

CITY OF JACKSONVILLE  
DOWNTOWN DEVELOPMENT REVIEW BOARD  
MEETING

Proceedings held on Thursday, June 9, 2022,  
commencing at 2:00 p.m., at the Jacksonville  
Downtown/Main Library, 303 North Laura Street,  
Multipurpose Room, 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.
- MATT BROCKELMAN, Board Member.
- FREDERICK JONES, Board Member.
- CRAIG DAVISSON, Board Member.
- CHRISTIAN HARDEN, Board Member.
- WILLIAM J. SCHILLING, JR., Board Member.
- JOSEPH LORETTA, Board Member.
- GARY MONAHAN, Board Member.
- LINZEE OTT, Board Member, via Zoom.

ALSO PRESENT:

- GUY PAROLA, DIA, Operations Manager.
- INA MEZINI, DIA, Marketing and Communications.
- SUSAN GRANDIN, Office of General Counsel.
- AL FERRARO, City Council Member.

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1 Thank you for joining us, Ms. Ott.  
 2 We'll move on to Item B, DDRB 2022-010,  
 3 JHS Casket Factory Renovations, conceptual  
 4 approval.  
 5 Ms. Mezini, do you have a staff report?  
 6 MS. MEZINI: That will be Mr. Parola,  
 7 please.  
 8 THE CHAIRMAN: Thank you.  
 9 Mr. Parola, staff report.  
 10 MR. PAROLA: Thank you, Mr. Chairman.  
 11 I'm waiting for the PowerPoint to come up  
 12 here a little more and then I'll start talking.  
 13 Okay. Thank you.  
 14 So the first slide shows you where the  
 15 property is and the subject building. There  
 16 are two buildings on this property. Arguably,  
 17 the crown jewel of it being not this building,  
 18 but the old (audio malfunction) hospital  
 19 building, and that's why the Jacksonville  
 20 Historic Preservation Society, I believe, has  
 21 their offices there. And right now I believe  
 22 this building is being used for storage and  
 23 documents and artifacts and stuff.  
 24 Slide, please.  
 25 Again, this is an aerial. We've circled  
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1 PROCEEDINGS  
June 9, 2022 2:00 p.m.

2 - - -

3 THE CHAIRMAN: So I'll call to order the  
 4 Downtown Development Review Board meeting for  
 5 Thursday, June 9th, 2022.  
 6 We'll start with our first action item,  
 7 approval of the May 12th, 2022, DDRB regular  
 8 meeting minutes.  
 9 Is there any discussion?  
 10 BOARD MEMBERS: (No response.)  
 11 THE CHAIRMAN: Okay. Hearing none, I'll  
 12 accept a motion.  
 13 BOARD MEMBER MONAHAN: Motion to approve.  
 14 BOARD MEMBER JONES: Second.  
 15 THE CHAIRMAN: We have a motion to approve  
 16 from Mr. Monahan and a second by Mr. Jones.  
 17 For the board, if you do want to speak,  
 18 please make sure you push your button.  
 19 All those in favor, please say aye.  
 20 BOARD MEMBERS: Aye.  
 21 THE CHAIRMAN: Any opposed?  
 22 BOARD MEMBERS: (No response.)  
 23 THE CHAIRMAN: I would also like to  
 24 recognize that Board Member Linzee Ott is  
 25 online joining us. She will be able to vote.  
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1 the building in white. You can see that it's  
 2 at the junction there of Duval Street and  
 3 (audio malfunction).  
 4 So this is the site plan, as you can see,  
 5 a huge 11-by-17 of it.  
 6 Next slide.  
 7 If you can show the slide that shows the  
 8 site plan overlaid on an aerial photograph --  
 9 so we went through all of that exercise just so  
 10 you can kind of see how the site lays out.  
 11 Two things are sort of happening within  
 12 this application. And, again, this is for  
 13 conceptual approval, so they will have to come  
 14 back for final approval after they go through  
 15 the Jacksonville Historic Preservation  
 16 Commission.  
 17 The first things you guys see on here is  
 18 where it -- (audio malfunction).  
 19 The first thing you'll see is where it  
 20 says "existing parking repair." So they are  
 21 not creating new surface parking, but they are  
 22 going to create a parking lot that has  
 23 landscaping and the like and, again, restripe  
 24 it. And that striping plan and landscaping  
 25 plan, I believe, are in the documents that I  
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1 handed out to you.

2 The Florida Casket Company building,  
3 that's the building that's -- that's in  
4 question here. If you look very closely into  
5 it, you're going to see two wings on either  
6 side of it -- so that either side being the  
7 west and east -- where they're proposing two  
8 stucco additions to it. Inside of those  
9 additions are stairwells for secondary ingress  
10 and egress, as well as -- I believe they have  
11 some (audio malfunction) there as well.

12 I apologize. Thank you for that. I'll  
13 wait until Ms. Mezini can go to the next slide.

14 How do you like the presentation so far,  
15 Mr. Chairman?

16 THE CHAIRMAN: It's been wonderful. Thank  
17 you, Mr. Parola.

18 MR. PAROLA: This is the existing building  
19 with the south facade, the east and north  
20 facades, and the west and north facades. What  
21 you see on the south facade is that the first  
22 floor area, all those windows have been sort of  
23 covered up with brick. And likewise on the  
24 north elevation.

25 So if you look at the east and north

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1 have expressed in this staff report, but we've  
2 had conversations between departmental staff,  
3 and we feel we're on the same page in that our  
4 concerns and comments in here will probably be  
5 echoed, if they haven't been already, and  
6 probably to a much more professional extent  
7 through the Planning and Development staff.

8 For the benefit of anyone who can't read  
9 the recommendations, they are on the slide  
10 right now. I'll just kind of paraphrase each  
11 one.

12 The applicant/architect will discuss the  
13 lack of transparency. So we're specifically  
14 concerned with the north facade. So the first  
15 and second floor, as you can see, those were --  
16 those windows were enclosed. The east and west  
17 additions seem to lack any sort of glazing.  
18 There might be a reason for that, but that is a  
19 concern of ours. And it is also against -- or  
20 is not consistent with our downtown design  
21 guidelines.

22 The applicant will receive a Certificate  
23 of Appropriateness, or whatever the functional  
24 equivalent may be, as they proceed to the  
25 Jacksonville Historic Preservation Commission.

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1 facades and if you look at the west and north  
2 facade photographs, you will see that the  
3 second and first floor windows have been  
4 covered up. They've probably been like that  
5 for a long period of time. And you'll see that  
6 the third floor is where actually we see some  
7 glazing maintained.

8 Slide, please.

9 So this is essentially what they're asking  
10 to do. You can kind of see in it, the parking  
11 area, but you can see the two stucco additions.  
12 I believe the applicant is here, or the  
13 applicant's architect, and they can kind of  
14 walk you through it.

15 Next slide, please.

16 This is our recommendation. And so one  
17 thing I want to kind of walk through is that  
18 this building does have to go back to the  
19 Historic Preservation Commission prior it --  
20 prior to it coming to you for final approval.

21 We give great deference to the  
22 Jacksonville Historic Preservation Commission  
23 when we deal with such buildings. Typically,  
24 we don't even express some of the concerns that  
25 we would at -- on a conceptual level that we

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1 That has to be presented to this board prior to  
2 you all taking final action.

3 For the benefit of new board members, the  
4 reason we do that is we like to give deference  
5 to whatever subject matter expert board may  
6 also have to act on something. That something  
7 in this case is the -- the building, and that  
8 body is the Historic Preservation Commission.

9 The applicant shall submit color  
10 elevations. So, really, I would guide the  
11 architect and the applicant to read the section  
12 of our Ordinance Code that talks about what is  
13 required to be submitted as part of the final  
14 development approval in front of this body.

15 And then they shall submit a site plan  
16 showing trash receptacles. We're going through  
17 a big effort right now to try and screen these  
18 things, and so I think you're going to be  
19 seeing that condition a lot when it's not  
20 readily apparent on a site plan where they are.

21 To that -- and I'm here for any questions.  
22 I believe the architect for the applicant may  
23 be in the audience.

24 THE CHAIRMAN: Thank you, Mr. Parola.  
25 Excellent job with the staff report. Thank

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1 you.

2 If we could have the applicant -- if the  
3 applicant has a presentation.

4 As a reminder to those coming to the  
5 podium to speak, please state your name and  
6 address for the record.

7 (Mr. Blake approaches the podium.)

8 MR. BLAKE: Michael Blake. I'm an  
9 architect on the project. Our office is at 904  
10 Margaret Street.

11 So, in general, the -- the idea is to  
12 bring a new purpose to the building. The  
13 Jacksonville Historical Society has their main  
14 offices in the historic St. Luke's Hospital, in  
15 the adjacent building.

16 When the old courthouse was torn down, all  
17 of the records and archives that were buried in  
18 the building was inherited by the Historical  
19 Society and were temporarily stored in the  
20 building. And I think there's some things from  
21 the Times-Union that they've inherited, and  
22 they're trying to use the second floor for  
23 archive storage and research.

24 The first floor would be dedicated for use  
25 as a music museum and the top floor would be  
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1 on Zoom, Mr. Stanley Scott.

2 Mr. Scott, if you will unmute and begin,  
3 I'll start the timer.

4 ZOOM MEMBER: Is this public comment or --  
5 MS. MEZINI: Yes, sir. It's public  
6 comment.

7 ZOOM MEMBER: Okay. Public comment.  
8 So hello to everybody.

9 First, I'm -- I'm reaching out today  
10 concerning LaVilla, the development of LaVilla  
11 with the advisory board. When I read over the  
12 information, I was appalled by the fact that  
13 there was no economic development component  
14 attached to that. How can that be? Once  
15 again, how can that be?

16 You want to talk about the artwork, the --  
17 the apartments, but what about working? When I  
18 talk about work, I'm talking about career, I'm  
19 talking about jobs, jobs -- middle-class jobs  
20 for that community, for LaVilla over there.

21 Now, once again, I'm appalled by the fact  
22 that that was not on the paperwork. Now, to --  
23 to me, if I look at it, that mean that you only  
24 concerned about -- once again, your only  
25 concern is some artwork and some historical

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1 open for use as an event venue.

2 The scope of work is really to do repairs  
3 to the building. And it does not have an  
4 adequate means of egress, so we've added an  
5 egress stair at each end. It does not have  
6 ADA-compliant bathrooms or their -- an HVAC  
7 system. So all of the bare minimums to operate  
8 as a commercial building have been added.

9 We've tried to set the -- the additions at  
10 the opposite ends and concentrate the new  
11 construction together, and to minimize the  
12 impact on the historic building, and leave the  
13 interiors of the building as open and untouched  
14 as possible.

15 We've added the additions with a different  
16 exterior veneer to differentiate the historic  
17 building from the new and to not detract from  
18 the historic character.

19 And we have a site meeting on Monday with  
20 the Historic Preservation, on site.

21 THE CHAIRMAN: Thank you. Appreciate  
22 that.

23 Before we move into board comments,  
24 Ms. Mezini, are there any public comments?

25 MS. MEZINI: Yes. We have a hand raised  
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1 information.

2 Why do that continue to happen when it  
3 come to the African-American community? We are  
4 not able to create opportunity for the people  
5 living in the area, or the surrounding area, or  
6 play a -- a big part of development?

7 When you talk about development, we  
8 talking about economic development. I'm not  
9 the only person that brought that up. I've  
10 been bringing it up at the -- at the advisory  
11 meeting, but I wanted to put it on the record.  
12 That is -- it's a shame that economic  
13 development has not been addressed.

14 And number two, in closing, very briefly,  
15 I'm appalled by the fact that -- with me being  
16 a resident of LaVilla, as a child -- I live in  
17 LaVilla at the present time. I run an economic  
18 think tank and also I'm very active in the  
19 community, especially in that department, in  
20 the -- that we're talking about at the present  
21 time because I have been there many times to  
22 meetings.

23 Why was the think tank not allowed to be  
24 on the advisory board?

25 Thank you.  
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1 MS. MEZINI: No further public comment.  
 2 Thank you.  
 3 THE CHAIRMAN: Thank you, Ms. Mezini.  
 4 We'll move on to board comments. Before I  
 5 do, I'd like to recognize Council Member  
 6 Ferraro.  
 7 Sir, thank you for joining us today.  
 8 Appreciate that.  
 9 We'll start over here with Mr. Jones.  
 10 BOARD MEMBER JONES: Good afternoon.  
 11 Thank you, Mr. Chair.  
 12 This project is -- like I said, I don't  
 13 really have a whole lot of subjective  
 14 questions. The only thing, again, echoing  
 15 staff's concern about the transparency on the  
 16 first floor, I'd just like to really hear a  
 17 little bit more from the architect, the intent,  
 18 whether it's driven by the intent of this being  
 19 sort of a music studio and there's need for  
 20 acoustics or is it because of the portion of  
 21 the elevated expressway that still remains that  
 22 runs along the north side of the building, and  
 23 if that being a barrier to the walkability and  
 24 transparency of the building.  
 25 THE CHAIRMAN: Thank you, Mr. Jones.  
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1 the -- in the past there's been security  
 2 concerns, so the windows have been closed and  
 3 we've just left them in that condition at this  
 4 point.  
 5 BOARD MEMBER LORETTA: So really there  
 6 will be almost no natural light on the first  
 7 floor?  
 8 MR. BLAKE: That's correct, at this point.  
 9 BOARD MEMBER LORETTA: I have no further  
 10 questions, then. I'll allow staff to figure  
 11 this out with the applicant.  
 12 Thank you.  
 13 THE CHAIRMAN: Thank you, Mr. Loretta.  
 14 Mr. Davisson.  
 15 BOARD MEMBER DAVISSON: Yeah, I've got  
 16 a -- if you could remain there.  
 17 Was there ever consideration -- you've got  
 18 two means of egress. Was there ever  
 19 consideration to have stairs that were attached  
 20 to the building that you've done, exposed,  
 21 without being in the envelope of the building  
 22 to save costs?  
 23 MR. BLAKE: Yes. So the stair at the west  
 24 is open. I mean, it is unconditioned space, so  
 25 there -- it's -- to save costs, we've not  
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1 Mr. Monahan.  
 2 BOARD MEMBER MONAHAN: No comments,  
 3 Mr. Chair.  
 4 THE CHAIRMAN: Thank you, Mr. Monahan.  
 5 Mr. Loretta.  
 6 BOARD MEMBER LORETTA: I guess since we do  
 7 have the architect here, we may as well just  
 8 ask him why, right? I mean, is it -- is it  
 9 going to be three buildings -- a three-floor  
 10 building?  
 11 MR. BLAKE: Yes. The building is three  
 12 stories. The existing first floor windows are  
 13 closed, and so we are renovating it for future  
 14 use as a museum.  
 15 We anticipate an additional phase of work  
 16 where the museum displays and lighting --  
 17 specific to whatever moves in. I think the  
 18 general intent is to showcase music history of  
 19 Jacksonville, and exactly what that looks like  
 20 would be a separate project.  
 21 The --  
 22 BOARD MEMBER LORETTA: So --  
 23 MR. BLAKE: On the north side, the  
 24 elevated street theater, you're at eye level  
 25 with the third floor most of the way. And  
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1 conditioned that stair. It's only a stair at  
 2 the west. The east addition, we'll also have  
 3 the toilet rooms and an additional stair and  
 4 mechanical equipment on top that serves each of  
 5 the floors.  
 6 BOARD MEMBER DAVISSON: I guess -- I'm  
 7 almost kind of at a loss for words on this  
 8 building. You know, I would think that the  
 9 Historic Commission -- and I'll give my nod to  
 10 what they're -- they're saying is, but, you  
 11 know, I know that their mission is to enhance  
 12 and protect the value of the building. And  
 13 these two additions that are just basically  
 14 just two -- just stucco walls that are --  
 15 they're slapped on the side of the building. I  
 16 just don't think -- you know, I heard you make  
 17 the comment that we're doing something that  
 18 doesn't distract from the historical character.  
 19 And I -- personally, I think it does.  
 20 I understand the need that -- or the lack  
 21 of need, you know, when you're doing archives,  
 22 museum space, theaters, things like that, that  
 23 you don't need -- you don't want natural  
 24 lighting, but there's ways to handle that.  
 25 I think that the stairs are a great  
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1 opportunity. I'm not advising you how to  
 2 design your building, but the stairs are a  
 3 great opportunity to expose and embellish -- I  
 4 just -- I just don't see that the design  
 5 solution has, you know, any distinguishing  
 6 characteristics that are suitable or  
 7 appropriate.

8 That's all.

9 THE CHAIRMAN: Thank you, Mr. Davisson.  
 10 Mr. Brockelman.

11 BOARD MEMBER BROCKELMAN: Thank you,  
 12 Mr. Chairman.

13 I completely agree with Mr. Davisson, so  
 14 I'll just leave it there and kind of echo those  
 15 sentiments.

16 THE CHAIRMAN: Thank you, Mr. Brockelman.  
 17 Mr. Schilling.

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

20 And I'll ask the applicant, through the  
 21 Chair, and -- so certainly in this phase from  
 22 the drawings, it -- it shows that the windows  
 23 that are bricked in on the north and south are  
 24 going to stay bricked in, but is that something  
 25 that is more of an interim condition that you

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1 would see? Has there been any discussion in  
 2 the future of restoring those windows?

3 MR. BLAKE: So at this point, the -- the  
 4 intent was to get the building conditioned so  
 5 that it could be used for archive storage and  
 6 then gradually move into the building, start  
 7 holding events on the third floor and work  
 8 towards what the museum on the first floor  
 9 would be. But at this point, we've just tried  
 10 to create a building envelope with the  
 11 mechanical systems to house those things,  
 12 and -- and that's as far as we've gone.

13 BOARD MEMBER SCHILLING: Okay. All right.  
 14 And then -- so I'd add -- you know, I know  
 15 some concerns have been raised. And I'll share  
 16 that, without having color renderings, I'm --  
 17 I'm having a tough time visualizing what this  
 18 is going to look like and the colors that y'all  
 19 are talking about on this expansion and how  
 20 that's going to look with the existing brick  
 21 that's the historical part of the building.

22 And so, Mr. Chairman, at -- but at the  
 23 same time, I'd like to see this keep moving  
 24 forward and I wouldn't want to hold this up at  
 25 the conceptual level, but I -- Mr. Chairman,

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1 I'd go one step further that on the condition  
 2 the staff recommended of color renderings --  
 3 knowing sometimes that a color rendering is  
 4 only as good as the printer it was printed on,  
 5 I'd ask if we could also ask the applicant to  
 6 provide some color samples and maybe a material  
 7 board for final so we could -- we could really  
 8 understand what that's going to look like.

9 MR. PAROLA: Thank you.

10 If I may, through the Chair, that's a  
 11 super good point, Mr. Schilling. That's why I  
 12 sort of, in a roundabout way, guided them to  
 13 look at what's required to be submitted at  
 14 final because exactly what you said is required  
 15 to be submitted at final is -- is a material  
 16 board, so --

17 BOARD MEMBER SCHILLING: Perfect.  
 18 And those are my only comments.  
 19 Thank you, Mr. Chairman.

20 THE CHAIRMAN: Thank you, Mr. Schilling.  
 21 Ms. Ott, any comments?

22 BOARD MEMBER OTT: Hi. Thank you. Sorry  
 23 I couldn't be with you all today.

24 Mr. Blake, I did have one question. I  
 25 know you're not the applicant. But do you have

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1 any idea what type of events the JHS intends or  
 2 envisions using the third floor space for?

3 MR. BLAKE: I don't know that they are  
 4 limiting it. I would assume that it would be  
 5 open to any sort of event. I'm sure that they  
 6 would like to rent it out to whoever would like  
 7 to rent it.

8 BOARD MEMBER OTT: Okay. I'm thinking,  
 9 in -- in my own experience with a local  
 10 organization and their event space, we get a  
 11 lot of requests for weddings, and vow renewals  
 12 are popular as well. And in this space -- I  
 13 know particularly that we hear how valuable  
 14 natural light is at those events for those  
 15 clients, so that would just be my -- my piece  
 16 of feedback and just thoughts along the event  
 17 space train of thought. Otherwise, I would  
 18 echo the comments of my colleagues.

19 THE CHAIRMAN: Thank you, Ms. Ott.  
 20 Appreciate those comments.  
 21 Council Member Ferraro.

22 COUNCIL MEMBER FERRARO: Thank you.  
 23 I just need a little clarification. I was  
 24 looking at -- here, where you said the east  
 25 elevation with the new stairs and a toilet room

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21

1 addition. So I'm not really sure how this  
2 works. I know it's a museum and you're looking  
3 at doing entertainment. So if somebody is  
4 challenged in a wheelchair or something, would  
5 that be part of this?

6 MR. BLAKE: The existing building had a  
7 freight elevator and it's been modernized to  
8 be a passenger elevator, and that's already in  
9 the building. At the -- at the east end, and  
10 so it will have an elevator on this,  
11 functioning and operational, at the completion  
12 of this project. I mean, it's already there  
13 now.

14 COUNCIL MEMBER FERRARO: Okay. I'm sorry.  
15 Through the Chair, so if you're doing the  
16 events, you would be ADA-compliant with --

17 MR. BLAKE: Yes.

18 COUNCIL MEMBER FERRARO: -- the historical  
19 part?

20 MR. BLAKE: Yes.

21 COUNCIL MEMBER FERRARO: Okay.

22 MR. BLAKE: Yes. It would be completely  
23 ADA-compliant at all levels at the completion  
24 of this project. And I think that the  
25 Historical Society would immediately start

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1 using the space for archive storage,  
2 particularly at the second floor level.

3 I think they intend to have people that  
4 are doing research assignments and that would  
5 use their resources for book research to use  
6 that area, kind of like a library at study  
7 carrols and minimal staff. And you could fully  
8 occupy the second and third floor immediately.  
9 The museum space would come later.

10 COUNCIL MEMBER FERRARO: Okay. Thank you.

11 THE CHAIRMAN: Thank you, Council Member  
12 Ferraro. Appreciate that.

13 A couple of comments myself. I recognize  
14 that the building is a brick building and it  
15 was utilitarian in its use, it's devoid of a  
16 lot of decoration, but there is something  
17 handsome about it. I mean, it is a brick  
18 building, it has very large windows. I  
19 recognize some of them are blocked up, but they  
20 may be able to be reused at some point in the  
21 future.

22 I take issue with the additions. I  
23 disagree that these would fade to the  
24 background and not detract from the  
25 architecture of the building. I think they

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1 absolutely would. I think, in fact, that they  
2 would stand out as additions that would detract  
3 from what is a relatively handsome, old, brick  
4 building.

5 And so I would encourage you to continue  
6 working on your design and refining it to do  
7 what you said it would do, which is not detract  
8 from the historic nature of the building,  
9 recognizing that, again, it's devoid of a lot  
10 of decorations and other things that you might  
11 be able to draw on.

12 It's challenging to let this continue to  
13 move forward. I don't want to stop it because  
14 I want you to continue, but at the same time I  
15 think this needs a lot of work. And it does  
16 need illustrations that the nonarchitect board  
17 members can evaluate properly and give you good  
18 feedback.

19 I consider, too, that the canopy seems  
20 very out of place. I recognize it might be a  
21 third-party provider, you may not design it  
22 directly, but work with them on selecting  
23 something that will be a good fit for this  
24 building. Right now this isn't.

25 So anyway, that's my feedback. I'll leave  
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24

1 it to the board to continue to make  
2 recommendations to move forward.

3 BOARD MEMBER MONAHAN: Mr. Chair, one more  
4 comment, if I may.

5 THE CHAIRMAN: Yes, please, Mr. Monahan.

6 BOARD MEMBER MONAHAN: On the historical  
7 archives section of the building, to your  
8 knowledge -- working in the museum myself, you  
9 know, a lot of those rooms are temperature and  
10 humidity controlled. Do you know that if this  
11 will be -- and if so, the -- that equipment  
12 will be housed where? And if it is in place, I  
13 would recommend significant screening.

14 THE CHAIRMAN: You can respond if you  
15 would like.

16 MR. BLAKE: The equipment will be located  
17 on the roof and there's a parapet that would  
18 conceal it. And it will be conditioned from  
19 the completion of this project for the use as a  
20 museum, archives, and the event space.

21 THE CHAIRMAN: Excellent point,  
22 Mr. Monahan. If I could add, we've had  
23 challenges screening rooftop equipment in the  
24 past, so I would encourage you to articulate  
25 and design out exactly the size of the

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1 equipment on the roof and show us illustrations  
 2 from the public right-of-way that you will not  
 3 see any rooftop equipment with a diagram.  
 4 MR. BLAKE: Okay.  
 5 THE CHAIRMAN: If there are no further  
 6 comments -- please, Mr. Jones.  
 7 BOARD MEMBER JONES: I do have one other  
 8 question, and this is probably related more to  
 9 the street because, again, just thinking about  
 10 the experience -- and I don't know if the City  
 11 has had discussions. Is this section of Duval  
 12 Street Jacksonville or is it FDOT?  
 13 MR. PAROLA: To my knowledge, it's  
 14 Jacksonville. And it's going to remain in  
 15 place. You know how it functions. And it's --  
 16 nothing is going anywhere with it.  
 17 BOARD MEMBER JONES: So just -- just  
 18 wanted to verify if it's part of sort of  
 19 daylighting the creek. There is no plan to  
 20 maybe sort of take that section down to a  
 21 smaller at-grade facility with maybe a  
 22 bridge -- a different -- but at this point,  
 23 it's -- it's remaining as it is, to the best of  
 24 your knowledge?  
 25 MR. PAROLA: Through the Chair, I think  
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1 I've seen diagrams like that. And I think we  
 2 all want Hogan's Creek -- you know, I would  
 3 suggest that there are surface parking lots  
 4 underneath there that really have to come in  
 5 line before we start -- this becomes affected.  
 6 BOARD MEMBER JONES: Okay. Yeah, and  
 7 just -- and most of this is really just related  
 8 to the fact of why, you know, you have windows  
 9 there and, you know, again, you're -- the  
 10 building runs right up to the third floor, so  
 11 it's a -- just more of a long-term suggestion  
 12 that would make daylighting the building much  
 13 more attractive.  
 14 THE CHAIRMAN: Thank you, Mr. Jones.  
 15 Any other comments by the board?  
 16 BOARD MEMBERS: (No response.)  
 17 THE CHAIRMAN: Okay. I'll accept a motion  
 18 if there is one.  
 19 BOARD MEMBER SCHILLING: Mr. Chairman,  
 20 I'll take a stab at a motion, recognizing that  
 21 I -- there have been some concerns raised. And  
 22 I'll make this motion, if it is seconded, so we  
 23 can have some discussion. And I'm open to  
 24 friendly -- will be open to friendly amendments  
 25 for any additional conditions that would like  
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1 to be added, but --  
 2 I was going to make a motion that we  
 3 recommend approval for conceptual -- the  
 4 conceptual approval of this application with  
 5 the four conditions that have been provided by  
 6 staff, and -- and I would expand Condition 3,  
 7 although Mr. Parola pointed out it is a  
 8 requirement, but -- that the applicant provide  
 9 a color and material board at final approval,  
 10 and make that motion.  
 11 BOARD MEMBER BROCKELMAN: Second.  
 12 THE CHAIRMAN: Okay. We have a motion for  
 13 approval with recommendations by staff as  
 14 modified by Mr. Schilling, reinforcing what's  
 15 already required. We have a second by  
 16 Mr. Brockelman.  
 17 All those in favor, please say aye.  
 18 BOARD MEMBER LORETTA: Aye.  
 19 BOARD MEMBER SCHILLING: Aye.  
 20 BOARD MEMBER OTT: Aye.  
 21 BOARD MEMBER HARDEN: Aye.  
 22 BOARD MEMBER JONES: Aye.  
 23 BOARD MEMBER MONAHAN: Aye.  
 24 BOARD MEMBER BROCKELMAN: Aye.  
 25 THE CHAIRMAN: Aye.  
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1 And any opposed?  
 2 BOARD MEMBER DAVISSON: Nay.  
 3 THE CHAIRMAN: Nay from Mr. Davisson.  
 4 Thank you.  
 5 And Ms. Ott, I saw your yea, so thank you  
 6 for that. I saw your hand raised.  
 7 So you have your conceptual approval.  
 8 And, again, I would reiterate there's a  
 9 tremendous amount of work left to do before you  
 10 get to final, and we don't want to see you not  
 11 get your final, so -- thank you.  
 12 MR. BLAKE: Thank you.  
 13 THE CHAIRMAN: Okay. We'll move on to  
 14 Item C, Ordinance 2022-0383, Downtown Overlay  
 15 Zoning Code.  
 16 Mr. Parola, staff report.  
 17 MR. PAROLA: Thank you, Mr. Chairman.  
 18 You'll recall in January of this year  
 19 there was a committee that was put together  
 20 from several members of this board and staff,  
 21 and we had workshops with the public and  
 22 stakeholders on some -- let's call them  
 23 house-cleaning measures and things we could  
 24 improve in the Ordinance Code as it related to  
 25 downtown.  
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1 In 2019, by way of history, there was a --  
2 pretty much a large, wholesale revamping of the  
3 Downtown Overlay. We learned some things in  
4 two-and-a-half years. Staff brought that to  
5 the committee. We talked through a couple of  
6 them. They were proffered, they were voted on  
7 by this board to move forward to legislation,  
8 they moved forward to legislation. And now  
9 you're seeing the legislation to formally act  
10 on it.

11 The nuance of the Ordinance Code says that  
12 even though the changes by and large came from  
13 this body, when it hits its ordinance form, you  
14 still have to then vote on it. And we'll move  
15 a recommendation on to City Council.

16 I will tell you that at 1 p.m. this  
17 afternoon the Planning Commission heard this  
18 item and voted to approve it with a couple of  
19 amendments to the legislation. Those  
20 amendments are in a white sheet of paper with  
21 black and red text on it. And since those are  
22 really the only new things you haven't seen  
23 before, let me go over them, if I may.

24 You'll recall that at staff's  
25 recommendation early on in the process we  
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1 recommended that both the Southbank and the  
2 Sports & Entertainment District have a  
3 prohibition on new surface lots. The reasoning  
4 we gave you at the time is because each one of  
5 those has unlimited height; you should be able  
6 to build a parking structure within those  
7 districts.

8 We have since be reeducated on the matter  
9 and thought about it a little more, and we feel  
10 that the prohibition in the Southbank should  
11 remain, but that new or expanded surface  
12 parking lots should not be permitted as a  
13 matter of right within the Sports &  
14 Entertainment District, but should be permitted  
15 via special exception. That way some  
16 guardrails can be put on them.

17 Staff, obviously, supports that. That's  
18 why we're bringing it in front of you. And the  
19 Planning Commission earlier this afternoon  
20 voted to approve that.

21 The other section of the legislation that  
22 is changing actually doesn't have to do with  
23 the Zoning Code, but, rather, it has to do with  
24 the responsibilities of the Planning  
25 Commission.

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1 As a matter of efficiency -- or at least  
2 our goal was efficiency and process. We were  
3 asking that the Planning Commission be removed  
4 from, actually, this process when there was a  
5 text change to the Ordinance Code that affected  
6 only downtown. So only Part 3, some Part H of  
7 the Zoning Code. That in lieu of going to both  
8 DDRB and Planning Commission and DIA, that it  
9 just went to DDRB and DIA.

10 We've had conversations with Mr. Bill  
11 Killingsworth, the planning director. And  
12 after a few back-and-forths, I see the wisdom  
13 in keeping it at Planning Commission for a  
14 variety of reasons. The first one being that  
15 it guarantees his staff will take a look at the  
16 changes, not so much to be in a posture of  
17 saying, this is good, bad or ugly, but a  
18 posture to make sure that it's consistent with  
19 every other action that's coming out of OGC  
20 regarding the Zoning Code and to make sure it  
21 doesn't create internal inconsistencies with  
22 other parts of the Zoning Code.

23 Since this was made at the request --  
24 since the amendment to the legislation was made  
25 at the request of the planning director -- and  
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1 when you open, like, the first or second page  
2 of the Zoning Code, it says the responsibility  
3 for interpretation lies within the planning  
4 director -- we're certainly going to give him  
5 deference and take out the language that --  
6 that he doesn't want being in there.

7 So those are really the only two changes  
8 in here. We can talk about what you proffered  
9 before. Otherwise, this is more of a  
10 mechanical action than anything else.

11 THE CHAIRMAN: Thank you, Mr. Parola. I  
12 appreciate that.

13 And I was one of our board's members  
14 working on this in the special committee with  
15 Mr. Parola and my fellow board members, and I  
16 think that what -- what you see is a reflection  
17 of what we were looking for, and it was -- it  
18 was well done. It was a few meetings, so I  
19 appreciate that.

20 And I'll take any other discussion on the  
21 item openly.

22 Mr. Brockelman.

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

25 And just to clarify, Mr. Parola, so what

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1 I -- what I think I heard you say, which -- I  
2 support the first part totally, which is to  
3 reduce unnecessary scheduling and regulatory  
4 burdens by going through every single agency to  
5 get to an approval, but then the second part  
6 you talked about Mr. Killingsworth getting --  
7 and his staff getting a crack at the apple  
8 here, and is --

9 Effectively, what would this amendment  
10 that the Planning Commission suggested do?  
11 Would it still keep in place the -- a  
12 requirement that the Planning Commission, as  
13 the Commission itself, weigh in in a meeting,  
14 or would it simply allow Mr. Killingsworth and  
15 his team to take a look at it, and if they  
16 don't have any substantial concerns, it would  
17 still be able to shave off that additional,  
18 perhaps, unnecessary step in the approval  
19 process?

20 MR. PAROLA: Through the Chair, it would  
21 keep the process as is. So it would go to  
22 Planning Commission for a formal action.

23 Again, we had conversations with the  
24 planning director. He made some really solid  
25 points, and I would give great deference to him

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1 They're going through some changes.  
2 They're selling off property, but there's still  
3 going to be a church there. So through  
4 conversations with the Baptist church, we've  
5 come to an agreement that so long as you're a  
6 restaurant, you're not a bar, you're not a  
7 nightclub, that we're going to relax those  
8 distance limitations.

9 We still want to be very respectful to  
10 them. And if you are a straight-up bar or  
11 nightclub, I would suggest that there's a lot  
12 of other great places that we would welcome  
13 you, open arms, without limitations, in  
14 downtown.

15 And so this was our compromise with them,  
16 Mr. Jones.

17 BOARD MEMBER JONES: Thank you.

18 And the other item was about the homeless  
19 centers and rescue missions and ensuring that  
20 those facilities would be eventually -- and  
21 close. I know it has a date of July 1st, 2024.

22 Is that something that we're active --  
23 obviously, they're aware of and they're  
24 actively working on now, or does it function as  
25 sort of an unfunded mandate, or -- or is that a

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1 as the responsible party for implementing the  
2 Zoning Code.

3 THE CHAIRMAN: Mr. Jones.

4 BOARD MEMBER JONES: Yes. I do have  
5 one -- or actually two little questions just  
6 related to the changes. Again, around the  
7 alcohol restrictions -- and I know that  
8 substantively you guys have vetted this.

9 It says that it must be in conjunction  
10 with a restaurant. Is there flexibility  
11 around -- say you had events and there was, you  
12 know, a freestanding -- you know, tents or  
13 somebody or there was a brewery that wanted to,  
14 you know, purvey their alcohol, but it's not  
15 attached to a restaurant in one of these  
16 districts, is that something that you would be  
17 able to -- still be permissible, or you'd have  
18 to go through a separate channel to get  
19 approval for that?

20 MR. PAROLA: Through the Chair, right now  
21 the Church District, which is proposed to be  
22 changed to North Core, for branding purposes,  
23 you still maintain your liquor distance. And  
24 that was rightly so. The church owned  
25 13 blocks, I think.

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1 date that they're aware of, that they're going  
2 to be in compliance with?

3 MR. PAROLA: Through the Chair, that's a  
4 very good question. That was -- that date was  
5 put in there back in 2019 when we went through  
6 these changes.

7 I would say I've heard discussions from  
8 some of their providers that maybe it's -- we  
9 need to take a look at this. So right now the  
10 legislation we're moving forward is agnostic to  
11 what is currently in the Ordinance Code.

12 BOARD MEMBER JONES: Thank you.

13 THE CHAIRMAN: Thank you, Mr. Jones.  
14 Any other -- Mr. Monahan.

15 BOARD MEMBER MONAHAN: Through the Chair,  
16 my only minor concern or issue here is with  
17 prohibiting the construction -- new or  
18 expansion of surface parking in the Sports &  
19 Entertainment District. Just as new density  
20 comes on line there, I mean, we would want to  
21 try to avoid the high cost of building parking  
22 garages for potentially thousands of spaces.

23 MR. PAROLA: Through the Chair, that's  
24 a -- that's a fine point.

25 So you'll notice that the red text strikes

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1 that. So they will continue to be permitted by  
 2 grant of an exception so that if a new surface  
 3 parking lot comes on line, they have an avenue  
 4 to make their case. But if we're doing our  
 5 jobs right, so we collectively, as this board,  
 6 DIA staff and DIA as a body, we're going to get  
 7 our rents high enough to where structured  
 8 parking is very feasible by project.  
 9 BOARD MEMBER MONAHAN: Thank you.  
 10 THE CHAIRMAN: Ms. Ott, I don't want to  
 11 miss you, if you've got anything.  
 12 BOARD MEMBER OTT: (Shakes head.)  
 13 THE CHAIRMAN: Thank you.  
 14 All right. Mr. Brockelman.  
 15 BOARD MEMBER BROCKELMAN: Thank you,  
 16 Mr. Chairman.  
 17 This is kind of a silly one, but I noticed  
 18 that changing the name of the Church District  
 19 to the North Core district, we've -- we've made  
 20 North Core one word and Central Core in the  
 21 Ordinance Code is two words. For the sake of  
 22 consistency, would anybody have a problem with  
 23 just making that two words? Is there a  
 24 branding element to that?  
 25 MR. PAROLA: Through the Chair, that may  
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1 So is that in addition to your recommendation  
 2 or is that something different? Because I  
 3 haven't seen that.  
 4 MR. PAROLA: (Off microphone.)  
 5 MS. GRANDIN: They're the same thing?  
 6 Okay. So Mr. Monahan, your motion would  
 7 probably be, move approval based on the  
 8 amendment that was made at the Planning  
 9 Commission.  
 10 It's the same as your recommendation.  
 11 Okay.  
 12 THE CHAIRMAN: So we're okay?  
 13 MS. GRANDIN: (Nods head.)  
 14 THE CHAIRMAN: Thank you.  
 15 All those in favor, please say aye.  
 16 BOARD MEMBERS: Aye.  
 17 THE CHAIRMAN: Any opposed?  
 18 BOARD MEMBERS: (No response.)  
 19 THE CHAIRMAN: Thank you. That motion  
 20 carries.  
 21 That ends our regular action items  
 22 section. We'll move on to old business.  
 23 Is there any old business that the board  
 24 has or the staff has?  
 25 (No response.)  
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1 be an element of staff not looking at it  
 2 closely enough. I promise you, we'll have --  
 3 I'll have others take a look at it and it will  
 4 be consistent.  
 5 THE CHAIRMAN: Okay. If there are no  
 6 other comments, I'll take a motion.  
 7 BOARD MEMBER MONAHAN: So moved.  
 8 THE CHAIRMAN: Okay. We have a motion  
 9 from -- for approval from Mr. Monahan.  
 10 BOARD MEMBER SCHILLING: Second.  
 11 THE CHAIRMAN: Second by Mr. Schilling.  
 12 MR. PAROLA: If I may, through the Chair,  
 13 we -- staff has asked that you approve this  
 14 with the amendment.  
 15 BOARD MEMBER MONAHAN: Motion consistent  
 16 with approval of staff's recommendation and  
 17 amendments.  
 18 BOARD MEMBER SCHILLING: Second.  
 19 THE CHAIRMAN: We'll go to just a real  
 20 brief discussion before we go to the vote.  
 21 Does that satisfy the motion from  
 22 Mr. Monahan, Ms. Grandin?  
 23 MS. GRANDIN: Okay. Did the motion  
 24 include -- the piece of paper you've got there,  
 25 so that's from the Planning Commission today.  
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1 THE CHAIRMAN: Okay. Hearing none, we'll  
 2 move on to new business, election of DDRB  
 3 officers.  
 4 Mr. Parola, would you like me to take a  
 5 stab at this or would you like to describe the  
 6 process?  
 7 MR. PAROLA: You know what, I'm talking.  
 8 I'll -- hopefully you'll have a new DDRB staff  
 9 member soon enough, so you won't have to be  
 10 burdened with my conversation for much longer.  
 11 So I'll take advantage of the opportunity.  
 12 Mr. Lee, you've been chairman for two  
 13 years. We strongly appreciate it. But per the  
 14 bylaws, come July we will be looking for  
 15 someone to proffer your replacement. That  
 16 replacement would then be voted on at the July  
 17 meeting.  
 18 So what I would ask any board member in  
 19 here to do is to shoot me an email if you are  
 20 not willing to serve in any capacity. The  
 21 reason I say "any capacity" is because one of  
 22 the first things the chair is going to do come  
 23 July 1 is appoint, I believe, a two-person  
 24 nominating committee that will then nominate a  
 25 vice chair and a secretary. The vice chair and  
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1 secretary, I believe, would then take -- take  
2 office in October. So there's a  
3 couple-of-month gap between the -- the chair  
4 and the vice chair and the secretary.

5 In the past, some board members have asked  
6 staff directly to say so-and-so would like to  
7 be chair. We would ask that you not do that.  
8 If you want to nominate somebody, please let us  
9 know you're going to nominate somebody. If  
10 they are not willing to serve, we would know  
11 that because, presumably, we're going to get  
12 nine emails with, I'm willing to serve in  
13 whatever capacity or I'm not willing to serve  
14 in whatever capacity.

15 So when someone makes a nomination in  
16 July, you're not going to run the risk of  
17 making a nomination with somebody going, "I  
18 really wasn't" -- "that really wasn't what I  
19 wanted to do."

20 I believe inside of the memo we've  
21 identified everyone who has held office before,  
22 and I'll be here for any questions regarding  
23 this.

24 THE CHAIRMAN: I appreciate that.  
25 If there's any confusion about the process

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1 Mr. Parola.  
2 MR. PAROLA: Appointments to the board are  
3 made through the administration. At this  
4 moment, I don't know exactly who in the  
5 administration. But if somebody wants to email  
6 me at GParola@coj.net, I'll be more than happy  
7 to put them in contact with the person in the  
8 administration that does board appointments.

9 THE CHAIRMAN: And to be clear, you're  
10 talking about the mayor's administration?

11 MR. PAROLA: Through the Chair, yes.  
12 That's where they come from.

13 THE CHAIRMAN: Thank you. Appreciate  
14 that.

15 Hearing no other public comments, we'll  
16 adjourn.

17 Thank you, everybody.  
18 (The foregoing proceedings were adjourned  
19 at 2:44 p.m.)

20 - - -

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1 from any of the board members, I think now is a  
2 good time in an open setting to ask staff.

3 BOARD MEMBERS: (No response.)

4 THE CHAIRMAN: Great. Thank you.

5 Any other new business from staff or the  
6 board?

7 (No response.)

8 THE CHAIRMAN: Okay. We'll move on to  
9 public comments.

10 Ms. Mezini, are there any public comments?

11 MS. MEZINI: Yes. We have a hand raised  
12 on Zoom, Ernest J. Smith.

13 Mr. Smith, you may begin.

14 ZOOM MEMBER: Yes. I have a quick comment  
15 for the board. First and foremost, I would  
16 like to find out, how do you become a member of  
17 the Downtown Development Review Board?

18 And looking at the board itself, it looks  
19 like there are no persons of color; however,  
20 downtown is 55 percent minority and 40 --  
21 around 40 percent white. Do you think that  
22 this is a concern going forward with the  
23 growing demographics in downtown?

24 MS. MEZINI: No further public comment.

25 THE CHAIRMAN: Okay. Thank you.

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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 19th day of June 2022.

16  
17  
18  
19 \_\_\_\_\_  
20 Diane M. Tropia  
21 Florida Professional Reporter

22  
23  
24  
25 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
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