

<p style="text-align: center;">CITY OF JACKSONVILLE DOWNTOWN DEVELOPMENT REVIEW BOARD MEETING</p> <p>Proceedings held on Thursday, October 9, 2025, commencing at 2:30 p.m., at the Jacksonville Public Library, 303 North Main Street, Multipurpose Room, Jacksonville, Florida, before Diane M. Tropa, FPR, a Notary Public in and for the State of Florida at Large.</p> <p>BOARD MEMBERS PRESENT:</p> <p>LINZEE OTT, Chair. CARL DAWSON, Secretary. MATT BROCKELMAN, Board Member KEVIN CRAIG, Board Member. ENNIS DAVIS, Board Member. PETER DEIULIIS, Board Member. FREDERICK JONES, Board Member. JOSEPH LORETTA, Board Member.</p> <p>ALSO PRESENT:</p> <p>GUY PAROLA, DIA, Operations Manager. VAN CHRISTIANSEN, DIA, Redevelopment Coordinator. CHERRY POLLOCK, Office of General Counsel. BILL DELANEY, Mayor's Administration. AVA HILL, DIA, Administrative Assistant.</p> <p style="text-align: center;">- - -</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">3</p> <p>1 secretary.</p> <p>2 BOARD MEMBER BROCKELMAN: Matt Brockelman,</p> <p>3 DDRB board member.</p> <p>4 BOARD MEMBER LORETTA: Joe Loretta, DDRB</p> <p>5 member.</p> <p>6 MR. PAROLA: Guy Parola, DDRB staff.</p> <p>7 MS. CHRISTIANSEN: Van Christiansen, DIA</p> <p>8 staff.</p> <p>9 MS. HILL: Ava Hill, DIA staff.</p> <p>10 (Board Member Jones enters the</p> <p>11 proceedings.)</p> <p>12 THE CHAIRWOMAN: And Fred Jones, board</p> <p>13 member, is also joining us, for the record.</p> <p>14 Hello, Mr. Jones.</p> <p>15 Before we move on to our action items of</p> <p>16 the day, I want to start off with an exciting</p> <p>17 announcement. Congratulations go to Board</p> <p>18 Member Deiuliis on the birth of his very first</p> <p>19 grandchild, so we're excited for him and</p> <p>20 congratulations.</p> <p>21 BOARD MEMBER DEIULIIS: Thank you, Madam</p> <p>22 Chair.</p> <p>23 THE CHAIRWOMAN: The rest of the meeting</p> <p>24 will be far less exciting than that news.</p> <p>25 So we have -- we missed -- we did not</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p style="text-align: right;">2</p> <p>1 P R O C E E D I N G S</p> <p>2 October 9, 2025 2:30 p.m.</p> <p>3 - - -</p> <p>4 THE CHAIRWOMAN: All right. It is 2:30,</p> <p>5 ladies and gentlemen, if we want to get</p> <p>6 settled.</p> <p>7 Okay. It's 2:30, and we will officially</p> <p>8 call the October 9th, 2025, Downtown</p> <p>9 Development Review Board meeting -- regular</p> <p>10 meeting to order. We will start first -- this</p> <p>11 is our regular meeting. We -- it's following</p> <p>12 up on a workshop we just had.</p> <p>13 So we will go ahead and do introductions,</p> <p>14 and if I could start at my left.</p> <p>15 MS. POLLOCK: Good afternoon.</p> <p>16 Cherry Pollock, Office of General Counsel.</p> <p>17 MR. DELANEY: Bill Delaney, mayor's</p> <p>18 office.</p> <p>19 BOARD MEMBER DEIULIIS: Pete Deiuliis,</p> <p>20 DDRB member.</p> <p>21 BOARD MEMBER CRAIG: Kevin Craig, DDRB</p> <p>22 member.</p> <p>23 BOARD MEMBER DAVIS: Ennis Davis, DDRB</p> <p>24 member.</p> <p>25 THE CHAIRWOMAN: Linzee Ott, DDRB chair.</p> <p>BOARD MEMBER DAWSON: Carl Dawson,</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">4</p> <p>1 miss, we cancelled a meeting in between, so we</p> <p>2 have the August 14th regular meeting minutes up</p> <p>3 for approval, if everybody has had a chance to</p> <p>4 review those, and if we have a motion on those.</p> <p>5 BOARD MEMBER BROCKELMAN: Move approval.</p> <p>6 THE CHAIRWOMAN: Okay.</p> <p>7 BOARD MEMBER CRAIG: Second.</p> <p>8 THE CHAIRWOMAN: We've got a motion and</p> <p>9 second.</p> <p>10 All those in favor of approving the August</p> <p>11 minutes, signify by saying aye.</p> <p>12 BOARD MEMBERS: Aye.</p> <p>13 THE CHAIRWOMAN: Any opposed?</p> <p>14 BOARD MEMBERS: (No response.)</p> <p>15 THE CHAIRWOMAN: Okay. The August meeting</p> <p>16 minutes are approved.</p> <p>17 Next we will read into the record any</p> <p>18 Form 8B conflict disclosures.</p> <p>19 BOARD MEMBERS: (No response.)</p> <p>20 THE CHAIRWOMAN: Okay. I do have one.</p> <p>21 The Gateway, 2025-005, is a contributor to my</p> <p>22 employer, so that Form 8B is on record and</p> <p>23 filed with staff.</p> <p>24 Any others?</p> <p>25 BOARD MEMBERS: (No response.)</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

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1 THE CHAIRWOMAN: Okay.

2 So we will first go to 2025-006, the Moran

3 Environmental conceptual review. I'll go ahead

4 and open that item and we will -- open the

5 public hearing, excuse me.

6 And before we go to a staff report, does

7 anybody have any ex parte discussion to

8 declare?

9 BOARD MEMBERS: (No response.)

10 THE CHAIRWOMAN: Okay. All right.

11 Staff, over to you.

12 MR. PAROLA: Thank you, Madam Chair.

13 And through the Chair to the -- to the

14 Board, this is -- this is going to be a unique

15 one. So if you bear with me, I'm going to read

16 kind of the opening two paragraphs -- just to

17 get them on the record -- of the staff report.

18 I think it really sort of sets the stage as to

19 how we got here and why this is permitted in

20 the Ordinance Code to proceed.

21 So application 2025-006 seeks conceptual

22 approval for improvements, including a new

23 single-story office building, a lab, and a

24 vehicular workshop building, for an existing

25 manufacturing use. The site is located on the

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1 downtown.

2 Slide, please.

3 So the -- the site is kind of like an L,

4 with Beaver Street to the south and Ashley

5 Street [sic] to the north and Bryan Street to

6 the east. You can see that it's on the

7 easternmost edge of the Sports & Entertainment

8 District, which is colinear with the

9 westernmost edge of the Working Waterfront.

10 The Working Waterfront is downtown's Heavy

11 Industrial area.

12 The line was drawn here, as I recall, in

13 2019, because as you go south of Duval Street,

14 you end up getting into wide open parking lots

15 set up for redevelopment. You probably would

16 want to recognize that they're getting pretty

17 close to the stadium, pretty close to, you

18 know, the Four Seasons, and you wouldn't want

19 to continue the industrial nature.

20 If you zoomed out a little bit and you

21 looked at Duval Street and went north, you

22 realize these are historic Heavy Industrial

23 uses. There's a strong argument to be made

24 that, really, the Working Waterfront District

25 probably should have extended west along Duval

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1 easternmost boundary of the Sports &

2 Entertainment District. We'll get into that in

3 a little bit. There's a -- there's a slide

4 that shows that.

5 The operation, which is a water treatment

6 facility, was determined by the chief of the

7 Current Planning Division to be a by-right

8 use -- so in other words, a permitted use

9 simply by owning the property -- in 2016, and

10 that again was confirmed in -- May 5th of 2023

11 via a letter from the City's Zoning

12 Administrator.

13 The Zoning Code was amended for downtown

14 in 2019, which included a provision to allow

15 for uses such as the existing to continue

16 within the Sports & Entertainment District,

17 again, as a matter of right. This provision

18 recognizes the historic industrial,

19 manufacturing operations along Talleyrand.

20 So now I'm going to the slides. The first

21 slide you can see generally where the site is.

22 Probably the best sort of compass you can work

23 with is you see where the stadium is. So this

24 is considered, you know, arguably east

25 Jacksonville, the most eastern part of

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1 Street and then north along Talleyrand until

2 you got to the Arlington Expressway. Some of

3 the uses here, they're just not going to

4 change. They're just not going to be anything

5 but manufacturing and industrial.

6 Slide, please.

7 This just kind of shows you what -- what

8 the uses are. So if you look at the uses in

9 the top left-hand corner, that is a companion

10 to this site. So this site and this property

11 function -- function as one. What the owner

12 and the operator is going to do is put an

13 office building -- we had them orient the

14 office building on Talleyrand, and that has the

15 more conventional, what you would be looking

16 for in downtown -- with some of the more

17 industrial-looking buildings and

18 manufacturing-looking buildings in the center

19 of the site and going west. The next slide

20 will show why we are -- or east, I mean -- why

21 we did that.

22 As you can see, the east of this, it's --

23 it's just industrial. And the south of this is

24 industrial. You can see -- I keep saying the

25 word "industrial" because that's really the

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<p>9</p> <p>1 flavor of the area. And staff's perspective</p> <p>2 and the Ordinance Code guides us to, let's not</p> <p>3 pretend that it's not, and let's try to not</p> <p>4 make it something it isn't.</p> <p>5 Next slide, please.</p> <p>6 This is a site plan. Again, you can kind</p> <p>7 of see the -- the general layout. Right now,</p> <p>8 it's -- it's pretty much a dirt lot. There</p> <p>9 were some buildings -- we've seen historic</p> <p>10 photos on it -- previous. This is how they</p> <p>11 plan on redeveloping it. I don't need to get</p> <p>12 into this. The applicant is here, and the</p> <p>13 applicant's agent is here, and I know they're</p> <p>14 going to want to talk about it.</p> <p>15 Next slide.</p> <p>16 These are the buildings. The top building</p> <p>17 is the office building, so that is going to</p> <p>18 face Talleyrand. You can see that's the most</p> <p>19 nonindustrial-looking building, so that's why</p> <p>20 we had it oriented towards Talleyrand.</p> <p>21 Next slide.</p> <p>22 And this is our recommendation. In fact,</p> <p>23 I think I'll just save the recommendation until</p> <p>24 after the presentation by either Mr. Gabriel or</p> <p>25 someone on his team.</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>11</p> <p>1 much more sexy things like retail, commerce,</p> <p>2 you know, the Sports & Entertainment area, you</p> <p>3 know, all these other mixed-use projects. This</p> <p>4 is a simple industrial development that's been</p> <p>5 there, actually, for decades.</p> <p>6 So with that, just a little bit on the --</p> <p>7 the site location. The -- and just to kind of</p> <p>8 piggyback on Mr. Parola's presentation, so the</p> <p>9 site is located in the northerly easternmost</p> <p>10 portion of the Downtown Overlay, right at the</p> <p>11 base of and south of the Mathews Bridge. The</p> <p>12 site location is within a predominantly</p> <p>13 industrial/manufacturing portion of downtown</p> <p>14 that encompasses the Working Waterfront, as</p> <p>15 well as a portion of the Sports & Entertainment</p> <p>16 subdistricts.</p> <p>17 And this is all within, of course, the</p> <p>18 Central Business District as far as the Future</p> <p>19 Land Use Map, and within the Commercial Central</p> <p>20 Business District zoning classification.</p> <p>21 As mentioned, this particular area is</p> <p>22 primarily industrial with various businesses</p> <p>23 throughout the area surrounding it that include</p> <p>24 things such as print manufacturing, heavy</p> <p>25 equipment storage, petroleum companies, a</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p>10</p> <p>1 THE CHAIRWOMAN: Awesome.</p> <p>2 Applicant presentation.</p> <p>3 Thank you so much.</p> <p>4 (Mr. Gabriel approaches the podium.)</p> <p>5 MR. GABRIEL: Good afternoon.</p> <p>6 Jason Gabriel with the law firm of Burr &</p> <p>7 Forman, and I'm here on behalf of the</p> <p>8 applicant/owner, which is Water Recovery, LLC.</p> <p>9 I'm also here with the whole team, Jason</p> <p>10 Canning from Canning architects -- Jason</p> <p>11 Canning Architect; Tom Toney with Toney</p> <p>12 Construction Company, Inc.; and then Amanda</p> <p>13 Kimball, who is a Water Recovery plant manager;</p> <p>14 and Eddie Maylon, who is a Water Recovery</p> <p>15 general manager. They are all here, so</p> <p>16 certainly available for any questions.</p> <p>17 And I'll try to be sort of high level and</p> <p>18 brief, and -- and I think, Madam Chair, as you</p> <p>19 stated at the very beginning, that -- I think</p> <p>20 if I do my job right, this is very boring,</p> <p>21 because -- and as Mr. Parola pointed out, this</p> <p>22 is a very -- in one sense, it's boring; in the</p> <p>23 other sense, it's unique, because it's -- I --</p> <p>24 I submit probably something you don't deal with</p> <p>25 day in and day out. You guys are dealing with</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>12</p> <p>1 fiberglass repair shop, some marine supplies</p> <p>2 shop, and a rooftop material company. Those</p> <p>3 operations include specifically Brut Printing;</p> <p>4 Brennan Rental Equipment; Lee [sic] Cement;</p> <p>5 Southeast Rigging, Inc.; KT Carter Contracting;</p> <p>6 Deitrick's marine supply store; KC Petroleum,</p> <p>7 Inc.; HEPACO, which is an environmental and</p> <p>8 emergency services company; Roof Tarp Now; Bear</p> <p>9 Boats Fiberglass and Repair; and other similar</p> <p>10 operations in that general vicinity proximate</p> <p>11 to the Mathews Bridge and easternmost point,</p> <p>12 northerly of the Downtown Overlay. So</p> <p>13 well-established industrial, manufacturing</p> <p>14 area.</p> <p>15 As far as the business operations, so the</p> <p>16 property -- the applicant and the property</p> <p>17 owner is WRI, Water Recovery, and it or its</p> <p>18 predecessor in interest has had this</p> <p>19 industrial-type water treatment facility use</p> <p>20 there for at least -- we were able to track the</p> <p>21 last 20 years, but with portions of it we've</p> <p>22 been able to determine they go back probably</p> <p>23 about 40 years.</p> <p>24 The property is used as a centralized</p> <p>25 water treatment plant, specializing in</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

<p>13</p> <p>1 nonhazardous waste -- nonhazardous wastewater 2 treatment. Their state-of-the-art facility and 3 operations on the property are designed to 4 exceed EPA standards for this type of waste 5 treatment facility.</p> <p>6 So Water Recovery, LLC, is a part of a 7 well-established, reputable environmental 8 business line of Moran Towing Corporation, 9 which is a national 160-year-old or so marine 10 transportation company which is based out of 11 Connecticut, and they have multiple locations 12 throughout the East Coast and into the Gulf of 13 Mexico.</p> <p>14 So Water Recovery is now part of one of 15 the largest privately held maritime companies 16 in the United States. They provide regulatory 17 and technical support to their clients as a 18 first step to full compliance with regulatory 19 standards, and is a multiple recipient of a 20 variety of JEA Environmental Stewardship and 21 Pollution Prevention Awards, including a 22 renowned JEA environmental Platinum Award.</p> <p>23 Now, what those awards signify is a 24 recognition of their environmental excellence, 25 with a commitment to consecutive years without</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>15</p> <p>1 uses there by right, so those operational uses 2 are pretty much settled on the property. Why 3 we're here today is seeking conceptual 4 preliminary approval, which includes, 5 obviously, the site plan, is to -- what we're 6 doing is we're trying to seek to refresh and 7 upgrade some of the facilities on this portion 8 of the property that is just south of Albert 9 Street to include a permanent new set of -- an 10 office building that faces Talleyrand, we 11 discussed this and went through this with your 12 staff, to kind of -- I know Talleyrand, there's 13 a premium on that sort of site corridor view, 14 so we tried to do -- you know, we tried to 15 orient everything to maximize the property, but 16 also to maximize, as best as we can in an 17 industrial setting, the aesthetics of the -- of 18 the operation. So new office building, a lab, 19 and then a truck shop building that's on the 20 site plan.</p> <p>21 So as the staff report itself indicates, 22 we'll obviously be continuing to work with your 23 staff between this conceptual approval period 24 and the final approval, which we would 25 obviously have to be back before you with</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p>14</p> <p>1 violations, and exceptional safety and 2 regulatory compliance standards. So by way of 3 example -- they have different clients. Water 4 Recovery does have a pretty sizable contract 5 with JEA, as a way of example, to provide 6 what's called best-in-class environmental 7 health and safety compliance for their water. 8 They basically provide pretreatment services, 9 which processes secondary certifications for 10 liquid wastes that are tested initially at the 11 JEA water treatment plants. So they use 12 various industrial equipment, facilities, and 13 buildings on site, including lab equipment, 14 which tests the water in the water filtering 15 system.</p> <p>16 So I just wanted to give you a little bit 17 of that background just to kind of -- it's a 18 little technical and maybe boring, maybe not 19 for some of you, but that's -- that's what they 20 do. It's important stuff, and -- and they've 21 been operating there for quite a bit.</p> <p>22 As Mr. Parola provided, in 2016 and then 23 once again in 2023, the City of Jacksonville 24 did confirm the use allowance of water 25 treatment facilities and related industrial</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>16</p> <p>1 further plan details down the road, inclusive 2 of some further landscape screening and 3 building facade requirements that I think 4 are -- are conditioned in the staff report, 5 again, in an effort to enhance this 6 industrial-oriented slice of downtown.</p> <p>7 The staff report reviews and analyzes the 8 various DDRB criteria. They conclude with a 9 recommendation of approval with some 10 conditions. We stand by that review and 11 analysis and those recommendations, and we 12 would respectfully ask for your conceptual 13 approval here to allow us to then work on the 14 finer details and come back before you at a 15 later date for the final review and approval.</p> <p>16 So I'll leave it at that. Obviously, 17 we're here to address any questions or comments 18 or what have you, so -- but thank you for your 19 time.</p> <p>20 THE CHAIRWOMAN: Thank you, Mr. Gabriel. 21 Any questions for the applicant at this 22 moment? We will have another opportunity. 23 BOARD MEMBERS: (No response.) 24 THE CHAIRWOMAN: Okay. 25 All right. Mr. Parola.</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

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1 MR. PAROLA: Thank you.
2 Just to get it on the record, the
3 conceptual approval recommendations we're
4 proffering to you:
5 "The developer shall work with staff to
6 coordinate district-specific standards related
7 to the landscape palette." As you know, each
8 district has a different landscape palette. We
9 want to continue to work with them. We want to
10 set the plants up for success, so that's going
11 to take a little work.
12 "The developer will continue to work with
13 staff on building facades, surface parking
14 screening." So we know -- again, as I said,
15 we -- we're not trying to make this site and
16 the building something they are not, but we do
17 want to see a mature design. And just if
18 things can be tweaked, things can be tweaked.
19 Ditto for surface parking screening.
20 "The developer will continue to work with
21 staff on identifying any deviations." We know
22 at some point, some deviation is going to be
23 needed. Let's -- let's work through them.
24 So that's -- that's it.
25 THE CHAIRWOMAN: Okay. Thank you.

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1 reason to bring people east from Talleyrand
2 onto Bryan Street.
3 BOARD MEMBER CRAIG: Thank you.
4 THE CHAIRWOMAN: Good question.
5 Okay. Ms. Hill, do we have any public
6 comments on this item?
7 MS. HILL: There are no public comments.
8 THE CHAIRWOMAN: Okey-dokey.
9 I will close the public hearing, and we
10 will move now to get into a posture to discuss
11 the item. If -- if I could hear a motion, if
12 there is one.
13 BOARD MEMBER JONES: Motion to approve
14 conceptual approval with the staff
15 recommendations.
16 BOARD MEMBER BROCKELMAN: Second.
17 THE CHAIRWOMAN: Okay. The motion was
18 made by Mr. Jones, seconded by Mr. Brockelman.
19 Okay. Board Members, we will now move for
20 discussion on this item.
21 And, Mr. Deiuliis, if you want to start us
22 off.
23 BOARD MEMBER DEIULIIS: Thank you, Madam
24 Chair.
25 You know, I would -- I would say that by

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1 Board Members, at this time, before we
2 move to public comment, do we have any
3 questions on the presentation or staff's
4 recommendation -- recommendations?
5 BOARD MEMBER CRAIG: (Indicating.)
6 THE CHAIRWOMAN: Yes, Mr. Craig.
7 BOARD MEMBER CRAIG: Thank you, Chair.
8 Question for Guy. So do we -- as part of
9 the process -- I noticed on the property
10 adjacent, across on East Beaver Street, there's
11 another gated truck entryway. Is -- at what
12 stage of the process do we have, like, Traffic
13 Engineering just take a look?
14 My only concern was, like, queuing,
15 pedestrian -- not really pedestrian safety
16 there, but vehicle safety, just with two gated
17 entries across from each other.
18 MR. PAROLA: Through the Chair, when they
19 go through permitting, that will be addressed,
20 but I do appreciate you asking the question,
21 because one of the deviations, especially I
22 think on their north side, is we're going to
23 ask just for a complete deviation from
24 sidewalks and everything for that very reason.
25 There's heavy equipment here. There's no

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1 all accounts, this proposed design seems to fit
2 into this -- the surrounding area, very
3 industrial in nature. Having a background in
4 federal architecture, I know a lot about the
5 need for some buildings to be less sexy. Not
6 everything is Pearl Square. So I think, you
7 know, it -- it seems to be a logical upgrade to
8 the site. So, my two cents.
9 BOARD MEMBER CRAIG: No comments.
10 Thank you.
11 BOARD MEMBER DAVIS: No comments.
12 THE CHAIRWOMAN: Mr. Dawson.
13 BOARD MEMBER DAWSON: No comment.
14 BOARD MEMBER BROCKELMAN: No comments.
15 BOARD MEMBER LORETTA: So my comment is --
16 I don't know if y'all have a civil engineer yet
17 or not, but the plans just really aren't on the
18 survey or anything of that nature, and so this
19 really needs to be brought up to a level of
20 engineering design before we can come in for a
21 final. And so --
22 Basically, I think there's a lot that
23 needs to be done on the site plan. It just --
24 you know, maybe not that much, but just from
25 a -- property boundaries to the existing

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1 conditions around, all sorts of stuff. But if
2 all we have is a boundary survey, maybe you can
3 get away with that based on the aerial, all
4 sorts of stuff, but really a lot needs to be
5 improved upon between this and the final.

6 Thank you.

7 BOARD MEMBER JONES: No comment.

8 THE CHAIRWOMAN: Okay.

9 And I'll just round off by saying thank
10 you for the work. This is a unique item, and
11 so thank you for the work that the applicant
12 and staff are putting in, continue to put in.
13 We appreciate y'all's work on --

14 MS. POLLOCK: Excuse me. Through the
15 Chair, I wanted -- I just wanted to --

16 (Microphone failure.)

17 -- next slide --

18 (Microphone failure.)

19 THE CHAIRWOMAN: Any additional questions
20 or comments from board members?

21 BOARD MEMBERS: (No response.)

22 THE CHAIRWOMAN: Okay. Moving now to a
23 vote for conceptual approval for 2025-006 of
24 the Moran Environmental conceptual review.

25 All those in favor of conceptual with

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1 upon demolition of the existing structure.

2 Just a reminder of the context of the
3 project, in the grand master plan of the Pearl
4 District, this is the easternmost boundary of
5 the Pearl District. Previously seen by the
6 DDRB and considered by the DDRB were N11, N8,
7 and N4.

8 So what we previously saw here for the
9 conceptual approval -- I'm just going to be
10 going through some of the project renderings
11 here. The structure is composed of two
12 distinct rectilinear volumes massed together,
13 such that the block is modulated with different
14 heights and orientations.

15 That has not changed. So you'll see
16 through the staff report that, really, the only
17 changes from conceptual to final were in the
18 transparency, and I'll get to that too, but
19 just going through what was previously seen
20 here.

21 As I mentioned, you know, it will be new
22 construction, so it does meet the requirements
23 of the overlay for the build-to lines, facade
24 differentiation, building entrances, et cetera.
25 None of that has changed.

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1 staff recommendations, signify by saying aye.

2 BOARD MEMBERS: Aye.

3 THE CHAIRWOMAN: Any opposed?

4 BOARD MEMBERS: (No response.)

5 THE CHAIRWOMAN: Okay. Conceptual is
6 approved. Thank you so much.

7 We will move now to 2025-005 for the Pearl
8 Square, N7, final review, and I'll open this
9 public hearing.

10 And now is the time if there is any
11 ex parte discussion on this item.

12 BOARD MEMBERS: (No response.)

13 THE CHAIRWOMAN: Not seeing anyone jumping
14 to offer that, so we will go now to staff for a
15 staff report.

16 MS. CHRISTIANSEN: Thank you, Madam Chair.

17 So we are hearing DDRB Application
18 2025-005 for the Pearl District, block N7,
19 final review.

20 Just a reminder of where the site location
21 is, the subject site is bounded by West Union
22 Street and West Beaver Street to the north and
23 south; North Hogan and North Laura Street west
24 and east, respectively. The subject site is
25 approximately 1.5 acres and will be a bare site

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1 Similarly, here you'll see the facade, the
2 Code-compliant pedestrian zones along the
3 public right-of-ways, you know, none of that
4 has changed and is what was previously seen and
5 considered for conceptual.

6 Now we'll get to, you know, as we saw for
7 the conceptual, as was designed, the elevations
8 for Beaver and Laura meets the Code's
9 transparency requirements; however, Hogan and
10 Union Street elevations do not meet that
11 requirement, so that was really the only change
12 between conceptual to final.

13 Here's what we previously saw for
14 conceptual, and here is what's being proposed
15 for the final.

16 You know, the applicant -- as we
17 previously saw in the deviation workshop, the
18 applicant has revised Hogan and Union Street
19 elevations to increase transparency to the
20 extent feasible, given the proposed grocery
21 use. However, while these revisions include
22 that additional glazing, incorporation of
23 facade treatments, and improvements in the
24 ground-level design, and does provide an
25 enhanced pedestrian engagement, they still do

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1 not achieve that 50 percent threshold required
2 by the overlay, so a deviation is still
3 required.

4 And at this time, I'd just like to, you
5 know, let the board know that the applicant is
6 present and available for their presentation.

7 (Ms. Trimer approaches the podium.)

8 MS. TRIMMER: Thank you so much.

9 Cyndy Trimmer, 1 Independent Drive, Suite
10 1200, on behalf of the applicant.

11 I do still have with me from Gateway Jax
12 Jeff Willets and Henry McGonnigal in the room,
13 and Eric Shullman online; and from SCB
14 architects, we have Mike Sanderson, and then
15 online we have Mike Waring, Alex Schabel, and
16 Devon Patterson. The whole team is available
17 for any questions that you might have.

18 We are all really happy to be able to
19 celebrate today the announcement that Publix is
20 coming to downtown Jacksonville, bringing a
21 full-service grocer and a pharmacy, all within
22 walking distance of where we stand today.

23 Other than being able to formally say it's
24 Publix, there aren't a ton of changes from what
25 you saw previously, so I don't want to go

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1 A couple more.

2 (Advancing slides.)

3 MS. TRIMMER: One more. Perfect.

4 So with the floor plan, you can see how
5 we've been very strategic in how we've laid out
6 this block with the retail anchoring the Union
7 and Laura corridors. You have the residential
8 entrance on Laura. And then that southeast
9 corner, we're introducing more retail, and then
10 you get into the Publix space all along that
11 Beaver Street frontage.

12 Where you start to see the difference from
13 what you saw previously is at that southwest
14 corner along Beaver and Hogan, where we've
15 pulled the building back, really opened it up,
16 established an outdoor seating area, and then
17 along Hogan we established the pocket park that
18 we just reviewed in detail during the workshop
19 today.

20 And for those that weren't in the room for
21 the workshop, just to kind of recap, we went
22 back after the last board meeting and had an
23 opportunity to sit down with DIA, with
24 Groundwork Jax, and the whole development team,
25 and kind of reimaged what we were originally

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1 minutely through all of the slides. We'll try
2 to focus our commentary on the things that have
3 changed, so we can move forward.

4 Van gave us the context that you see on
5 Pages 4 and 5, that we are the easternmost
6 building of the Pearl Square assemblage that is
7 extended now down Beaver.

8 On Page 6, we show the existing context
9 that you have today. And we've talked a lot
10 throughout this project, in the last workshop
11 that we did on the deviation, that the block is
12 unique in that it is located between three
13 different FDOT rights-of-way and then this
14 Hogan Street corridor, which today is the
15 Skyway.

16 What we are doing with this project truly
17 is going to transform this corridor and slow
18 down everything around Laura and Beaver and
19 Hogan, and bring all of this activity to all of
20 those frontages. We have very intentionally
21 thought through the programming of -- if we can
22 move through Pages 7 on to Page 8, which has
23 the floor plan -- I think that the floor plan
24 with the site plan really captures what we have
25 tried to do here.

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1 thinking on that corridor. And instead of
2 really just focusing on making a beautiful
3 greenscape along it, we realized with just
4 under 50 linear feet to play with, we had an
5 opportunity to really establish a little pocket
6 park and activate that street frontage. And
7 I'm happy to share any of the materials for
8 anybody that has questions on the activation
9 we're providing along there.

10 I'm going to go ahead and turn it over to
11 Michael to run through the architecture, and
12 again, we'll focus on what we have changed
13 since the last one.

14 (Mr. Sanderson approaches the podium.)

15 MR. SANDERSON: Thank you.

16 I'm Mike Sanderson with SCB architects.

17 You can go to the next slide, please.

18 So this is, you know, the overall massing
19 of the project. This remains unchanged from
20 the last meeting, but can you see the -- you
21 know, the general massing with the tower on the
22 east, the grocery store on the west, and then
23 the retail and grocery at the ground floor.

24 Go to the next slide.

25 And once again, unchanged, but you can see

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1 the activation that we're trying to achieve
2 along Beaver Street here. So on the bottom
3 right, you see the retail boxes, the nice
4 glassy, tall ceilings.
5 And then mid block along Beaver, you will
6 have the public -- Publix entry. We have this
7 kind of grand entry with this wrap that extends
8 over -- over the entry -- entry sequence. You
9 have this large canopy that extends outward,
10 and then the glassy storefront. And then
11 adjacent to that, we have this nice wood-look,
12 textured wall to provide an extra warmth and
13 texture to this entry sequence.
14 Besides that, of course you have the
15 elevator core and the stair core. We're adding
16 further -- we've added -- we've kept this
17 transparent to add some extra activation to
18 this -- to this Beaver Street frontage.
19 And then the -- above that -- sorry, go
20 ahead -- this is fine.
21 Above that, you have the parking garage,
22 of course. And we have a wood-look finish to
23 the -- the slats to create an extra accent
24 color and just some added texture to what would
25 otherwise just be a precast parking garage.

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1 decided to wrap that corner in a wood-like --
2 wood-look material to, you know, add that
3 increased -- that increased texture, that
4 increased warmth. And then we sort of cut into
5 it to sort of reveal a glassy corner
6 underneath.
7 And here we also have a stair -- stair
8 coming down from the garage above. And we
9 decided to use that stair and actually express
10 it and kind of use it as a design element here,
11 as you can kind of see that sort of zigzag as
12 it comes down along Beaver Street there. You
13 know, it creates a really dynamic and sort of
14 unique form, and it really helps kind of add a
15 unique touch to this -- to this corner. You
16 know, it also generates some really exciting
17 opportunities for landscaping and for lighting
18 that we are going to also pursue.
19 And then, you know, beside that, just
20 north of there, we -- we are maintaining that
21 mural wall. It's a great opportunity for some
22 public art.
23 But overall, we think, you know, this is a
24 great improvement over what we had before, and
25 just it's a very exciting and dynamic edge to

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1 You can go to the next slide, please.
2 This is, once again, looking at the
3 southeast corner. You can see that very tall,
4 that sort of front door to the project of this
5 corner, with the nice, glassy frontage, and
6 then above that just sort of a horizontal bead
7 of the -- of a wood-look louver element to just
8 add that extra bit of warmth, extra bit of
9 texture to this -- to this corner.
10 Go to the next slide, please.
11 And this is mid block along Laura. This
12 is the -- this is the residential entry. So
13 kind of a grand canopy to -- that sort of
14 cantilevers out over the sidewalk, a plethora
15 of landscaping and greenery added here to
16 really, you know, kind of soften that urban
17 edge, and just a very glassy, tall ceiling
18 lobby. It will have a nice, welcome glow to
19 get -- to come home to.
20 Next slide, please.
21 So this is the southwest corner of the
22 site, and this is -- you know, we heard the
23 feedback. This is -- the desire for some added
24 transparency to this -- this part of the
25 project. So we sort of took a step back. We

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1 the project.
2 Go to the next slide.
3 And once again, unchanged at the northwest
4 corner. We have some porous material, you
5 know, disguising some mechanical equipment
6 behind. And then to the -- and then in front
7 of that, we have that wood-look material with
8 plantings, with some hanging planters and some
9 ground planters, and just an added sort of
10 mural wall that kind of acts as a -- as a
11 transition between the two materials.
12 You can go to the next slide.
13 And then this is circling back to Laura
14 Street. This is the northeast corner here.
15 This is, you know, the other side of the retail
16 box, so just trying to activate as much of the
17 streetscape as -- as we possibly can.
18 You can go to the next slide.
19 And I won't belabor these elevations too
20 much. I mean, most of it is covered in the
21 renderings already. But once again, this is
22 the south -- south elevation of the project.
23 You can see the retail on the right, the Publix
24 entrance adjacent to that, the stair core and
25 elevator core covered in glass in the center,

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1 and then that sort of new and improved glassy
2 corner element along the left side of the
3 image.
4 Next slide.
5 And this is the east facade. This is
6 really -- you know, the tower facade. This is
7 along Laura Street here. So at the base of the
8 building, you have the retail on the left, you
9 have the mid-block entry point for the
10 residents, you have the entry for the -- for
11 vehicles adjacent to that, and then to the
12 right, you know, book ending the north end, you
13 have the retail box.
14 And then for the facade, we have that sort
15 of staccato rhythm, that -- that emphasis on
16 movement, on shadow, sort of that rippling
17 effect to the facade, and then that balcony
18 edge that comes up and over and creates the
19 amenity on top.
20 Next slide.
21 And this is the north facade. You see the
22 north part of the tower. You can see the --
23 the -- of course, the screening elements on all
24 three sides for the -- for the garage, and then
25 just ways to, you know, enhance the warmth and

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1 sort of the retail wood-like texture, and then
2 the -- the darker, warmer one we see for the --
3 sort of the garage accent color.
4 Below that, we have the metals. And
5 really, it's mostly a dark metal that we have
6 for the -- the window frames, for the canopies.
7 We do have a couple of instances of a little
8 just gold expression on -- on one or two of the
9 canopies as well, which is that lower color
10 there.
11 Upper right, middle screen, this is what
12 we foresee for the -- just the porous material
13 that will, you know, cover the mechanical
14 equipment. Then that concrete look,
15 cementitious panel, that's really just for that
16 sort of frame element that will go around the
17 Publix entry to sort of create that -- that
18 grand entrance sequence.
19 Next slide, please.
20 Yeah. And these are really just section
21 cuts through the building. I think we've kind
22 of covered it already in the plan, but you have
23 the grocer, of course, on the bottom, you have
24 your lobby, your retail on the other side. You
25 have five floors of parking; the first two will

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1 the materiality of the north facade here. And
2 then mid block, of course you have the loading
3 access for the grocer.
4 Next slide, please.
5 And then here's the west facade here. You
6 can see that great mural wall that will be
7 along Hogan Street, and then adjacent to that,
8 the sort of glassy and wood-like elements to
9 the right. That will be the new -- new corner
10 of Hogan and Beaver.
11 Next slide, please.
12 And this is sort of our material board. I
13 think it's been passed -- making the rounds. I
14 sort of covered it already in the previous
15 slides, but the tower will consist of the
16 image -- the materials on the left, the sort of
17 stucco, the white accent panel which will kind
18 of be those -- the vertical expression and the
19 fins, and then this -- the dark -- the dark
20 stucco will kind of be the rest of the body of
21 the building where it's not glass.
22 We're kind of looking at two different
23 wood-like materials. We have sort of -- the
24 top one there in the image is sort of the --
25 the lighter-colored one that we see is the --

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1 be dedicated to the grocer, the next three will
2 be dedicated to only residential. Then you
3 have, of course, the tower to the right and
4 then sort of with -- the parts of the tower
5 that don't have any daylight, we're programming
6 a bunch of amenity spaces for the residents
7 there.
8 You can go to the next slide.
9 And this is just further planning. You
10 know, this is the -- the grocery floor of the
11 parking, and then adjacent to that, you do
12 have, of course, the tower coming down here.
13 So you have residential units wrapping around
14 the core, and then -- and then in sort of the
15 middle of the -- of the residential portion,
16 you do have some amenity spaces.
17 Next slide.
18 Same thing, just residential parking
19 instead.
20 Next slide.
21 And then, of course, your tower floors,
22 and then the rooftop amenity up top, and a roof
23 mechanical yard for the roof plan.
24 Next slide.
25 (Discussion off microphone.)

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1 MS. TRIMMER: So we included in the packet
2 the transparency calculations that gave rise to
3 the need for the deviation that we just had the
4 workshop for, and we are asking for your
5 support for a deviation from the transparency
6 requirements along the Hogan and Union
7 frontage.

8 Making our way just quickly through the
9 cross-sections, there's, on Page 27, no change
10 to the Laura Street corridor. The next two
11 slides are Laura.

12 On to Page 29, Beaver remains the same
13 until we've provided a little bit extra square
14 footage on that southwest corner that we just
15 spoke about.

16 Page 30, there was no change to Union.

17 And then Page 31, Hogan shows that 46 feet
18 of linear pocket park that we were able to
19 identify in context with the travel lane and
20 the Emerald Trail as currently proposed on the
21 western side of the street.

22 Moving on to 32, we've adopted the North
23 Core guidelines for the rest -- that are
24 consistent with the rest of Pearl Square and
25 the master plan that was adopted, moving down

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1 warm glow that kind of travels upward at night,
2 which will create sort of an iconic, very
3 signature look to the garage itself.

4 And also, you know, just that area that we
5 kind of redesigned, that bottom-left corner
6 there with that sort of stair shape coming
7 down, we think there's a really great way to
8 use lighting here to just kind of wash around
9 the soffit of that stair and create a really
10 signature look to that -- that corner.

11 And then otherwise, of course, along the
12 canopies, we have down-lights in all the
13 canopies for the Publix entry and for the
14 retail entries here. And then up top, we'll
15 have some additional lighting for the pool deck
16 as well.

17 Next slide, please.

18 And we do think -- well, once again, we
19 have the retail lighting here for the canopies
20 and for the residential entry.

21 And then we do think there's a pretty
22 unique opportunity here. We kind of have
23 this -- this cut through the building and this
24 sort of fin that kind of protrudes outward,
25 that kind of traces from the bottom upward, and

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1 into this corridor.

2 On Page 33, same for the landscape
3 palette, which is taken directly from the
4 guidelines.

5 Page 34, we've outlined the shade
6 calculations. We're exceeding the minimum
7 shade requirement. Notably, that calculation
8 that is provided for you is only with the
9 trees; it doesn't include our canopies, the
10 building shade, or the extensive shade along
11 the Hogan Street corridor from the Skyway.

12 And then the proposed palette for the
13 landscape comes, again, directly from your
14 guidelines on 35.

15 And I will turn it back to Mike to go over
16 lighting and signage.

17 MR. SANDERSON: So we think there's some
18 pretty exciting opportunities here for
19 lighting. So -- you're seeing some of the
20 ideas on the screen here. So, primarily for
21 the garage, you know, we -- since we have the
22 sort of -- these stick built -- this sort of
23 stick figure moving across the facade, we think
24 there's this great opportunity to up-light
25 that. So we kind of have, like, this really

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1 up around the amenity. We think there's a way
2 to do a very -- a very subtle -- just a nice --
3 kind of a stripe of lighting up and around
4 there to just create something that gives this
5 sort of a -- a place along the skyline here.

6 Next slide.

7 And this is a sort of preliminary plan for
8 the -- for the signage here along the east and
9 north elevation. So we'll have, you know,
10 various signages for the retail shops and for
11 the grocer, as noted.

12 Next slide.

13 And same for -- same for the south
14 elevation, of course, and the west elevation,
15 as shown.

16 MS. TRIMMER: I think that does it. We're
17 not anticipating any sign waivers on this, but
18 as we refine the package, if for any reason we
19 need them, we'll come back and see you and look
20 forward to talking about those in more detail
21 then.

22 With that, we have, again, the entire team
23 available in the room or online, and we look
24 forward to your feedback.

25 THE CHAIRWOMAN: Any questions for the

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1 applicant at this moment in time?

2 BOARD MEMBER DEIULIIS: (Indicating.)

3 THE CHAIRWOMAN: Okay. Mr. Deiuliis.

4 BOARD MEMBER DEIULIIS: Thank you, Madam

5 Chair.

6 Thanks so much. Great presentation. I --

7 could you talk a little bit about -- I think

8 this is for Mike. Could you talk a little bit

9 about how the -- the loading and unloading

10 docks and the traffic will work?

11 I'm assuming that these large trucks that

12 are coming in, how many per day, what does that

13 do to the traffic on that side of the -- do

14 they -- do they have to back in and shut down

15 traffic along Union?

16 MS. TRIMMER: Through the Chair, I'll jump

17 in to that.

18 If you look at Page 9 of the packet, we

19 did -- we did include the AutoTURN for this.

20 And when we were going through laying out,

21 recognizing we were going to have a grocer with

22 really extensive back of house needs, we had

23 looked at each of these frontages, honestly, in

24 terms of where to try to locate that. One of

25 the original plans was Hogan because that is a

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1 traffic conflicts.

2 The reason we located those where they

3 did, we are really trying to prioritize

4 pedestrian traffic on Beaver. And then

5 recognizing the Emerald Trail on Hogan, we

6 didn't want to establish any more pedestrian

7 conflicts than was absolutely necessary. So

8 everybody has managed to get on board with how

9 this is, and hopefully we will pass grading at

10 permitting.

11 BOARD MEMBER DEIULIIS: Thank you.

12 THE CHAIRWOMAN: Got a couple questions.

13 I saw Mr. Jones first.

14 BOARD MEMBER JONES: I love asking this

15 question: Where are we at with FDOT on

16 thinking differently about Union and Beaver

17 Street? Because, you know, again, it's -- it's

18 wonderful with the cross streets, and obviously

19 you -- like, the preferred typical section

20 would be, we can reallocate those outer lanes

21 into bicycle lanes or wider sidewalks or

22 on-street parking, but the fact remains, it's

23 like -- you know, Beaver is still four-lane --

24 I mean, these are four-lane, undivided,

25 30 miles an hour. Is there -- has there been

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1 far less traveled right-of-way.

2 But in recognizing that you were going to

3 have these large trucks and you have a lot of

4 one-way condition coming in and out of here, we

5 worked with FDOT and came up with what you see

6 in front of you today, which will allow you to

7 travel along Union, which is that one-way west

8 to east. And the way that it's been designed,

9 you will just make a right turn into that

10 loading bay.

11 So it's not anticipated to slow down

12 traffic or cause any conflict with the

13 maneuvering required, and that's kind of why we

14 have that large area at the northernmost side

15 of the building, so that we allow them to just

16 turn right in, and then they can back in and

17 maneuver internal to the site to deal with the

18 loading and unloading. And then when they back

19 up, they can just pull right out into moving

20 traffic without causing any disruptions again

21 there.

22 And then likewise, on Laura, where we've

23 come to the other side for the residential

24 component, they will be able to slide right

25 into the building, out, and again, minimizing

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1 any willingness to even imagine a change in the

2 typical section between Clay and Main?

3 MS. TRIMMER: Through the Chair, thank you

4 for the question, because it is an important

5 element of not just this block, but the

6 entirety of Pearl Square. There is a working

7 group that includes members of DIA, Public

8 Works, this team, that have been meeting

9 regularly, talking about how do we achieve what

10 we all want to see along these corridors.

11 I don't, candidly, expect that anything is

12 going to change with State and Union, with both

13 of those kind of being the one-way

14 thoroughfares and still needing to be able to

15 move a mass volume of traffic in and out of

16 downtown, but there has been a lot of openness

17 to working with the team on Beaver Street.

18 We actually pulled the work on Beaver

19 Street out of our permitting plans for the

20 original blocks for N4, N8 so that we could

21 look at Beaver Street as the entirety of the

22 corridor and do a separate permitting project

23 for that.

24 We're down to the point of minute details

25 of talking about what exactly the elements of

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1 the proposed traffic calming tables that you
2 saw in the original multiphase pan [sic]
3 approval. And again, there's -- there's been a
4 lot of willingness and appetite to look at the
5 Beaver Street road diet.

6 We actually have a mobility ask --
7 mobility credit resolution going to DIA next
8 week so that the applicant can work with the
9 City to take on that task of executing on a
10 road diet, if we can all get on the same page
11 of what that looks like and receive credit for
12 doing so.

13 So ongoing discussion, a lot of progress
14 has been made, and we very much appreciate the
15 support of everybody in this room to help
16 advance it.

17 BOARD MEMBER JONES: (Speaking off
18 microphone.)

19 MS. TRIMMER: Fred, I don't know if your
20 microphone is on.

21 BOARD MEMBER JONES: I was just going to
22 say that, historically, Beaver Street has been
23 the target of road diet studies in the past, so
24 there's a recognition, despite some of the
25 truck traffic there, that the character of that

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1 I'm guessing maybe they go to pink because -- I
2 don't know why. And then when you go to
3 Page 29, you're kind of showing what appears to
4 maybe be a curb around the landscape islands,
5 but I'm just -- really, we don't actually know
6 what's going on in the pedestrian realm there.

7 Next slide, Page 29.

8 So I know -- I mean, this is kind of
9 final, and the graphics are super simple and
10 clean, but they're not actually giving us
11 what's going on. So can you just walk me
12 through what's actually going on between those
13 three slides at the pedestrian realm, please?

14 MS. TRIMMER: Sure.

15 So, again, everything in here is coming
16 directly from your guidelines. So starting
17 from back of curb, we're establishing the
18 amenity area. It will have the banded concrete
19 that's required for delineating that area
20 before you get to the kind of pedestrian clear
21 area which has the different paver.

22 BOARD MEMBER LORETTA: When you say
23 "banded concrete," "banded concrete" around a
24 landscape island? I'm not sure what I -- what
25 you mean by "banded concrete."

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1 roadway has changed, and, you know, trying to
2 convert us out of these four-lane, undivided
3 sections, which really aren't even standard
4 anymore, into something else. I think it would
5 be really good. And even if you could say, you
6 know, a five-block area as a test case to be
7 able to do it, you know, just go out there and
8 restripe it and see how it works would be, you
9 know, really, a step in the right direction,
10 just to show, even if you test it. So just
11 throwing that out there.

12 THE CHAIRWOMAN: Sounds like you need to
13 add your energy to the working group,
14 Mr. Jones.

15 Mr. Loretta, if you have a question.

16 BOARD MEMBER LORETTA: Thank you.

17 Can we go to slide 32 and 33? And then we
18 may revert back to slide 29.

19 This is a simple clarification.

20 Okay. Go to 32 really quick.

21 The landscape islands along Beaver and
22 Laura, you can see here, they're kind of
23 showing up as green, but they're also showing
24 with two double lines. And then the next page,
25 those landscape islands kind of go to pink.

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1 MS. TRIMMER: Let me make sure I'm totally
2 understanding the parts where you're looking
3 at.

4 BOARD MEMBER LORETTA: Okay. So if you
5 look up at the cross-section right here, you
6 can see kind of that -- it's conceptually
7 showing a 6-inch elevated area for the
8 landscape island -- or for a landscape area,
9 which may be a curb, then the bench on top of
10 it. I don't really think that's actually a
11 part of our downtown code.

12 And so I'm just trying to understand, is
13 that actually an elevated curbed landscape
14 island or is it pavement with -- with a tree,
15 plant -- with, you know, a circular iron
16 planter or bricks?

17 MS. TRIMMER: Okay. So it that Page 27?

18 Okay. From back of curb, you have the
19 kind of brick-like looking pavers, and then you
20 do have a very large landscape area. So if you
21 kind of think back to when we did the
22 multiphase plan for these, the point of Pearl
23 Square is trying to have the
24 larger-than-average enhanced amenity areas with
25 ground plantings, far greener than what we have

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1 in a lot of the downtown areas. So those would
2 be planting areas, as well as the trees.
3 Does that answer your question there?
4 And then we also have -- then, again,
5 after that, you get into the more concrete
6 paver, which is the pedestrian, clear area.
7 And then again, a banded paver, brick-like
8 paver against the building.
9 BOARD MEMBER LORETTA: Is it raised?
10 THE CHAIRWOMAN: I think -- Mr. Loretta,
11 are you asking if the landscape bed itself is
12 raised?
13 BOARD MEMBER LORETTA: (Indicating.)
14 THE CHAIRWOMAN: Okay.
15 MS. TRIMMER: It is available for
16 plantings.
17 THE CHAIRWOMAN: So it will have a -- it
18 will have a lip of some sort, not that it's
19 necessarily -- not that the bed itself is
20 raised half a foot or whatever off the ground.
21 BOARD MEMBER LORETTA: Yeah. I mean,
22 right here it looks like it's raised 6 inches,
23 based on the cross-section shown here. And,
24 like -- so, basically, it's like -- you have a
25 sidewalk, and then you have a 6-inch curb, and

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1 curb around all the planters on this project
2 and in all of our Pearl Square projects. It's
3 part of the North Core design guidelines.
4 The idea is it protects the plants from
5 pollutants and other runoff from the street,
6 and also gets the plants a little higher so
7 they are more visible and people see more green
8 as they walk down the street. So there is a
9 raised curb.
10 BOARD MEMBER LORETTA: Thank you very
11 much. That was very loud, but that is -- that
12 was what I was asking for. Thank you.
13 BOARD MEMBER DEIULIIS: I don't know,
14 Chair, I missed that. Could he repeat, please?
15 THE CHAIRWOMAN: Thank you. Thank you,
16 Mr. Shullman.
17 MS. TRIMMER: I apologize, Mr. Loretta, if
18 I wasn't understanding that clearly.
19 THE CHAIRWOMAN: Mr. Shullman, that was an
20 excellent answer. It was just very loud in the
21 room, so we are -- we're just having a giggle.
22 Okay. Any -- any additional questions at
23 this point for the applicant?
24 BOARD MEMBER DAWSON: (Indicating.)
25 THE CHAIRWOMAN: Mr. Dawson.

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1 then the bench is sitting on top of that 6-inch
2 curb is kind of how the cross-section is
3 currently shown. I'm just asking if that's
4 correct or if the sidewalk will sheet flow
5 directly into that landscape island, which is
6 probably more typical. And if it's not going
7 that way, then it's going to be a little bit
8 complicated to you for your stormwater too.
9 But I'm just trying to understand what's
10 going on.
11 MS. TRIMMER: That area behind the bench
12 is meant to show the planting area beneath the
13 trees.
14 BOARD MEMBER LORETTA: With respect, is
15 there anyone else on the team who may be able
16 to answer that question differently?
17 MS. TRIMMER: I don't know that there
18 is -- is somebody on your team doing the
19 landscape?
20 MS. HILL: Eric Shullman has his hand up.
21 MS. TRIMMER: Eric, do you -- Shullman, if
22 you're on Zoom and want to speak to the
23 planting area under the tree to try to help
24 clarify?
25 MR. SHULLMAN: Yeah. There is a raised

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1 BOARD MEMBER DAWSON: On the lighter side,
2 I'm a residential developer, and one of the
3 hardest things I have to come up with is the
4 name of a community and the street names. What
5 I'm leading to is, do you have a name for the
6 building?
7 MS. TRIMMER: We are still affectionally
8 calling it N7 and haven't announced the
9 branding for this block yet.
10 BOARD MEMBER DAWSON: Okay. I was -- I
11 was thinking, since it's the Pearl center,
12 maybe The Oyster or My Oyster. Just a
13 suggestion.
14 THE CHAIRWOMAN: Gateway has an extensive
15 team that is focused a lot on branding, so I'm
16 sure it will be great.
17 Any other questions at this time?
18 BOARD MEMBERS: (No response.)
19 THE CHAIRWOMAN: Okay. Thank you.
20 And staff, if you want to round us off
21 with recommendations, please.
22 MS. CHRISTIANSEN: Thank you, Madam Chair.
23 Let me pull this back up. All right.
24 Great.
25 So at this time, based on the foregoing,

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1 the staff does support final approval of DDRB
2 application 2025-005 with the following
3 recommendations:
4 The developer shall continue to work with
5 staff to coordinate district-specific standards
6 related to site furnishings, hardscape and
7 landscape palette, and similar.
8 Two, the developer shall continue
9 coordination with staff and City departments,
10 like Public Works and Parks and Recreation, as
11 well as Groundwork Jacksonville, to ensure
12 consistency with design standards and support
13 enhanced pedestrian connectivity.
14 Number three, the applicant shall continue
15 to coordinate with staff to ensure compliance
16 for the demolition of the existing structure.
17 We do also have, you know, as part of this
18 approval that -- staff finds that the requested
19 deviation satisfies the criteria established in
20 the Code and is consistent with the intent of
21 the Downtown Overlay and the BID Plan for
22 deviation from Section 656.361.6.2.G.2 with the
23 following recommendation, that the applicant
24 work with -- that the applicant shall provide
25 an art installation and/or similar alternate

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1 deviation request and then wrap it into the
2 second approval?
3 MS. POLLOCK: Yes, just the way Madam
4 Chairwoman described it earlier. I would
5 prefer that you vote on the deviation first,
6 and then you can roll that into the final vote.
7 And -- and I just wanted to clarify, Madam
8 Chairwoman, you have the -- you're in -- voting
9 in abstention on here, right, on this item?
10 THE CHAIRWOMAN: That is correct.
11 MS. POLLOCK: Okay. All right. I'm just
12 making sure.
13 Okay. Thanks.
14 BOARD MEMBER BROCKELMAN: Thank you,
15 Ms. Pollock.
16 So with that in mind, then, Madam Chair, I
17 would make a motion that we do approve the
18 deviation request and agree with staff that it
19 satisfies the criteria established in the Code
20 and is consistent with the intent of the
21 overlay and the BID Plan for a deviation from
22 Section 656.361.6.2.G.2, and that we include
23 the staff recommendation along with it that the
24 applicant shall provide an art installation and
25 similar -- and/or similar alternate activation.

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1 activation to provide visual interest along the
2 ground floor of the Hogan Street and Union
3 Street frontages.
4 THE CHAIRWOMAN: Thank you so much.
5 Ms. Hill, do we have any public comment on
6 this item?
7 MS. HILL: There are no public comments.
8 THE CHAIRWOMAN: Okay. We'll close the
9 public hearing now on 2025-005.
10 And, Board Members, we're -- we'll first
11 get the item in a posture to discuss it. We'll
12 have some discussion on it, and then I'd like
13 to have two separate votes, first on the
14 deviation itself, and then on the -- for the
15 final approval. So that's going to be my plan
16 of action here, if that's all right with
17 everyone.
18 So we will move now. If there is a
19 motion, entertain that.
20 BOARD MEMBER BROCKELMAN: Madam Chair, can
21 I just ask OGC for clarification?
22 Do -- would OGC be comfortable with one
23 overarching motion for the final approval with
24 the two separate votes, or would you prefer if
25 we offer a separate motion affirming the

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1 BOARD MEMBER CRAIG: Second.
2 THE CHAIRWOMAN: Thank you, Mr. Brockelman
3 and Mr. Craig.
4 Ms. Trimmer, did you have something to
5 add?
6 MS. TRIMMER: On the condition, just to
7 clarify, certainly we will provide a ton of
8 activation along the Hogan Street corridor. On
9 Union, we have to provide FDOT with a minimum
10 6-foot clear area, so we don't have a lot of
11 inches to do something in that right-of-way
12 that would be freestanding. I would just
13 appreciate clarification on the record that the
14 activation can be through things like murals
15 and green walls on the facade of the building.
16 THE CHAIRWOMAN: Staff is shaking their
17 heads yes.
18 MS. TRIMMER: Just want to -- just want to
19 make clear so we don't get into a permitting
20 snafu on that frontage.
21 THE CHAIRWOMAN: Okay. Acknowledged.
22 That was a beautiful motion,
23 Mr. Brockelman.
24 Okay. At this point, Board Members, let's
25 open it up for additional discussion and

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1 questions.
2 Mr. Jones, if you want to kick us off.
3 BOARD MEMBER JONES: No further comments
4 or questions. Looking forward to seeing this.
5 BOARD MEMBER LORETTA: Yeah, nothing
6 further. I hope -- I hope we have some success
7 and move this forward.
8 BOARD MEMBER BROCKELMAN: Nothing further
9 on the deviation request.
10 BOARD MEMBER DAWSON: This is an exciting
11 project, and I look forward to it -- its
12 completion.
13 BOARD MEMBER DAVIS: No further comment.
14 BOARD MEMBER CRAIG: No comment.
15 BOARD MEMBER DEIULIIS: Very exciting
16 project. I'm looking forward to it also.
17 THE CHAIRWOMAN: Mr. Delaney?
18 MR. DELANEY: Agreed, this is a very
19 exciting project. We -- the mayor fully
20 supports the -- the changes here, the
21 recommendations of DIA. This is a very
22 exciting project and very exciting time for
23 downtown.
24 THE CHAIRWOMAN: Okay. Now, Board
25 Members, let's take a vote on specifically the

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1 that I really liked the concept design back in
2 August, and the -- the few changes that we've
3 seen here today only seem to improve the
4 design, so very excited.
5 BOARD MEMBER CRAIG: Yeah. Just want to
6 thank the applicant and the design team for the
7 thought that went into this, and the final
8 product is really impressive. It's a very
9 similar orientation to the Publix and site in
10 downtown Orlando, and this is incredibly more
11 visually appealing, and so it's going to be a
12 great addition to downtown.
13 Thank you all.
14 BOARD MEMBER DAVIS: No further comment.
15 BOARD MEMBER DAWSON: I think this will be
16 a project where shopping and living is a
17 pleasure.
18 BOARD MEMBER BROCKELMAN: I would normally
19 say no additional comment, but I do want to
20 again point out, as others have said, a thanks
21 to the design team, Ms. Trimmer, just the
22 entire team really, not just for this, but in
23 general all of your applications from start to
24 finish have shown good progression, whether or
25 not that progression was prompted by this

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1 deviation request pertaining to
2 Section 656.361.6.2.G.2.
3 All of those in favor of granting the
4 deviation, signify by saying aye.
5 BOARD MEMBERS: Aye.
6 (Chairwoman Ott abstains from voting.)
7 THE CHAIRWOMAN: Any opposed?
8 BOARD MEMBERS: (No response.)
9 THE CHAIRWOMAN: Okay. With one
10 abstention. Great.
11 And now we will open up the floor for
12 discussion on final approval, any aspects.
13 Final questions or comments on the final
14 (microphone failure)?
15 BOARD MEMBER BROCKELMAN: Madam Chair, if
16 I may just make a motion -- excuse me, make a
17 motion that we do grant final approval for
18 application 2025-005, inclusive of the staff
19 recommendations.
20 BOARD MEMBER CRAIG: I'll second that.
21 THE CHAIRWOMAN: Excellent. Thank you for
22 keeping me in posture.
23 Okay, Board Members -- Mr. Deiuliis, we'll
24 start with you, if you have anything.
25 BOARD MEMBER DEIULIIS: I would only say

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1 board, and I thank you all for your consistent
2 attendance at our meetings as well, and I look
3 forward to this project moving forward.
4 BOARD MEMBER LORETTA: No further comment.
5 THE CHAIRWOMAN: Mr. Jones.
6 BOARD MEMBER JONES: Looking forward to
7 it. I think I said that before. So, thanks.
8 THE CHAIRWOMAN: Mr. Delaney, anything
9 additional?
10 MR. DELANEY: Nothing further.
11 THE CHAIRWOMAN: Okay.
12 All right. We will now take a vote on
13 2025-005, Pearl Square, N7.
14 All of those in favor of final approval,
15 including the approved deviation and including
16 staff's recommendations, signify by saying aye.
17 BOARD MEMBERS: Aye.
18 (Chairwoman Ott abstains from voting.)
19 THE CHAIRWOMAN: Any opposed?
20 BOARD MEMBERS: (No response.)
21 THE CHAIRWOMAN: Okay. And one
22 abstention.
23 Congratulations on final approval.
24 We will -- I'm actually going to go ahead
25 and call for public comment, if we have any,

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1 now.
2 Ms. Hill, did we receive any public
3 comment cards?
4 MS. HILL: There are no public comments.
5 THE CHAIRWOMAN: Okay.
6 All right. So that concludes our Old
7 Business portion of the meeting.
8 New Business, we did have a -- we did not
9 have need for a meeting last month, so to catch
10 everybody up, this is the month that we will
11 solidify our officer elections.
12 Our Nominating Committee met and, just as
13 a reminder, renominated Ms. Berling as Vice
14 Chair and Mr. Dawson as Secretary. That was
15 presented at our last meeting, which ended up
16 being the August meeting. And so today, we
17 will move for a vote to confirm.
18 As a reminder, because DDRB is just
19 special, I have already been reconfirmed as
20 Chair, so today we are just addressing the
21 Vice Chair and Secretary positions.
22 So the slate before you, Board Members, is
23 again, Joana Berling for Vice Chair and Carl
24 Dawson as Secretary. If there is a motion,
25 perhaps, on --

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1 reminder.
2 Thank you.
3 THE CHAIRWOMAN: Awesome.
4 All right. Thank you all.
5 We will adjourn at 3:35.
6 (The proceedings were concluded at
7 3:35 p.m.)

- - -

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1 BOARD MEMBER LORETTA: Motion for
2 approval.
3 BOARD MEMBER DEIULIIS: Second.
4 THE CHAIRWOMAN: Okay. Motion by
5 Mr. Loretta, second by Mr. Deiuliis.
6 Okay. Board Members, any questions or
7 discussion on the slate of officers?
8 BOARD MEMBERS: (No response.)
9 THE CHAIRWOMAN: Okay. Seeing none, all
10 of those in favor of approving the presented
11 slate, signify by saying aye.
12 BOARD MEMBERS: Aye.
13 THE CHAIRWOMAN: Any opposed?
14 BOARD MEMBERS: (No response.)
15 THE CHAIRWOMAN: Okay. We have officers
16 confirmed for the next year. Thank you so
17 much.
18 Staff, any other additional public
19 comment? I don't see anything online.
20 MS. CHRISTIANSEN: Just in terms of the
21 election, the newly elected officers or
22 continuing officers will take office effective
23 October 1st, so we'll just roll right into new
24 terms. And that's -- officers will serve for a
25 year or until successors are elected, so just a

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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.

DATED this 20th day of October 2025.

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