (Board Member Durden abstains from

20 voting.)

21 THE CHAIRMAN: Any opposed?

22 BOARD MEMBERS: (No response.)

23 THE CHAIRMAN: Hearing none, we have one

24 recusal, Ms. Durden.

25 Motion passes.

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1 Thank you, Ms. Robbins.

2 MS. ROBBINS: Thank you all.

3 THE CHAIRMAN: I'd like to offer the board

4 a very quick ten-minute break. Be back here at

5 2:45; is that okay?

6 BOARD MEMBERS: Yes.

7 THE CHAIRMAN: Wonderful.

8 Thank you.

9 (Brief recess.)

10 THE CHAIRMAN: Ms. Radcliffe-Meyers, could

11 we have the staff report for Item F, 2021-009,

12 220 Riverside Avenue, special sign exception.

13 MS. RADCLIFFE-MEYERS: Yes. Thank you,

14 Chairman Lee. I'll be providing the staff

15 report for 220 Riverside Avenue, special sign

16 exception.

17 DDRB application 2021-009 seeks approval

18 for a special sign exception to allow for the

19 modification of the approved master sign

20 package for additional tenant identification

21 signage located on the parking garage wall

22 facing Riverside Avenue and at the interior

23 garage entrance to Unity Plaza. The signage

24 will be located at 220 Riverside Avenue in the

25 Brooklyn Overlay District.

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1 The site is bounded to the north by Vista

2 Brooklyn, to the east by Riverside Avenue, to

3 the south by Unity Plaza, and to the west by

4 Magnolia Street.

5 At the meeting on September 10, 2015, the

6 DDRB approved a special sign exception master

7 sign package to allow for a total of seven

8 pedestrian, pole-mounted, wayfinding signs;

9 approved the first floor retail sign design

10 location for the 220 building to allow for two

11 building directory panels facing Riverside

12 Avenue and two parking directory signs.

13 As seen in the submitted sign package, the

14 proposal includes a new multi-tenant sign,

15 along with several wall signs and text updates

16 to existing wayfinding signs and area maps.

17 The master sign package allows for tenant wall

18 signage, updates to wayfinding signs, and

19 updates to the area maps. The special sign

20 exception would approve the exterior

21 multi-tenant sign, along with an additional

22 interior tenant identification sign. The

23 proposed exterior multi-tenant sign is 16 feet

24 by 6 feet, 6 inches, totaling 105 square feet,

25 and is internally illuminated.

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1 Staff reviewed the size and placement of

2 the multi-tenant sign and there is concern with

3 the fire department connection located on the

4 same wall. If the sign were reduced in size,

5 the placement of the sign could be shifted up

6 to ensure there would be no conflict with the

7 FDC.

8 Staff also reviewed the sign against the

9 Downtown Overlay sign ordinance in regards to

10 looking at freestanding garage wall signs for

11 comparison to the proposed project. Per the

12 ordinance, signage on freestanding garages can

13 be up to 75 square feet by right. The

14 reduction in the square footage of this sign

15 would be in line with what is allowed on

16 freestanding garage walls and could be placed

17 clear of the FDC.

18 One of the other problems that is found on

19 this site is the building is located on one

20 parcel and the parcel lines are obviously

21 fairly tight; the building is built to the

22 parcel lines, and there are two additional

23 parcels that are not owned by the building

24 owner. And any other signage on the --

25 anywhere on this site would be considered

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1 off-site signage and would not meet the  
2 Ordinance Code. So staff was also reviewing  
3 that in lieu of looking at where else they  
4 could put a sign compared to the wall sign.

5 So the proposal also includes the interior  
6 signage, which is 9-and-a-half inches by 2 feet  
7 and is nonilluminated. The sign maintains the  
8 design intent of the master sign package with  
9 brushed aluminum and black lettering. And this  
10 sign is interior; it's inside the parking  
11 garage into the interior entrance, towards  
12 Unity Plaza.

13 So based on the foregoing, the DDRB staff  
14 recommends approval of DDRB application  
15 2021-009 for a special sign exception to the  
16 Downtown Overlay District to allow for the  
17 modification of the master sign package with  
18 the following conditions: one exterior  
19 multi-tenant identification sign not to exceed  
20 75 square feet and placed on the garage wall,  
21 providing a minimum of a 2-foot clearance from  
22 the FDC; and one interior tenant identification  
23 sign not to exceed 2 square feet.

24 This concludes the staff report. Staff is  
25 available for questions.

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1 can't do a monument sign which is typical for  
2 Riverside Avenue. So we've done this in a size  
3 and location that would be consistent with the  
4 other multi-tenant signage in the area, but  
5 also it's more urban with having it as a wall  
6 sign.

7 I will say out of the gate we are  
8 agreeable to reducing it to the 75 square feet  
9 that staff has proposed, and we would be  
10 perfectly fine with that condition. They have  
11 run another package, checked out the  
12 visibility, and it would still work for us. So  
13 hopefully, we can just get through everything  
14 quickly today.

15 The two signs that we are -- well, one  
16 sign that we're looking at that is part of the  
17 special sign exception is on the front, lower  
18 right side of the garage if you're looking at  
19 the building.

20 And then just for the sake of showing you  
21 the updates to the existing sign package since  
22 it's part of an existing sign exception, we  
23 have put the other ones in so that you can see  
24 the new tenant signage.

25 This is the multi-tenant sign proposed to  
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1 Thank you.  
2 THE CHAIRMAN: Thank you,  
3 Ms. Radcliffe-Meyers.  
4 I'd like to ask the applicant,  
5 Ms. Trimmer, to come for her presentation.  
6 (Ms. Trimmer approaches the podium.)  
7 MS. TRIMMER: Cyndy Trimmer, 1 Independent  
8 Drive, Suite 1200, on behalf of the applicant.

9 I have with me today Dianne Slotnick with  
10 MMA Ownership Group; Joe Riley in person and  
11 Matt Higgins remotely from Concept Unlimited  
12 Sign Group, and then Strayer University also  
13 tuning in remotely.

14 Ms. Radcliffe-Meyers did a fantastic job,  
15 so I'm just going to breeze through this pretty  
16 quickly. The whole purpose of this is  
17 recognizing that all tenants within Riverside  
18 Unity Plaza have struggled since the project's  
19 inception, so we're working with a new  
20 ownership group to get some more visibility for  
21 those tenants along Riverside Avenue.

22 So this sign has been very intentionally  
23 designed to be pedestrian and automobile scale,  
24 of a size that will engage both of them, but  
25 again, as Ms. Radcliffe-Meyers acknowledged, we

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1 be on the frontage of the garage that you would  
2 be able to see from Riverside Avenue  
3 (indicating).

4 All of the materials are detailed in  
5 there. It's aluminum, vinyl, and acrylic. All  
6 materials that are appropriate for the downtown  
7 area, considered the industry standard at this  
8 point.

9 We're going to be updating the rest of the  
10 tenant signage. And throughout the project  
11 there's a lot of wayfinding signs, but they are  
12 kind of small and more pedestrian scale, but  
13 those are going to be updated too.

14 So for the sake of brevity, I will stop  
15 there and just say that we have the entire team  
16 available for questions.

17 THE CHAIRMAN: Thank you, Ms. Trimmer.  
18 Mr. Chisholm, are there any public  
19 comments?

20 MR. CHISHOLM: To the Chair, we do not  
21 have any speaker request cards, no one in  
22 person, and I do not see any hands raised via  
23 Zoom.

24 THE CHAIRMAN: Thank you, Mr. Chisholm.  
25 Mr. Allen.

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1 BOARD MEMBER ALLEN: No comment.  
 2 THE CHAIRMAN: Mr. Brockelman.  
 3 BOARD MEMBER BROCKELMAN: No comment.  
 4 THE CHAIRMAN: Mr. Davisson.  
 5 BOARD MEMBER DAVISSON: No comment.  
 6 THE CHAIRMAN: Mr. Schilling.  
 7 BOARD MEMBER SCHILLING: No comment.  
 8 THE CHAIRMAN: Ms. Durden.  
 9 BOARD MEMBER DURDEN: I hate to break the  
 10 pattern, but I do have just questions about the  
 11 materials that are in our package. Are the --  
 12 I'm looking at Page 4 and 5 of the staff  
 13 report, and I'm just -- are these signs that  
 14 are already part of the master sign or are  
 15 these locations, the B(1) -- excuse me,  
 16 Mr. Chairman, this is through you to the staff.  
 17 Are these locations already approved or  
 18 are these part and parcel of the proposed  
 19 modification?  
 20 MS. RADCLIFFE-MEYERS: Board Member  
 21 Durden, through the Chair, they are part of the  
 22 master sign package.  
 23 So the sign package originally approved  
 24 tenant signage, wayfinding signage, and so  
 25 what's shown in the staff report is the  
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1 original locations which were approved with  
 2 that -- by that master sign package. So they  
 3 are wanting to amend that sign package by  
 4 adding the additional multi-tenant sign on the  
 5 garage wall, which was not part of the  
 6 original.  
 7 BOARD MEMBER DURDEN: Thank you.  
 8 I don't have any further questions or  
 9 comments.  
 10 Thank you.  
 11 THE CHAIRMAN: Thank you, Ms. Durden.  
 12 Ms. Trimmer, the recommendation by the  
 13 staff was to not only reduce the sign from 96  
 14 to 75 square feet, but also to provide 2 feet  
 15 of clearance from the FDC. Is that okay as  
 16 well?  
 17 MS. TRIMMER: Yes, it is.  
 18 Thank you.  
 19 THE CHAIRMAN: For clarification on the  
 20 recommendation, since this is for final  
 21 approval, do we need to vote and approve each  
 22 recommendation or can we package these into the  
 23 final?  
 24 MS. GRANDIN: (Off microphone.)  
 25 THE CHAIRMAN: Thank you. We can package  
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1 them.  
 2 I'll take a motion for approval.  
 3 BOARD MEMBER ALLEN: So moved.  
 4 BOARD MEMBER SCHILLING: Second.  
 5 THE CHAIRMAN: We have a motion for  
 6 approval from Mr. Allen and a second from  
 7 Mr. Schilling.  
 8 All those in favor, please say aye.  
 9 BOARD MEMBERS: Aye.  
 10 THE CHAIRMAN: Any opposed?  
 11 BOARD MEMBERS: (No response.)  
 12 THE CHAIRMAN: Great. Thank you. The  
 13 motion passes for DDRB 2021-009 unanimously.  
 14 Thank you, Ms. Trimmer.  
 15 MS. TRIMMER: Thank you.  
 16 THE CHAIRMAN: I'd like to move on to Item  
 17 G, DDRB 2021-006, Concealment Express special  
 18 sign exception.  
 19 Ms. Radcliffe-Meyers, or, Mr. Parola, can  
 20 we have a staff report, please?  
 21 MR. PAROLA: Absolutely, Mr. Chairman.  
 22 Slide, please.  
 23 This is a special sign exception for a  
 24 locally grown company that is growing in leaps  
 25 and bounds, as we understand it, in their  
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1 particular industry, called -- Concealment  
 2 Express is the name of the company. They are  
 3 on the Southbank. They are in an interesting  
 4 location, that being next to the ramp for one  
 5 of our bridges, north of Tidbits, and  
 6 sandwiched between Tidbits and that parking  
 7 garage for SoBA, which used to be Home Street  
 8 Apartments.  
 9 Slide.  
 10 So here we go with our location. I  
 11 particularly love this view because it goes to  
 12 the reason why we are now recommending  
 13 approval, whereas before we had recommended  
 14 denial. So I do want to thank the applicant  
 15 and the owner specifically. The owner came and  
 16 met with us, with their agent, with the  
 17 architect, and we walked ourselves through it  
 18 and I think what you see in front of you today  
 19 is much better and it makes sense.  
 20 Slide, please.  
 21 This was the front facade of the building  
 22 (indicating). The exterior renovation work  
 23 actually falls below the threshold that would  
 24 require DDRB approval, but we can't really  
 25 bring the sign to you and what it's affixed to  
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1 without looking at the facade of the building.  
 2 So without getting into too much of the facade,  
 3 we just want to say that's what it looks like.  
 4 It's a nice-looking building.  
 5 They're not asking for any deviations from  
 6 our requirements, so --  
 7 Slide, please.  
 8 This is another view of the building  
 9 (indicating). You can see the front of the  
 10 building, and then the top. I believe it's the  
 11 rear of the building.  
 12 Slide, please.  
 13 This is really what I wanted to talk  
 14 about. The application in front of you is for  
 15 a special sign exception, not necessarily an  
 16 architectural review approval.  
 17 As originally presented, staff's concerns  
 18 were the following: It was 11 feet in the air  
 19 above the parapet. Staff did not have a  
 20 problem with the size of the sign. It's always  
 21 been 24 square feet, but the vertical element  
 22 of which it's affixed to was a little over  
 23 11 feet, standing above the parapet.  
 24 Also, when you look at this view shape --  
 25 we went on Google Earth and looked -- it's a  
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1 plain white roof or -- in fact, it is just a  
 2 plain white roof. And so the 11-foot, black  
 3 element with the sign kind of, for want of a  
 4 better term, juxtapositioned against the white  
 5 roof. It seemed very out of context and  
 6 drawing your eyes specifically to the sign,  
 7 which we get.  
 8 After meeting with the applicant, we  
 9 understand the need for the sign. The need for  
 10 the sign is that not only is it kind of a  
 11 warehouse or teaching facility, but they also  
 12 have a showroom there, so they're going to -- I  
 13 don't, frankly, know if they have a point of  
 14 sale, but they certainly are bringing people in  
 15 there, and my understanding is they have some  
 16 teaching elements. And maybe Ms. Trimmer can  
 17 go into that more specifically.  
 18 I do want to point out something that we  
 19 worked more than a few hours on with them; and  
 20 that is what you see on the roof right now,  
 21 notice it's not white. It's a Kevlar mesh to  
 22 add an interest to it. We think it blends the  
 23 sign into it better and actually communicates  
 24 an interesting message.  
 25 As I understand it, the Kevlar was chosen  
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1 because it's reminiscent of the product that  
 2 they make. If you go to Academy Sports, I  
 3 think I have seen them there. Look at the  
 4 holsters they make, the material. So it really  
 5 speaks to what the building is and their  
 6 overall message.  
 7 I don't know that I want to get into too  
 8 much more. I think the applicant wants to get  
 9 into it. But what I will say is we have two  
 10 conditions, and that is; one, that the sign not  
 11 exceed 24 square feet; two -- we understand  
 12 it's going to be illuminated. Given its  
 13 location next to the highway and to an FDOT  
 14 facility, they will work with or have been  
 15 working with the Florida Department of  
 16 Transportation to make sure that it conforms to  
 17 any standards that they have.  
 18 We particularly don't have any heartburn  
 19 over the illumination of the sign, simply  
 20 because it is only 24 square feet. We don't --  
 21 it's not that powerful of a sign.  
 22 To that end, obviously, I know the  
 23 applicant's agent wants to speak.  
 24 THE CHAIRMAN: Thank you, Mr. Parola.  
 25 Ms. Trimmer, could we have the applicant  
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1 presentation?  
 2 (Ms. Trimmer approaches the podium.)  
 3 MS. TRIMMER: Cyndy Trimmer, 1 Independent  
 4 Drive, Suite 1200, on behalf the applicant,  
 5 Concealment Express.  
 6 I do want to take just a minute and give  
 7 you kind of a brief introduction to Concealment  
 8 Express because they are a really cool, local,  
 9 homegrown company. It's three guys from our  
 10 backyard that saw a problem with the gun  
 11 holster business and started it out of the  
 12 garage, and it has turned into, seriously, a  
 13 national phenomenon.  
 14 They are in all of the big box retailers.  
 15 They are on Amazon. The number of products  
 16 that they are moving is astronomical. And they  
 17 have chosen to stay local and they've chosen to  
 18 try to move their headquarters downtown.  
 19 One of the challenges they have with their  
 20 R&D facility is you're trying to bring people  
 21 with six-figure salaries. You can't stick them  
 22 way out in the middle of nowhere, next to the  
 23 warehouse. So they're wining and dining them,  
 24 showing them downtown, and then telling them,  
 25 "Oh, by the way, we're going to ship you over  
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1 here."

2 So the whole point of this is to be able  
3 to bring talent to downtown, get them to stay  
4 downtown, live and work downtown. So they  
5 found this location. And as Mr. Parola pointed  
6 out, it is meek. And I normally breeze through  
7 these very, very quickly, but I'm going to go a  
8 little slower than I normally would through the  
9 map itself to point out that this building  
10 extends the entire way from Louisa to Home  
11 Street.

12 The Louisa Street frontage is sandwiched  
13 between the new SoBA parking garage and the  
14 back end of Tidbits, which is an alley. And  
15 then on the Home Street side, we are by the  
16 SoBA apartments, but it's a single-story,  
17 roll-up only. So I'm going to go through the  
18 images pretty quickly, but I wanted to give  
19 that context.

20 The building now is kind of drab and  
21 unfortunate and mismatched windows and lines.  
22 I'm going to let Michael Brown from Micamy  
23 Design just very briefly tell you the vision  
24 for the update to the facade. But this is the  
25 context that we have, and it is all

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1 back-of-house alley, everything around us.

2 The challenge we had when the guys bought  
3 this building and started looking at branding  
4 and "How are we going to get people to our  
5 location?" was recognizing when you're driving  
6 north on Hendricks, you get one split second to  
7 see down this road. If you blink, you will  
8 miss it. And that's what this slide shows you.  
9 It is a 28-foot, one-way road next to a  
10 32-foot, built-after-the-fact overpass. And  
11 that's the challenge we're trying to tackle  
12 here.

13 So we did originally come in with a  
14 vertical element on the project that was  
15 11 feet, that was designed primarily, we  
16 believe, to counter this beautiful situation  
17 that we have here, where we are butt up against  
18 the overpass, to try to get some visibility  
19 from the overpass.

20 But more importantly, we're trying to get  
21 visibility from Hendricks. That's the part  
22 that we're really caring about here because  
23 this is an R&D facility. It is a showroom.  
24 They will be bringing people from all over the  
25 world to Jacksonville to this facility to show

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1 off the product.

2 They also work with smaller, independent  
3 retailers, and what they have done in this  
4 facility that's really cool is set up an entire  
5 retail display area to kind of show people how  
6 to market it, how to brand it, how to show it.  
7 So they are going to have stand-up displays and  
8 things like that to walk it through to teach  
9 people how to market the product.

10 So I'm going to stop briefly and let  
11 Michael kind of explain the vision for the  
12 building. And I'm not going to belabor the  
13 sign exception criteria. We have handed out  
14 the written narrative about it and went through  
15 all of the elements. And I think the fact that  
16 we were able to get to the point where we have  
17 a staff report -- we're agreeable to the  
18 conditions, and we would appreciate your  
19 support today.

20 THE CHAIRMAN: Thank you, Ms. Trimmer.  
21 (Audience member approaches the podium.)

22 AUDIENCE MEMBER: Thank you very much.  
23 I'm Mike Brown of 4887 Victor Street,  
24 Jacksonville, Florida 32207.

25 And we were hired as the principal design  
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1 firm by the applicant. And as Cyndy pointed  
2 out -- great job of pointing out all the  
3 constraints.

4 If we could go back to the original slide  
5 that shows the existing facade.

6 MR. CHISHOLM: (Complies.)

7 MR. BROWN: That one is fine right there.

8 Going back just a moment, the building was  
9 originally constructed, the first portion of  
10 it, in 1952. And then some years after that on  
11 up until the '80s and early '90s, the building  
12 has been added to, modified, increased in size,  
13 and updated.

14 The previous owner took very good care of  
15 the building after their last renovation,  
16 albeit the interior partitioning was more  
17 focused on a signage fabrication company and  
18 not a holster company. So they retained our  
19 firm to give the look a -- you know, a  
20 wholesale look. And I said, well, thank you.  
21 You notice your property lines are against the  
22 paint edge on all four sides of the building  
23 and there's not a lot to work with. But the  
24 key elements were to introduce their branding  
25 into the building as well as make the interior

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1 functional for their needs and their  
 2 programming.  
 3 As you see the exterior facade -- if we  
 4 could go back one more frame. One more again.  
 5 I'm sorry. Where is the facade? It's probably  
 6 back up one more. Again. Again. Again.  
 7 Thank you.  
 8 As you can see, the facade on the front  
 9 has a mismatch of sizes of windows. They are  
 10 not vertically aligned. And in a technical  
 11 case, they're not horizontally aligned. The  
 12 one nice aspect about the building is that the  
 13 entry feature seems to be a little Mid-Century  
 14 Modern, very urban, with an inviting planter  
 15 that draws you into the door. Short of that,  
 16 there's nothing more on the facade.  
 17 And after additional review of the facade,  
 18 we found that, due to its construction using  
 19 1952 technology, there's some challenges in it  
 20 that left us with minimal opportunity to  
 21 wholesale change the facade.  
 22 Things get additionally challenged by the  
 23 fact that the planter is 4 feet deep and the  
 24 outside edge of the planter signifies the  
 25 property line on the right-of-way. So we had a

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1 4-foot depth to work with and the facade that  
 2 you see here.  
 3 The introduction of the vertical element  
 4 was initially to pull together some shade  
 5 awnings that we felt were important to bring a  
 6 texture to the front of the building without  
 7 adding anything to the building. And the  
 8 vertical element also changed the proportions  
 9 of the facade here and really kind of unified  
 10 the windows together, in our opinion.  
 11 It also gave us an anchoring support area  
 12 to bring a larger entry -- basically, entry  
 13 canopy so that when you're coming in as a  
 14 pedestrian, you had a little bit better rain  
 15 guard and a little bit better approach than  
 16 what exists now.  
 17 The sides of the building, we don't have  
 18 any real estate to do anything other than clean  
 19 and repaint and clean up the edges of the  
 20 building.  
 21 This illustrates the view from Louisa  
 22 Street looking north. This is an active alley  
 23 that is shared by a number of businesses and is  
 24 particularly used by the businesses that front  
 25 on Hendricks Avenue, including Tidbits and a

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1 series of businesses working north until you  
 2 get to Home Street.  
 3 To the left up there, you will also see a  
 4 mechanical courtyard. And we changed the  
 5 complexion of the mechanical courtyard. This  
 6 is a pretty view of it here, to the extent  
 7 we're adding decorative fencing and internal  
 8 lighting inside the courtyard. Because the  
 9 client would like to engage that as part of  
 10 their internal program so that employees can  
 11 come out there and use it, something more than  
 12 just a mechanical courtyard. So that was the  
 13 exterior architecture improvement on that side  
 14 of the building.  
 15 And then the rear of the building, for the  
 16 former client, served as a delivery and  
 17 basically back-of-house access. Our goal was  
 18 to change the facade slightly, remove it from  
 19 the context of being a back-of-house delivery,  
 20 provide a storefront in it that would provide  
 21 some pedestrian access, and engage it in a  
 22 scale that most of the openings to the left and  
 23 the right in other buildings currently exhibit.  
 24 Again, our property line is right at the back  
 25 of the building.

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1 And as Cyndy noted, the vertical element  
 2 that we applied to the front facade also gave  
 3 us some immediate opportunity to put the  
 4 24-square-foot sign on. The location of the  
 5 sign and the ability to bring it as far south  
 6 as possible gave us hope that this view window  
 7 would allow you to see the sign when you're on  
 8 Hendricks Avenue.  
 9 And if you haven't driven this, you have  
 10 to look quick because the first meeting with  
 11 the client I came to, I passed it and had to  
 12 call them and ask, Well, where are you? I  
 13 found Louisa Street, but I'm on the other end  
 14 of it. This being a one-way road, you have one  
 15 shot, and once you turn down it, then  
 16 everything becomes clear, but you have to know  
 17 to turn down it first.  
 18 Back to the front facade. So the only  
 19 changes -- as you see here, we're introducing a  
 20 screen on the two lower windows that help with  
 21 sun control into the main conference room, and  
 22 we're reusing the existing rooms as they are  
 23 now. So it was not a goal to remove or change  
 24 the windows' position, only to enhance it. The  
 25 windows you see up on the upper level serve

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1 offices. That is what they served in the  
2 previous design and that's what they'll serve  
3 in this design.

4 We worked the anchor on the left side,  
5 another vertical element that brought closure  
6 to the elevation. And what you can't see to  
7 the left, it also helps us guard a lot of  
8 unsightly electrical equipment and clean that  
9 edge up so that the facade has a nice wrapping  
10 finish to it.

11 This is the courtyard that I made  
12 reference to (indicating). We're constructing  
13 a new fence and we're proposing one of the  
14 branding logos that they use as a mural on the  
15 side of the building. And, unfortunately, due  
16 to its location, the only people that will get  
17 to see it are really the employees in the  
18 courtyard and the people using the back of the  
19 house at the Tidbits restaurant when they  
20 deliver the food.

21 And this is the Home Street elevation  
22 (indicating). Again, an integration of their  
23 branding on the back of the building and a  
24 sign. And then what you see there is a glass  
25 storefront. It's hard to see in this image.

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1 And it'll have a man door in it.

2 And this is the architectural finish on  
3 the west side of the building that faces the  
4 alley that also serves the apartments, our  
5 adjacent neighbors.

6 And, with that, if you have any questions,  
7 I'm open.

8 Thank you.

9 MS. TRIMMER: So this shows you our  
10 "reduced to 6 feet above the parapet" vertical  
11 element.

12 And then running through the signage  
13 materials, again, very standard acrylic,  
14 aluminum, vinyl.

15 Internal illumination. We did confer with  
16 FDOT, and we're an urban area, so there's not a  
17 problem with the proposed illumination.

18 I kept this one in so you could see the  
19 original 11 foot and what we have reduced to so  
20 that everybody can get that appreciation.

21 And, with that, I will stop and be  
22 available for questions.

23 THE CHAIRMAN: Thank you, Ms. Trimmer.

24 Mr. Chisholm, do we have any public  
25 comments?

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1 MR. CHISHOLM: To the Chair, we have one  
2 speaker's request card, which is Mr. Brown.

3 Did you have any further --

4 MR. BROWN: No.

5 MR. CHISHOLM: All right. I'm not seeing  
6 any hands raised on Zoom.

7 THE CHAIRMAN: Thank you.

8 Ms. Durden.

9 BOARD MEMBER DURDEN: Thank you,  
10 Mr. Chairman.

11 I'd like to say thank you to the applicant  
12 for working with the staff and the staff time  
13 that you put in to -- trying to find a solution  
14 for a very difficult, complicated site. And I  
15 think it's a thousand times better than what  
16 you originally had proposed.

17 Thank you.

18 THE CHAIRMAN: Mr. Schilling.

19 BOARD MEMBER SCHILLING: Thank you,  
20 Mr. Chairman.

21 I'll echo the same. You know, having seen  
22 the prior exhibits in last month's staff report  
23 and package, the changes, y'all have done a  
24 great job. And the signage is now so much more  
25 proportionate to the building. It looks great.

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1 Thank you. And I have no further  
2 comments.

3 THE CHAIRMAN: Mr. Davisson.

4 BOARD MEMBER DAVISSON: Nice project. No  
5 other comments.

6 THE CHAIRMAN: Mr. Brockelman.

7 BOARD MEMBER BROCKELMAN: Appreciate the  
8 staff and applicant working together to find a  
9 good solution. I think this is a great step  
10 forward versus the last one, which was  
11 deferred, so thank you.

12 THE CHAIRMAN: Mr. Allen.

13 BOARD MEMBER ALLEN: Thank you.

14 Just a couple of questions. So if I'm  
15 looking at Page 23 versus 26, what I see at 23  
16 as far as the height of that sign is correct  
17 and not 26, right?

18 MS. TRIMMER: That's exactly right.

19 BOARD MEMBER ALLEN: The Kevlar that's on  
20 the top of that roof, do you have any product  
21 with you right now so I can see that?

22 MS. TRIMMER: That is just a paint, and  
23 it's going to be done in the carbon fiber Kydex  
24 material that is one of the holster patterns  
25 that they offer.

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1 BOARD MEMBER ALLEN: It's just -- when I'm  
2 looking at Page 23, it looks like that's a --  
3 it could be, depending on how the light  
4 reflects on it, a fairly bright blue. I was  
5 just wondering, the shading of that and how  
6 that looks.

7 MS. TRIMMER: The intent was to go with  
8 the black and gray, which is the carbon fiber  
9 look they have with their product, and to  
10 incorporate a teal in homage to the Jags.

11 BOARD MEMBER ALLEN: And I suppose no  
12 paint samples to that?

13 MS. TRIMMER: No. We're not here on  
14 a final approval for the architecture.

15 BOARD MEMBER ALLEN: Thank you.

16 THE CHAIRMAN: Thank you for your vision  
17 and your work with the staff. I appreciate all  
18 of the effort that went into it.

19 I'd like to take a motion for approval.

20 BOARD MEMBER BROCKELMAN: So moved.

21 BOARD MEMBER DAVISSON: Second.

22 THE CHAIRMAN: We have a motion from  
23 Mr. Allen -- or was that Mr. Brockelman again?

24 Thank you, Mr. Brockelman, for the motion  
25 and the second from Mr. Davisson.

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1 and to the west by the RD River City  
2 residential complex.

3 As the site plan shows, the restaurant  
4 space is tucked into a corner, adjacent to  
5 Friendship Fountain Park. The parcel consists  
6 of a portion of Parcel B, as seen on the  
7 previous slide, which is being used to expand  
8 Friendship Fountain Park and provide additional  
9 river frontage.

10 The proposal is to build a  
11 3,500-square-foot restaurant space with indoor  
12 and outdoor dining. The architectural style of  
13 the building is modern with clean lines and  
14 large expanses of glazing, which helps connect  
15 the indoor and outdoor activities.

16 Changes in material used throughout the  
17 building creates visual interest without an  
18 excessive use of ornamentation, which is  
19 similar to the design of the multifamily  
20 residential complex.

21 As seen in the rendered image of the  
22 submittal package, the development of the  
23 restaurant also provides a visual break between  
24 the park and the residential complex. This,  
25 along with the existing mature tree canopy,

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1 All those in favor?

2 BOARD MEMBERS: Aye.

3 THE CHAIRMAN: Any opposed?

4 BOARD MEMBERS: (No response.)

5 THE CHAIRMAN: Thank you, Ms. Trimmer.

6 MS. TRIMMER: We really, really appreciate  
7 staff's work on this and thank everybody for  
8 their support.

9 THE CHAIRMAN: Thank you.

10 I'd like to move on to Item H, DDRB  
11 2021-008, River City Restaurant conceptual  
12 approval.

13 Ms. Radcliffe-Meyers, could we have a  
14 staff report, please?

15 MS. RADCLIFFE-MEYERS: Yes. Thank you,  
16 Chairman Lee. I will be providing the staff  
17 report for the River City Restaurant conceptual  
18 approval.

19 DDRB application 2021-008 seeks conceptual  
20 approval for a 3,500-square-foot indoor/outdoor  
21 restaurant space located at 0 Museum Circle,  
22 adjacent to the Friendship Fountain Park.

23 The site is bounded to the north by the  
24 St. Johns River, to the east by Friendship  
25 Fountain Park, to the south by Museum Circle,

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1 helps break up the eastern wall of the  
2 residential complex.

3 Based on the foregoing, the Downtown  
4 Development Review Board staff recommends  
5 conceptual approval of DDRB application  
6 2021-008 with the following recommendations:

7 Ingress and egress for the restaurant site  
8 shall be through the development parcel. The  
9 site plan shall be revised to remove ingress  
10 and egress to the restaurant through the park.

11 This concludes the staff report. Staff is  
12 available for questions.

13 Thank you.

14 THE CHAIRMAN: Thank you,  
15 Ms. Radcliffe-Meyers.

16 Ms. Trimmer, could we have the applicant  
17 report?

18 (Ms. Trimmer approaches the podium.)

19 MS. TRIMMER: Cyndy Trimmer, 1 Independent  
20 Drive, Suite 1200, on behalf of the applicant.

21 I have the entire development team with me  
22 available today. I have Jeff Robbins, locally,  
23 and Jennifer Jorgenson remotely from Related  
24 Development. I have Kevin and Nick Mousa from  
25 GAI. And I have Beatriz Hernandez and, I

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1 think, maybe, Anette Nolasco online for MSA,  
2 the architects.

3 Just by way of context, when we came in  
4 originally with this project, Related was not  
5 proposing to develop a restaurant, but we heard  
6 feedback loud and clear and went back to the  
7 drawing board and have now come up with this  
8 product that we were able to negotiate with the  
9 City so that we can maintain the  
10 pedestrian activity between our project and  
11 Friendship Fountain and also to (inaudible) the  
12 corridors to the water.

13 The City is also contemplating additional  
14 waterfront activation in the restaurant  
15 vicinity. We have worked extensively with  
16 staff, with DDRB, and with Parks on the site  
17 planning for this.

18 So I will run through, just very briefly,  
19 our development agreement with -- the City  
20 requires us to do a minimum 5,000-square-foot  
21 restaurant; 1,800 indoor, 3,200 outdoor. This  
22 site plan meets that criteria.

23 Under our development agreement, we're  
24 also required to come in for conceptual  
25 approval today and then for final approval and

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1 a Certificate of Occupancy -- or the other one  
2 that's not occupancy that I'm blanking on right  
3 now -- at the same time that we get the CO for  
4 the multifamily.

5 So all of these will be coming online at  
6 the same time. We are working on identifying a  
7 tenant presently. If you have any amazing ones  
8 in mind, let us know.

9 I would ask with regard to the  
10 condition -- we spent a lot of time with  
11 Jill Enz from Parks. She was with us last time  
12 when we were here, and we actually did  
13 coordinate this entrance to the project with  
14 her. So rather than the condition reading  
15 specifically that it has to be from our site, I  
16 would just ask that the condition be that we  
17 negotiate further with the Parks Department and  
18 DDRB and DIA to come up with an agreed-upon  
19 entrance to the project. We thought we had. I  
20 think there might be some miscommunication  
21 somewhere, but we will figure out what it is  
22 and we will resolve it before we come back.

23 I'm going to turn it over to Beatriz to  
24 run it through the architecture.  
25 (Ms. Hernandez approaches the podium.)

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1 MS. HERNANDEZ: Beatriz Hernandez, MSA  
2 Architects, 8950 Southwest 74th Court, Miami,  
3 Florida 33156.

4 And hello again. I won't talk this much  
5 this time.

6 Ms. Radcliffe-Meyers, don't worry. You  
7 won't have to push me along.

8 As described in staff's description of the  
9 project, I mean, it's a little jewel inside  
10 this park, so we're really excited to bring  
11 this before you. It really stands as, like, a  
12 little glass box that will activate the park,  
13 draw people to it, both our residents as well  
14 as the city.

15 We feel that the -- there's going to be  
16 three sides to this project; the one facing the  
17 water, the one facing the park and, obviously,  
18 the one facing the front, the drop-off, how  
19 people will be coming by car to the project.

20 And then the back side, obviously, which  
21 is facing the courtyard, becomes a backdrop to  
22 our residential courtyard. And we still  
23 treated that, as you can see in some of the  
24 exhibits that we showed to you, in our  
25 scheduled models.

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1 So I'll just run you right through -- I  
2 mean, I can certainly show you the architecture  
3 here. As you can see, we're using a  
4 combination of natural materials, composite  
5 wood panel, the Jerusalem stone. And then,  
6 obviously, we wanted to bring in some  
7 contemporary elements, so what we're calling  
8 "the arbor," which is like an indoor/outdoor  
9 seating area.

10 It feels like you're just sitting under a  
11 canopy of trees, but it's really sort of a  
12 metal trellis. And we're thinking that we can  
13 grow some ivy, some colored flowering plants,  
14 and things of that nature. So the experience  
15 in the outdoor seating is varied. It's not  
16 just one sort of outdoor seating space.

17 And this really speaks for it all  
18 (indicating). You can see how this building  
19 creates an incredible backdrop for the park,  
20 the -- all sides of the transparency and the  
21 varied seating opportunities for the  
22 restaurant.

23 We came up with this cute, little idea of  
24 creating almost -- because, you know, when  
25 you're sitting outside under the sky, you want

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1 to have a sense of scale. So this false canopy  
 2 with baskets, with lighting for the top -- so  
 3 it creates a really nice experience for the  
 4 residents who are sitting out from beyond --  
 5 under the canopy of the trees.  
 6 Other than that, I'm open to any questions  
 7 that y'all may have, but I love this building.  
 8 I hope you do too.  
 9 THE CHAIRMAN: Thank you.  
 10 Mr. Chisholm, do we have any public  
 11 comments?  
 12 MR. CHISHOLM: Through the Chair, we do  
 13 not have any speaker request cards and I do not  
 14 see hands raised via Zoom.  
 15 THE CHAIRMAN: Thank you.  
 16 Mr. Allen.  
 17 BOARD MEMBER ALLEN: Thank you, Mr. Chairman.  
 18 I think the building looks great. I just  
 19 want to be double and triple and quadruple sure  
 20 that this is in writing, conditioned upon the  
 21 Certificate of Occupancy or whatever that  
 22 certificate is called with the overall  
 23 apartment; is that correct?  
 24 MS. TRIMMER: Thank you.  
 25 Through the Chair to Commissioner [sic]  
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1 this restaurant is coming forward as well. So  
 2 I would like us to explore making that a  
 3 condition to what we are being asked to do as  
 4 well.  
 5 MR. PAROLA: Through the Chair, staff is  
 6 more than willing to take verbatim language in  
 7 the redevelopment agreement, as it will be  
 8 approved by City Council, and mirror it in this  
 9 final order.  
 10 BOARD MEMBER ALLEN: Thank you.  
 11 MS. TRIMMER: Through the Chair, that's  
 12 agreeable. And I would just add that our  
 13 incentives are tied to the completion of the  
 14 restaurant as well, so we have all the  
 15 incentive in the world to make sure we don't  
 16 violate that.  
 17 BOARD MEMBER ALLEN: I know y'all do.  
 18 Thank you very much.  
 19 THE CHAIRMAN: Mr. Brockelman.  
 20 BOARD MEMBER BROCKELMAN: Question for the  
 21 applicant, and I'm not sure who specifically,  
 22 but I'll toss that to you guys.  
 23 How do you feel about the staff  
 24 recommendation as far as this condition? And  
 25 do you have -- without necessarily getting into  
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1 Allen, the development agreement that we have  
 2 requires us to get the Certificate of  
 3 Completion for the restaurant at the same time  
 4 we get the Certificate of Occupancy for the  
 5 multifamily; a certificate of Completion  
 6 because it will be a shell until we do the  
 7 interior buildout for the tenant.  
 8 BOARD MEMBER ALLEN: To the staff, is  
 9 there any way for us to adopt that language and  
 10 make that as a condition to what we're doing as  
 11 well?  
 12 MR. PAROLA: Through the Chair, you  
 13 absolutely could. You know, it would be a  
 14 little redundant, but that's not necessarily a  
 15 bad thing. What I will say is it's  
 16 memorialized in the development agreement  
 17 that's going to be ordained by City Council.  
 18 So it would take City Council action to break.  
 19 BOARD MEMBER ALLEN: Yeah, I certainly  
 20 appreciate that. But, I mean, one of the  
 21 reasons why I am behind this project is -- you  
 22 know, right from the outset, I commented on the  
 23 square footage that we were losing and the  
 24 restaurant that is in now. I would not be able  
 25 to sleep at night unless I know that, you know,  
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1 specifics, do you have any sort of confidence  
 2 as to a way forward for how you redesign the  
 3 ingress and egress in a way that matches their  
 4 recommendation -- or their condition, I should  
 5 say.  
 6 MS. TRIMMER: Through the Chair to Member  
 7 Brockelman, we're obviously concerned with the  
 8 recommendation as it stands today because the  
 9 way the site is designed our trash compactor  
 10 and things along those lines have been oriented  
 11 towards the residential development.  
 12 Basically, we took one for the team there.  
 13 And we have designed this building so that  
 14 when you're coming off the traffic circle,  
 15 that's your grand entrance. And again, we did  
 16 work with Jill Enz and the Parks Department to  
 17 coordinate that. So we're confident we'll work  
 18 it out. We've got time to figure out how to  
 19 orient the building.  
 20 But we were very specifically trying to  
 21 work to activate that circle drop-off space and  
 22 keep all of the back-of-house towards  
 23 residential so it was nowhere near the park.  
 24 BOARD MEMBER BROCKELMAN: Thank you.  
 25 Mr. Chairman, if I may follow up just kind  
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1 of with commentary?  
 2 I sort of -- as I look at your site  
 3 overall and the parcel and the shape of the  
 4 parcel and how it comes to a very fine point at  
 5 the south end, I would be concerned if this  
 6 condition was written in a way that didn't  
 7 allow any type of flexibility because I think  
 8 the worst outcome would be if we come back for  
 9 final and you-all are in a box where you have  
 10 to have the ingress and egress sort of on the  
 11 side of the multifamily as opposed to one that  
 12 sort of takes advantage of the roundabout and  
 13 has some interaction to the park.

14 I certainly understand the staff's  
 15 concerns, and I'm wondering if perhaps there  
 16 might be a way to soften the condition so it's  
 17 not -- maybe it doesn't say "shall" so many  
 18 times? I don't know if that even matters.

19 I guess what I would also try to avoid is  
 20 a situation where, if they come back to staff,  
 21 they worked through some of the challenges but  
 22 they say: You know what? We've removed  
 23 80 percent of the ingress and egress from the  
 24 City property, but there's a little bit of  
 25 overlap.

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1 But because our conditions say "shall,"  
 2 they wouldn't be able to bring it forward for  
 3 final, for our consideration.

4 Maybe staff could comment on whether or  
 5 not, in that situation, would it even come back  
 6 to us or would we be unable to take it back up  
 7 for final until they specifically met the  
 8 condition?

9 MR. PAROLA: Through the Chair, I  
 10 understand your concern. It's that we're  
 11 putting an absolute on something that maybe  
 12 can't be undone at final. I don't know if it  
 13 can or can't, but I think I understand the  
 14 desire and I think it's probably going to be  
 15 echoed by your board.

16 So if Ms. Trimmer would like to give maybe  
 17 some language that says, Yeah, we'll work with  
 18 staff with no promises, but we won't, you know,  
 19 cut it dead in the water at this point, we'll  
 20 work it out at final, that would be great.

21 It does have to be an understanding that  
 22 we would have zero interest in taking trash  
 23 compactors through the park. So as long as we  
 24 work with that understanding, staff is more  
 25 than willing to work with them on a good-faith

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1 effort.  
 2 BOARD MEMBER BROCKELMAN: Thank you,  
 3 Mr. Parola.

4 And just to wrap up, Mr. Chairman, I think  
 5 that would certainly give me a little more  
 6 comfort.

7 And I would also say to the applicant, my  
 8 expectation, and hopefully that of my  
 9 colleagues, would be that there would be a  
 10 good-faith effort to come to some consensus  
 11 here in the intervening month.

12 THE CHAIRMAN: Mr. Davisson.

13 BOARD MEMBER DAVISSON: I think my  
 14 comments are probably more geared towards when  
 15 you get to final.

16 When I look at, like, Elevation 8, north  
 17 and south, it's a lot of white in your  
 18 sketch-up model. And I look at the rendering,  
 19 and it's got cladding material. What exactly  
 20 are you coming forth with?

21 I think the roofline of this project is  
 22 going to be critical from Prudential, looking  
 23 down, as well as your own housing project being  
 24 a low roof. What do we see when we look down  
 25 on top of it?

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1 And I understand it's a really -- it's a  
 2 hard project because you're responding to a  
 3 park, a marina, and loading, and cars, and  
 4 trash and everything, but you kind of shied  
 5 away from showing what is happening in the  
 6 loading area of that. I don't see anything  
 7 really in an elevation of what that's going to  
 8 look like, and that's probably the hardest  
 9 thing to make look good. So please come with  
 10 something next time on that.

11 Thank you. That's all.

12 THE CHAIRMAN: Thank you, Mr. Davisson.  
 13 Mr. Schilling.

14 BOARD MEMBER SCHILLING: Thank you,  
 15 Mr. Chairman.

16 I think I was following -- I think I'm on  
 17 board with where Mr. Brockelman was going, in  
 18 that -- I mean, my thought, in looking at the  
 19 site plan, is that -- whether -- whether  
 20 patrons for this restaurant are coming from the  
 21 River City side or whether they're coming from  
 22 the park. I mean, I think we want to make it  
 23 as easy for people to get to this restaurant as  
 24 possible.

25 So, honestly, I -- I agree that -- I think

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1 we need to make sure that the Recommendation A,  
2 as written, provides more flexibility to the  
3 applicant. And I hope that staff would look at  
4 opportunities for us to have the front entry  
5 and the access be accessible from both the park  
6 and from the River City side because I think --  
7 I think we want it to be very accessible, at  
8 least the front of house. So I wanted to share  
9 that.

10 And the other thing -- and through the  
11 Chair to staff, a question I have is -- many  
12 times on conceptual, there's a general  
13 recommendation that prior to final, the  
14 applicant would work with staff to identify any  
15 deviations, and I noticed that wasn't in the  
16 recommendation.

17 So I was going to ask: Has it already  
18 been vetted and determined that the site won't  
19 need deviations and that's why that wasn't  
20 added or -- I was just going to ask.

21 MS. RADCLIFFE-MEYERS: Board Member  
22 Schilling, through the Chair, it's due to the  
23 uniqueness of the site. I mean, the site  
24 itself, it's not sitting on a right-of-way.  
25 There's not a lot of -- you know, we don't have  
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1 Ms. Durden.  
2 BOARD MEMBER DURDEN: Thank you,  
3 Mr. Chairman.

4 I want to ask about the elevations, if I  
5 may. It is a little confusing, the elevations  
6 that you've got in the -- in the package. For  
7 instance, I'm looking at two different views,  
8 one is a rendering on Page 10 and one is an  
9 elevation on Page 8. It says they are both  
10 looking from the fountain, but they look  
11 very -- they don't look the same.

12 I do think that some additional work --  
13 not necessarily changing it, because I can't  
14 really tell what it is, but I think that it  
15 would be very helpful to be able to compare and  
16 see what those are going to look like because  
17 they don't really look the same.

18 I mean, I'm -- I'm with the board members'  
19 comments about -- that the rendering is  
20 fabulous. And I really like it, but I am  
21 concerned about what the elevations look like  
22 in -- and it just doesn't seem to sync quite  
23 like I would expect it to.

24 The second thing that I want to talk about  
25 is -- I want to bring back up Mr. Allen's  
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1 any public sidewalks running right along the  
2 side of it. So looking at any deviations in  
3 regards to that, they're not going to be  
4 seeking a deviation for anything that would  
5 normally come with a project that's sitting,  
6 you know, on a right-of-way.

7 So, at this point, we wouldn't be looking  
8 at that. The main thing on this one is the  
9 ingress/egress and trying to figure out how we  
10 can move forward with that.

11 BOARD MEMBER SCHILLING: Okay. Thank you.  
12 That's very helpful.

13 And then I was also going to share that I  
14 agree, for final, I would also love to see more  
15 of what the back-of-house and what this looks  
16 like from the cul-de-sac, the roundabout there.

17 And then, to share, I do think that the  
18 one rendering looks terrific. And again, I  
19 think this will be a great location. And  
20 certainly, I definitely support this at the  
21 conceptual level and look forward to some of  
22 the extra homework items I know you will be  
23 working on before it comes back for final.

24 So thank you.

25 THE CHAIRMAN: Thank you, Mr. Schilling.  
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1 comments about the Certificate of Occupancy  
2 versus the Certificate of Completion for the  
3 restaurant. And I wasn't sure if I heard  
4 correctly that the Certificate of Completion is  
5 only basically for the shell because I think  
6 the intent of Mr. Allen's comments -- and  
7 please correct me if I'm wrong about this, but  
8 the intent is that we want to see the  
9 restaurant open at the same time as occupancy.  
10 And I believe I heard that the Certificate of  
11 Completion is only the shell, that the interior  
12 will not be built out.

13 If that's accurate, then I think that some  
14 condition would be appropriate for making sure  
15 that the restaurant is operating within some  
16 specified period of time. Now, you may have a  
17 suggestion for that on behalf of the applicant,  
18 but I think that that's the goal of what our  
19 concerns were.

20 I do remember when we first talked about  
21 the -- losing the restaurant site, that it was  
22 really important to us that -- that we make  
23 sure that we maintain or create, you know, this  
24 restaurant site, not wait forever for it to be  
25 developed.

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1 I also recall that -- I believe that  
2 Ms. Boyer -- maybe this is through the Chair to  
3 the staff, but Ms. Boyer mentioned that there  
4 is work regarding a larger restaurant along the  
5 marina -- I'll call it the marina parcel -- but  
6 further -- closer to the bridge.

7 And I would just ask staff if you have any  
8 update on that. I know that -- as I recall,  
9 Ms. Boyer spoke and said that that was a very  
10 important project that she was working on.

11 So I'll stop and listen to -- for some  
12 comments in regards -- or responses to my  
13 comments.

14 Thank you.

15 THE CHAIRMAN: Could we have the staff  
16 response to the additional restaurant first?

17 MR. PAROLA: Absolutely. Thank you,  
18 Mr. Chairman.

19 And through the Chair, the restaurant pad,  
20 if you will, is located on the western side --  
21 or will be located on the western side of what  
22 is now and will remain the boat launch. What  
23 you see in the zoomed-out site plan for the  
24 development itself -- so the multifamily with  
25 the marina shop and the marina -- is that the

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1 City, as part of this agreement, is redesigning  
2 and reconfiguring the boat ramp area to make it  
3 more friendly. Frankly, it's dated, and we'll  
4 be working on that. That reworking will  
5 influence the configuration of the pad. So  
6 that is where we are right now. We don't have  
7 an exact configuration.

8 What I will tell you is -- and Mr. Steve  
9 Kelley in our shop said this to the Waterways  
10 Commission yesterday -- is that getting  
11 restaurants on our water and activating our  
12 waterfront is one of our highest priorities. I  
13 think we've all met Ms. Boyer, so if she wants  
14 something, I think we're going to work very,  
15 very hard to get it for her.

16 BOARD MEMBER DURDEN: Thank you.

17 THE CHAIRMAN: Thank you, Mr. Parola.

18 Let me have some comments before you have  
19 a chance to respond, Ms. Trimmer, if I might.

20 I would also agree with Mr. Allen and copy  
21 the language that counsel provided for your  
22 development agreement with ours so that we're  
23 aligned and we're reinforcing that requirement.  
24 I do think, however, that having a restaurant  
25 in place is sort of like the other projects we

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1 approve, where we have approved shell retail.  
2 We have allowed them to shell it out and build  
3 the retail when it becomes necessary, and I see  
4 this in the same light.

5 I know you're motivated in every single  
6 way to make sure that this very expensive  
7 restaurant doesn't sit empty, so I have faith  
8 in that.

9 In terms of the ingress/egress for the  
10 restaurant site, I'd like to offer that --  
11 because of the nature and the geometry of the  
12 site, it seems very difficult to be able to get  
13 an entrance to your restaurant that is open and  
14 welcoming and provides everything you need to  
15 be successful in this restaurant site without  
16 going through the park.

17 So I would encourage staff to maybe take  
18 another approach and to work as diligently as  
19 possible to open the park, to give them the  
20 best shot they possibly can to make this work.  
21 I think this restaurant is in a very difficult  
22 location. It doesn't have great visibility.  
23 It's not on the Riverwalk. And so we need to  
24 be giving them, in my opinion, every chance we  
25 can to make sure that it is vibrant and

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1 successful.

2 And then I'd ask: Is there access from --  
3 without going up to the Riverwalk and back down  
4 or down to the cul-de-sac and around, is there  
5 access from the apartment to the restaurant  
6 directly?

7 MS. TRIMMER: Through the Chair -- or to  
8 the Chair, yes, there is. And when we get to  
9 the final approval for the multifamily, you  
10 will kind of see the interplay better in that  
11 regard.

12 THE CHAIRMAN: So could we have some  
13 dialogue on ingress/egress and the park?

14 MR. PAROLA: To the Chair, I think I have  
15 captured the will of the board here, what I  
16 presume is going to be the will of the board.

17 The applicant will work with DDRB staff to  
18 identify ingress and egress for the restaurant  
19 site prior to submitting for final approval.  
20 Everything else is stricken.

21 THE CHAIRMAN: Ms. Trimmer, would that be  
22 acceptable?

23 MS. TRIMMER: I love everything about it.

24 THE CHAIRMAN: To the rest of the board,  
25 are we in agreement on that exception?

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1 BOARD MEMBERS: (Nod heads.)  
 2 BOARD MEMBER SCHILLING: I'm good.  
 3 BOARD MEMBER DAVISSON: Yes.  
 4 THE CHAIRMAN: Okay. Great.  
 5 And then we have one other recommendation  
 6 that we will add, which will be the language  
 7 from the development agreement that you already  
 8 have with DIA. We'll add to that, so we'll  
 9 have two recommendations with our approval.  
 10 BOARD MEMBER DURDEN: Excuse me, Mr. Chairman.  
 11 THE CHAIRMAN: Ms. Durden.  
 12 BOARD MEMBER DURDEN: I did ask a question  
 13 and -- about what the Certificate of Completion  
 14 means. I just want to make sure that at least  
 15 the board members are clear on what that  
 16 condition out of the development agreement  
 17 provides for and that -- if I heard it  
 18 correctly, it is the shell only; is that  
 19 correct?  
 20 THE CHAIRMAN: That is correct.  
 21 So I'll take commentary from the board on  
 22 understanding that the Certificate of  
 23 Completion is for a shell only.  
 24 BOARD MEMBER ALLEN: Just -- since I  
 25 started this ball rolling down the hill, my  
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1 comments about the restaurant -- and that's why  
 2 I appreciate yours so much, Mr. Lee, is I want  
 3 this restaurant to succeed, and I want it to be  
 4 there, and I think the City of Jacksonville  
 5 does as well.  
 6 So I have no problem about, you know, the  
 7 shell being there. I know y'all's investment  
 8 is going to want to see that through as well.  
 9 I just want to make sure that the shell is  
 10 there. I don't want this apartment to be built  
 11 and we don't even get to the shell. And I know  
 12 y'all's development agreement talks about that  
 13 as well, but just for alignment purposes, I'd  
 14 like to adopt that language.  
 15 MS. TRIMMER: Through the Chair, if I may,  
 16 this condition that we have in our development  
 17 agreement was part of the process where we went  
 18 through the Real Estate Committee of DIA for  
 19 the disposition, understanding we were putting  
 20 a multifamily project here.  
 21 We went through the Strategic  
 22 Implementation Committee -- subcommittee, that  
 23 Ms. Boyer was extensively involved in. So I  
 24 would ask that you not rehash a negotiation  
 25 that is charged to DIA, that we've worked out  
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1 with DIA. We have no problem with carrying it  
 2 forward. We do understand the importance of  
 3 the restaurant, but I really am not in a  
 4 position to renegotiate a condition today.  
 5 MR. PAROLA: Through the Chair, if I could  
 6 just add --  
 7 THE CHAIRMAN: Yes, Mr. Parola.  
 8 MR. PAROLA: You had mentioned parking  
 9 garages and the conditions for future retail.  
 10 I think the big difference between maybe some  
 11 of the situations we have seen with that and  
 12 this situation is that they have a REV grant.  
 13 And so they have got all the motivation in the  
 14 world to make this an income-producing property  
 15 because it affects, financially, what the City  
 16 reimburses them through ad valorem taxes.  
 17 THE CHAIRMAN: So again, I think my  
 18 recommendation to the board -- and I appreciate  
 19 Mr. Parola's comments -- is to not modify the  
 20 language.  
 21 BOARD MEMBER ALLEN: Meaning, not adopt  
 22 the conditions they have already agreed to?  
 23 THE CHAIRMAN: Yes. Adopt the conditions  
 24 that they have agreed to, but not modify it.  
 25 Okay. Then I'll take a motion for  
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1 approval.  
 2 BOARD MEMBER ALLEN: So moved.  
 3 THE CHAIRMAN: I have a motion from  
 4 Mr. Allen.  
 5 BOARD MEMBER BROCKELMAN: Second.  
 6 THE CHAIRMAN: Second from Mr. Brockelman.  
 7 All those in favor of DDRB 2021-,  
 8 conceptual approval, -008, please say aye.  
 9 BOARD MEMBERS: Aye.  
 10 THE CHAIRMAN: Any opposed?  
 11 BOARD MEMBERS: (No response.)  
 12 THE CHAIRMAN: Wonderful.  
 13 Thank you, Ms. Trimmer.  
 14 With the recommendations as modified,  
 15 Mr. Parola.  
 16 MS. GRANDIN: All right. Mr. Chairman,  
 17 that's approved as amended, correct?  
 18 THE CHAIRMAN: Approved as amended.  
 19 Thank you.  
 20 I'd like to move on to Item I, DDRB  
 21 2020-023, RD River City Brewery, final  
 22 approval.  
 23 Ms. Radcliffe-Meyers -- or Mr. Parola,  
 24 could we have a staff report?  
 25 MR. PAROLA: Absolutely, Mr. Chairman.  
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1 I'm waiting for Mr. Chisholm to -- through  
2 the Chair --  
3 Slide, please.

4 This seems to be a slide we love to use in  
5 our staff reports. In case you don't know  
6 where this site is, it's on the Southbank. You  
7 can tell because it says Project Site on it.

8 Slide, please.

9 I'm going to make my own presentations  
10 next time.

11 This is the site (indicating), in case we  
12 don't know where it is.

13 Slide, please.

14 Here we go. So as you can see, this is  
15 the site plan that was previously approved. I  
16 think the applicant or applicant's agent will  
17 go into some of those changes. We do have a  
18 little more right-of-way along Museum Circle.  
19 Do not get married to the text you can't read  
20 over the boat ramp. The boat ramp is a City  
21 project, and it will be developed accordingly.

22 Slide, please.

23 As you can see -- at conceptual, this is  
24 the -- essentially the same architectural  
25 treatment that was brought forward, you recall,

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1 at the workshop, which was going to be  
2 conceptual, that they had a Key West style, a  
3 resort style. It garnered some relatively  
4 strong opinions by the board. I think they  
5 took it really to heart and what you have now  
6 is reflective of those comments. They are not  
7 seeking any deviations. So to the extent  
8 they'd go through without a deviation, this is  
9 what the project will look like.

10 Slide, please.

11 I do want to spend some time talking about  
12 the Riverwalk. The Riverwalk is a separate  
13 parcel and is ultimately governed by the  
14 Riverwalk Park design criteria. That language  
15 is also mirrored in the redevelopment  
16 agreement, and then we may have attached it as  
17 a condition for final approval.

18 What you see on here is a whole lot of  
19 palm trees. I think you know staff's position  
20 on palm trees. And that position is also kind  
21 of reinforced through the Riverwalk Park design  
22 criteria.

23 The unfortunate thing -- we did not do the  
24 applicant any favors by not really aggressively  
25 stating that this has to be a joint project;

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1 that we have design criteria that, frankly,  
2 this board can't waive; and that those design  
3 criteria have to mix in a little bit of what  
4 the applicant wants.

5 The sympathies of the uplands are  
6 certainly encouraged to be part of the  
7 Riverwalk, but, ultimately, we have design  
8 standards that we need the Parks Department, we  
9 need us, as staff, and we need the applicant to  
10 get on board with. But, ultimately, they have  
11 to adhere to the Riverwalk Park design  
12 standards, and there's really no way to relax  
13 that requirement.

14 Slide, please.

15 I do want to point out -- because there  
16 was a lot of talk about the restaurant, and I  
17 think we haven't done enough talk about what  
18 we're really, really excited about, and it's  
19 that little yellow -- I don't know how you  
20 would describe it, but it's that little yellow  
21 shape there, because that is additional land  
22 for the public that is going to be incorporated  
23 into the St. Johns River Park. We're very,  
24 very excited about the node.

25 I think we have shopped it around, and

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1 that area's going to be Bartram's Park [sic] --  
2 yeah, Bartram's Park area. And it bleeds into  
3 that area right now. And one of the things it  
4 does is it gives us not only more park area,  
5 but it extends our riverfront property, so our  
6 Riverwalk. So there's a great opportunity  
7 there.

8 The reason I bring up the Riverwalk into  
9 that is because we do have the Riverwalk Park  
10 design standards, and we do need to make sure  
11 there's consistency between the Riverwalk that  
12 was reconstructed as part of Friendship  
13 Fountain improvements, this particular section  
14 of Riverwalk, which is outside of their project  
15 boundaries; it is not contiguous to their  
16 project boundaries and does not currently have  
17 a design to it. So that's why it's so  
18 important that we're working with the Parks  
19 Department and making sure that we have a  
20 visually cohesive Riverwalk all along that  
21 frontage.

22 Slide, please.

23 So this is, as you can see, Bartram's  
24 Garden and how everything works together.

25 Slide, please.

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1 There was a lot of discussion about the  
2 Riverwalk and the sidewalk along the western  
3 side of this building, so I'd like to take a  
4 little time and explain to the board what each  
5 one is and what each one isn't.

6 The red line right now takes you off the  
7 Riverwalk, but extends the Riverwalk to  
8 Prudential Drive. You go west on Prudential  
9 Drive and then north on a multiuse path that is  
10 being constructed as part of the Ventures  
11 development. That connects to that little  
12 yellow line there, which is the extension of  
13 the Riverwalk.

14 What you don't see is, when you get to the  
15 Baptist property, there is an off-land  
16 extension of the Riverwalk. This is very  
17 intentional and it's designed that way. The  
18 Riverwalk extension is not designed or intended  
19 to bring you on the western side of this  
20 property.

21 The sidewalk on the western side of this  
22 property, which is going to be open to the  
23 public, is specifically designed not only to  
24 serve the marine shop -- which the marine  
25 shop -- and maybe the applicant can show you

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1 where it is. It's located on the southwest  
2 kind of corner of the building. It's also so  
3 that people can get to the marina, to and  
4 forth.

5 It is not intended to be the primary,  
6 "This is where we want you to go if you're on  
7 the Riverwalk" because, quite frankly, there is  
8 going to be a lot of conflict between the  
9 boaters and between vehicles. And we've  
10 already decided it makes more sense to have the  
11 Riverwalk extension go as illustrated by the  
12 red line.

13 Slide, please.

14 So I believe that gets us to where we'll  
15 be going. We do have one condition, and this  
16 condition is also mirrored in the redevelopment  
17 agreement. It says: Prior to commencement of  
18 Riverwalk improvement, the developer shall  
19 submit final plans and a budget for the same to  
20 the City for review and approval.

21 And you might be saying, Well, if it's a  
22 City project, why are they submitting for  
23 review and approval? It's because they are  
24 the -- responsible for management and  
25 construction of that Riverwalk, so we're in

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1 this together, but, ultimately, we're bound by  
2 the same Riverwalk design standards.

3 Those were a lot of words. I'm here for  
4 any questions.

5 THE CHAIRMAN: Thank you, Mr. Parola.  
6 Appreciate that.

7 I'd like to have the applicant come up.  
8 (Ms. Trimmer approaches the podium.)

9 THE CHAIRMAN: And we've -- obviously,  
10 we've seen this project a lot. We've been  
11 through a lot of design discussion. We've been  
12 through a lot of Riverwalk and path-to-travel  
13 discussion. So, if you could, just focus your  
14 presentation on just the things that have been  
15 updated or changed or if we asked for further  
16 clarification of. No need to take us through  
17 every single item.

18 Thank you.

19 MS. TRIMMER: Sounds like a plan.

20 Cyndy Trimmer, 1 Independent Drive, Suite  
21 1200, on behalf of the applicant.

22 I'm going to skip through all of the  
23 beginning of this and get us to the site plan.

24 Short and sweet, the site plan is largely  
25 what you saw before. The changes are going to

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1 be more in the elevations and renderings. We  
2 were asked to further activate the waterfront  
3 and deal with all of the Riverwalk design  
4 criteria.

5 We have Don Wishart and Kevin Aust from  
6 GAI. They are going to walk us through the  
7 materials. But we have coordinated with  
8 Jill Enz. We have reached the point where we  
9 have the shade coverage. I'll breeze through  
10 that slide as well.

11 And I will let Beatriz talk through how we  
12 have activated the Museum Circle Drive frontage  
13 with different materiality and differentiation  
14 of the facades there.

15 We were asked to look at the frontage  
16 along Museum Circle to see if we could  
17 eliminate the green strip that we previously  
18 had proposed along the frontage and get a true  
19 pedestrian clear zone. We are now up over 10  
20 feet. And we have reduced the drive aisle, so  
21 we have satisfied all of the amenity  
22 zone/pedestrian zone elements along there and  
23 the recommendation from conceptual.

24 Adopting all of the standard criteria for  
25 the Riverwalk and the street frontage

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1 hardscape, landscape.  
2 On our landscape plan, we are one of the  
3 first people to come through with the pretty  
4 onerous criteria of hitting the 70 percent  
5 shade along the Riverwalk. We have worked with  
6 the Parks Department, incorporated shade trees,  
7 so we have managed to achieve that. And we  
8 have achieved the shade coverage requirements  
9 on Museum Circle as well.

10 We're volumetrically still sound in terms  
11 of shifting from Zone B and C to get the  
12 desired height by narrowing the building and  
13 maintaining the view corridor.

14 On the floor plans themselves, the big  
15 feedback we had was about working on the fifth  
16 facade. So here is our proposal for activating  
17 the garage surface, which is something that MSA  
18 has had great success with on other projects,  
19 and we think will make this much more visually  
20 dynamic and tied to the screening that we've  
21 done on the garage. But we have done this,  
22 along with the rooftop trellises and veranda  
23 areas, to activate the fifth facade.

24 And I will let Beatriz run you through the  
25 architectural updates.

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1 strong she is. She's strong. She's strong.  
2 There was a comment from the board the  
3 last time regarding the breeze block. We  
4 actually had it custom made so that you can get  
5 an understanding of what that material is like.

6 And here comes Cyndy to show it to you.

7 And these are probably, for me, the most  
8 interesting part of the building. They're  
9 going to be inserted as almost railing details  
10 for the stoops, used at the openings where the  
11 outdoor amenity spaces are. Again, the color  
12 is going to be a very natural, creamy color.  
13 And it's basically a cement block with  
14 decorative voids in it. Very cool, elegant  
15 look. It's actually coming back in style.

16 Thank you, Cyndy.

17 So those are our materials. In this  
18 rendering, really nothing has changed.

19 And I'm going to go all the way through  
20 the floor plans because we really didn't do  
21 anything to the floor plans other than develop  
22 the interior spaces further.

23 MS. TRIMMER: You're going backwards.

24 MS. HERNANDEZ: Am I going backwards? Oh,  
25 it's because I have it upside down.

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1 THE CHAIRMAN: Thank you, Ms. Trimmer.  
2 (Ms. Hernandez approaches the podium.)

3 MS. HERNANDEZ: Hi, again. I don't have  
4 to do the address -- I'm already -- or do I  
5 have to do it again for this, if you like?

6 THE CHAIRMAN: Please.

7 MS. HERNANDEZ: Beatriz Hernandez, MSA,  
8 8950 Southwest 74th Court, Miami, Florida.

9 So, briefly, I am in this -- well, Cyndy  
10 is my Vanna White. She's going to walk around  
11 with the samples for the project.

12 You will see our paint samples, the glass  
13 samples, the frames for the window samples, the  
14 Jerusalem stone that we talked about in our  
15 last presentation. Those will go on the main  
16 facade elements at the end of the buildings at  
17 the stoops and at the amenity areas, really  
18 elegant contemporary palette.

19 I know there were comments about colors on  
20 the buildings. Here, these paint samples will  
21 show you the much more earthy tones than what  
22 sometimes renderings -- when we do -- artistic  
23 renderings don't always depict exactly the  
24 colors that we'd be picking.

25 So we actually have -- I don't know how

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1 I missed my flight up here, so I had to  
2 drive up fast, so my apologies.

3 The fifth facade that Cyndy mentioned, in  
4 case you all have any questions about that,  
5 because it's a precast garage -- what's done in  
6 a precast (inaudible) is -- the pattern that  
7 we're going to give to the decking is going to  
8 be built into the top floor of that garage. So  
9 it will have a subtle sort of pattern, the  
10 wheel stops won't be shown. So as you're  
11 looking down, it'll look almost similar to the  
12 screening that we're going to be proposing on  
13 the side of the Acosta Bridge area. So very  
14 simple, nothing too fussy. We're definitely  
15 going to be screening the garage to the best  
16 extent we can.

17 So this view actually shows a little bit  
18 more detail, the stoops. We went back and  
19 refined them to provide -- each of the stoops  
20 have their own sort of individual identity.  
21 So, as you can see here, there's the frame  
22 element, then there's the floating balcony  
23 that's (inaudible) in stone. But each and  
24 every ground floor is going to have that breeze  
25 block railing with the stairs leading off the

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1 sides and directly out to the sidewalk.  
 2 We've also, in the recess of the stoops,  
 3 brought in a new color palette, which is kind  
 4 of like a sage green color, to give a little  
 5 bit more of a pedestrian feel. And in between  
 6 the stoops, as you can see in this rendering --  
 7 in the previous proposal we had shown you where  
 8 the windows were consistently the same from the  
 9 first floor up to the eighth.

10 What we have done is, on the first two  
 11 floors we have introduced Florida ceiling  
 12 glass, widened the openings of the first two  
 13 levels, then we have changed the window pattern  
 14 on the third and fourth floor to sort of  
 15 vertical windows that -- those are the  
 16 living -- I'm sorry, the bedroom spaces.

17 And then you get up to the standard window  
 18 treatment from the fifth floor up, which was,  
 19 you know, standard five-by-five or six-by-five  
 20 windows. And we also added a concrete eyebrow.  
 21 So we added a little bit more dynamic look to  
 22 that facade. I know that was something that  
 23 the board had mentioned at our last meeting  
 24 here. And then we added the stucco band to  
 25 sort of break at the base of the building, at

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1 background and then the residential as it looks  
 2 out over the boat basin or marina.  
 3 And this is actually if you're driving  
 4 over the bridge at sunset and what you're going  
 5 to be seeing as you're driving over the bridge.  
 6 You really won't be seeing the tops of it from  
 7 the bridge. Now, I know there will be some  
 8 other buildings that you may be able to see the  
 9 top of that garage, but as you can see we're  
 10 almost at eye level with our building. Quite  
 11 beautiful.

12 And these are just the elevations that --  
 13 what we presented to you in the rendering. And  
 14 I can walk you through it, but I think it's  
 15 self-explanatory. Nothing really much has  
 16 changed other than what I just mentioned.

17 So with that, I thank you.

18 THE CHAIRMAN: Thank you. I appreciate  
 19 that.

20 Mr. Chisholm, are there any public  
 21 comments?

22 MR. CHISHOLM: To the Chair, we do not  
 23 have any speakers request cards, and I don't  
 24 see hands raised on Zoom.

25 THE CHAIRMAN: Thank you.

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1 the sidewalk level as well.  
 2 And this is just another view of the  
 3 corner stoop that wraps around -- the balcony  
 4 that wraps around the corner and gets a wrapped  
 5 balcony and the green sage color that we're  
 6 putting at the recess of the stoops.  
 7 This is a little bit more pulled back  
 8 version, again, showing you what it's going to  
 9 look like and feel like. And you can see in  
 10 both -- on both sides of the stoop that window  
 11 pattern change that we're proposing at the base  
 12 of the building.

13 This is the view from the water. This  
 14 really hasn't changed. Now you can sort of put  
 15 the materials together with what you see here  
 16 on the rendering.

17 And this is an additional view that we  
 18 didn't have at our last meeting. And this is  
 19 showing you a view from the water, kind of  
 20 coming up -- out from underneath the Acosta  
 21 Bridge. And it really shows that side of the  
 22 project, the recess of the courtyard, which I  
 23 know we discussed a little bit about that and  
 24 what that looked like and felt like.

25 And then the view of the garage and  
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1 Then we'll move on to board comments.  
 2 Ms. Durden.  
 3 BOARD MEMBER DURDEN: Thank you very much.

4 I appreciate the explanations and bringing  
 5 all those materials to show us. And I do think  
 6 that the -- there's been a lot of changes over  
 7 the course of our different meetings. It is a  
 8 very large project, so, you know, it's kind of  
 9 almost a leap of faith for me that -- to be  
 10 reviewing, really, such a substantial location.

11 I think that all in all and overall, I  
 12 think the project is going to be an improvement  
 13 on our riverfront and will, in fact, activate  
 14 our riverfront and our whole downtown. So I'm  
 15 prepared, along with the recommendation of  
 16 staff, to approve the project.

17 Thank you.

18 THE CHAIRMAN: Thank you, Ms. Durden.  
 19 Mr. Schilling.

20 BOARD MEMBER SCHILLING: Thank you,  
 21 Mr. Chairman.

22 So one question. I noticed on -- as an  
 23 example -- it's a question. On Sheet 47,  
 24 there's a reference to signage. I'm assuming  
 25 this is, I guess, a question for the applicant

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1 and maybe staff.  
 2 So today y'all aren't seeking any signage  
 3 approvals? That would be something y'all would  
 4 come back for; is that correct?  
 5 MS. TRIMMER: Through the Chair to Board  
 6 Member Schilling, that's correct. We're still  
 7 working on the finalized sign plan. We are  
 8 contemplating a monument that would be in the  
 9 vicinity of the traffic circle, which would  
 10 require a special sign exception, and the rest  
 11 would be pretty standard wall signage.  
 12 BOARD MEMBER SCHILLING: And then also,  
 13 while you're at the podium, I have another  
 14 question because you had me on the edge of my  
 15 seat to hopefully see on the site plan how the  
 16 restaurant and the building work together. So  
 17 I was going to see if maybe you could take a  
 18 minute and point that out to us.  
 19 MS. TRIMMER: This one will probably be  
 20 the best for doing that.  
 21 So the box that we have right here  
 22 (indicating) is the designed restaurant. So  
 23 the way that it is right now -- and we will  
 24 coordinate with staff -- you would come in off  
 25 the travel circle through this little stretch  
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1 here on our site. And we do understand the  
 2 desire is to maintain the back-of-house and  
 3 trash entry on here.  
 4 We will make a rendering that you can tell  
 5 better, but what they have done is a really  
 6 cool shielding concept where they have built a  
 7 wall that kind of comes out from the front of  
 8 the restaurant and around and will completely  
 9 obscure that walkway for the trash exit from  
 10 people coming into the restaurant, assuming  
 11 that we're able to work something out to be  
 12 able to have ingress and egress for pedestrians  
 13 through that park space.  
 14 BOARD MEMBER SCHILLING: Okay. That's  
 15 very helpful. And I may be going a little bit  
 16 backwards to the prior item, but for -- when  
 17 y'all come back to final, it would be great to  
 18 see that image with the restaurant laid into it  
 19 for --  
 20 MS. TRIMMER: Through the Chair, we will  
 21 have a unified site plan that reflects the  
 22 restaurant when we come back with that.  
 23 BOARD MEMBER SCHILLING: That would be great.  
 24 MS. HERNANDEZ: Sorry about that.  
 25 BOARD MEMBER SCHILLING: Thank you.  
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1 of park that is between our site -- the  
 2 restaurant site and the roundabout, and then  
 3 enter into the restaurant.  
 4 The designs you were looking at --  
 5 everything up here is the outdoor terrace  
 6 seating. This side had the trellised area that  
 7 we were talking about potentially being able to  
 8 drop the flowers over. The views that  
 9 Ms. Durden had asked about, there's one where I  
 10 asked them to please put somebody inside the  
 11 fountain, looking at the restaurant. So that's  
 12 the fully rendered version, and that's what the  
 13 view would be sitting on the most western side  
 14 of Friendship Fountain, looking at the  
 15 restaurant.  
 16 The other vantage points we gave you were  
 17 from these corners (indicating). So when you  
 18 were looking at the green wall that had -- the  
 19 green wall and the wood cladding and the  
 20 greenery planting on it, that is along here,  
 21 and that's what we have done to kind of soften  
 22 the back of the restaurant for the residents  
 23 that are going to be looking down on it.  
 24 And then we have the back-of-house exiting  
 25 from the side of the restaurant, down through  
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1 MS. HERNANDEZ: Sorry. They should have  
 2 done it, but they didn't.  
 3 BOARD MEMBER SCHILLING: Thank you for  
 4 entertaining my question.  
 5 So then as far as comments -- so I want to  
 6 share as well that I know that y'all have been  
 7 on a tremendous journey since you made your  
 8 first presentation for review here. And I  
 9 would say that y'all have come a long, long  
 10 way. And I applaud what y'all have done, and I  
 11 think it looks really good. And I'm looking  
 12 forward to supporting this today. And thank  
 13 you for everything you've done.  
 14 THE CHAIRMAN: Mr. Davisson.  
 15 BOARD MEMBER DAVISSON: I made comments  
 16 regarding the concept approval. And I still  
 17 stand on a lot of what I said then, you know,  
 18 but then I look at where we have come from and  
 19 it's come a long way.  
 20 And I know it's taken a lot of work to get  
 21 to this point and a lot of effort, and I  
 22 appreciate that. And I hope that when you take  
 23 this project forward from conceptual to design  
 24 development that you can take it a step further  
 25 and use that as an opportunity to really refine  
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1 this building into something that's  
 2 sophisticated on our waterfront that we can all  
 3 be proud of. And I think you have gone in the  
 4 right direction from where we have come, so  
 5 thank you.  
 6 THE CHAIRMAN: Mr. Brockelman.  
 7 BOARD MEMBER BROCKELMAN: Thank you,  
 8 Mr. Chairman.  
 9 I just echo Mr. Schilling's comment. I  
 10 know it's been quite a process, but I'm really  
 11 happy with what y'all have done, and appreciate  
 12 all the time and resources you've spent working  
 13 with us, and I'm really looking forward to  
 14 seeing this come to fruition.  
 15 THE CHAIRMAN: Mr. Allen.  
 16 BOARD MEMBER ALLEN: Echo the same  
 17 comments and really appreciate Related  
 18 listening and working with us as well.  
 19 And sign them up to do another project in  
 20 Jacksonville, if you would, Cyndy.  
 21 MS. HERNANDEZ: Just be nicer then.  
 22 (Laughs.)  
 23 THE CHAIRMAN: Thank you, Mr. Allen.  
 24 I'd also say that I appreciate the hard  
 25 work that went into making this rendition.  
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1 I'd also like to thank Mr. Davisson for  
 2 taking the extra time to work with you to make  
 3 sure that we had a project this board could  
 4 really support and get behind, so thank you to  
 5 him.  
 6 That being said, I won't delay this any  
 7 further. I'd look for a motion for approval  
 8 with the staff recommendation.  
 9 BOARD MEMBER BROCKELMAN: So moved.  
 10 BOARD MEMBER SCHILLING: Second.  
 11 THE CHAIRMAN: I have movement by  
 12 Mr. Brockelman, a second by Mr. Schilling.  
 13 All those in favor, please say aye.  
 14 BOARD MEMBERS: Aye.  
 15 THE CHAIRMAN: Any opposed?  
 16 BOARD MEMBERS: (No response.)  
 17 THE CHAIRMAN: The motion passes  
 18 unanimously.  
 19 Thank you.  
 20 MS. TRIMMER: Thank you.  
 21 THE CHAIRMAN: That ends our regular  
 22 agenda items. I'll move into old business. I  
 23 have none. I'll hear any from the board or  
 24 staff.  
 25 (No response.)  
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1 THE CHAIRMAN: Hearing none, I'll close  
 2 old business and then I'll open new business.  
 3 Is there any new business that the staff  
 4 would like to bring up, or the board?  
 5 (No response.)  
 6 THE CHAIRMAN: Okay. Hearing none, I'll  
 7 take any public comments.  
 8 Mr. Chisholm, are there any public  
 9 comments generally?  
 10 MR. CHISHOLM: To the Chair, we have no  
 11 public comment at this time.  
 12 THE CHAIRMAN: Great. I'll close public  
 13 comments and I'll move to adjourn.  
 14 Thank you, everybody.  
 15 (The foregoing proceedings were adjourned  
 16 at 4:11 p.m.)  
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 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropia, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
 13  
 14  
 15 DATED this 20th day of May 2021.  
 16  
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 18 \_\_\_\_\_  
 19 Diane M. Tropia  
 20 Florida Professional Reporter  
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