

1 CITY OF JACKSONVILLE
 2 DOWNTOWN DEVELOPMENT REVIEW BOARD MEETING
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 6 Proceedings held on Thursday, August 8,
 7 2024, commencing at 2:00 p.m., at the
 8 Jacksonville Public Library, 303 North Main
 9 Street, Multipurpose Room, Jacksonville, Florida,
 10 before Elise F. Cashman, FPR, CCR (GA), RPR, a
 11 Notary Public in and for the State of Florida at
 12 Large.
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1 THE CHAIRWOMAN: Let's get in our seats.
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 3 Go ahead and call the August meeting of the
 4 Development Downtown Review Board to order at
 5 2:00 o'clock.
 6 We're going to start out, since this is --
 7 we are in transition of the Board as whole.
 8 So, we're going to start out with
 9 introductions.
 10 Councilman Miller, can we start with you?
 11 COUNCIL MEMBER MILLER: Hi, everybody.
 12 Chris Miller At Large Group Five. Glad to stay
 13 with you all. As long as you don't vote me off
 14 the island, I'll be with you for another year.
 15 BOARD MEMBER DAVIS: Ennis Davis, DDRB
 16 board member.
 17 BOARD MEMBER MONAHAN: Gary Monahan, still
 18 board secretary.
 19 BOARD MEMBER OTT: Linzee Ott, apparently
 20 board vice chair and chair or something like
 21 that?
 22 BOARD MEMBER BROCKELMAN: Matt Brockelman,
 23 board member.
 24 BOARD MEMBER DAWSON: Carl Dawson, board
 25 member.

1 A P P E A R A N C E S
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 3 CHRIS MILLER
 4 ENNIS DAVIS
 5 GARY MONAHAN
 6 LINZEE OTT
 7 MATT BROCKELMAN
 8 CARL DAWSON, JR.
 9 GUY PAROLA
 10 SUSAN KELLY
 11 AVA HILL
 12 CHERRY POLLOCK
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1 MR. PAROLA: Guy Parola, staff. MS.
 2 KELLY: Susan Kelly, staff.
 3 MR. TEAL: Jason Teal, Office of General
 4 Counsel.
 5 MS. HILL: Ava Hill, DIA staff.
 6 THE CHAIRWOMAN: Thank you. And we do
 7 have, so I'm told. I don't see him on my
 8 screen but we do have board member Fred Jones
 9 online today.
 10 So, I'm going to go ahead and remind the
 11 public, if you do want to speak to make sure
 12 you grab a public comment card and turn that in
 13 to Ms. Ava.
 14 And we will go ahead and start on our
 15 agenda items. The first one is approval of our
 16 July meeting minutes. Anybody have any
 17 feedback or can I entertain a motion?
 18 BOARD MEMBER BROCKELMAN: Vote for
 19 approval.
 20 BOARD MEMBER MONAHAN: Second.
 21 THE CHAIRWOMAN: All right. All those in
 22 favor of approving the July minutes, say aye.
 23 BOARD MEMBERS: Aye.
 24 THE CHAIRWOMAN: All opposed? All right.
 25 Show those minutes adopted. Thank you.

1 We are going to to DDRB 2024-007 the AC
2 Hotel and Parking Deck. Mr. secretary Monahan,
3 if you will get us in the posture.

4 BOARD MEMBER MONAHAN: Thank you, Madam
5 chair. Move to Item B, 2024-007 AC Hotel
6 Parking Garage Deck Conceptual.

7 THE CHAIRWOMAN: Thank you so much. I'm
8 going to go ahead and open the public hearing
9 on that and we will go ahead and have a staff
10 report first, if you don't mind?

11 MS. KELLY: Yes, ma'am. Okay. DDRB
12 application 2024-007 is a conceptual review of
13 the AC Hotel and Parking Deck in Brooklyn.
14 This is located between Oak and Magnolia
15 Streets, along Dora Street. The western --
16 what I'm calling the western portion of Dora,
17 is about .4 acres and then the east is about
18 point .55 acres.

19 So, the project is for new construction of
20 a six story hotel. The hotel portion would be
21 on that west side of Dora adjacent to the
22 existing Residence Inn Hotel and then there's
23 an associated two story parking structure which
24 is on the east side of Dora.

25 This is also the site where Liddy's

1 be subordinate to the surrounding buildings,
2 which are generally, you know, between five to
3 seven feet of existing residential that's in
4 that area.

5 The masking of the structures as they
6 approach Dora Street, creates more of a human
7 scale environment and it does not overwhelm the
8 public with realm and it does create an
9 architectural transition in bulk and scale.

10 The parking dark is designed to be
11 compatible with the hotel structure.
12 Landscaping and architectural treatments are
13 used to soften the appearance of the garage
14 green screens and art panels. Those are
15 proposed to effectively and attractively
16 obscure the view of the interior of the
17 garage.

18 So, staff is recommending conceptual
19 approval of this application subject to what
20 I consider three main conditions.

21 The first is our typical that they need
22 to meet with staff in order to identify any
23 deviations.

24 The second -- so, the the development
25 team on this is -- they are from out of town
and I met with them several times and so what
they

1 Machine Shop is and so that would need to be
2 demolished in order to construct the parking.

3 The developer will complete the sidewalks
4 around both of the properties so that they
5 comply with the code because I know the Board
6 knows, these sidewalks, where existent, are not
7 compliant with the code.

8 There is a covered vehicular drop off area
9 along Dora Street and per code, the drop off
10 area needs to be separated from the right of
11 way by 25 feet of urban open space.

12 So, the applicant will likely need a
13 deviation from this unless they change the net
14 portion of the design because it doesn't, based
15 on the footprint, they don't have that 25 feet
16 of space.

17 Urban open space on the corner of Oak and
18 Dora on the parking garage has been provided
19 and this is an acceptable approach to meet the
20 activation requirement for new parking garages.

21 Dora Street elevation of the hotel is the
22 primary frontage. The facades do incorporate
23 different shaded wall surfaces with an inviting
24 facade along Dora Street and the parking deck,
25 excuse me, it is designed in size in order to

1 have provided is what is required for a
2 conceptual. So, what I've included in these
3 two -- condition two, this is basically stuff
4 that's required in final anyhow. I just wanted
5 to make sure that it was very clear. So, we
6 need to see shade calculations or shade study
7 floor plans because we wanted to identify those
8 areas with trash and loading. We need to see
9 the dimensions streetscape sections. Oh, and
10 then staff would like to see more detail
11 explaining how the solid portions open
12 Magnolia, the wall surfaces, how are they
13 utilizing enhanced materials, deep reveals or
14 scoring or other textures and then we would
15 like to see transparency calculations for Oak
16 Street.

17 Staff found that it does look like they're
18 meeting the requirement but we're not quite
19 sure so we wanted to see some calculations for
20 that.

21 And then the third one would be that all
22 mechanical equipment pertinences and access
23 areas on the roof of the hotel shall be
24 architecturally screened in a manner that is
25 compatible with the design of the hotel.

1 And with that, I am happy to take any
2 questions.

3 THE CHAIRWOMAN: Thank you, Ms. Kelly.
4 Board members, do we have any questions for
5 staff? Yes, Mr. Brockelman.

6 BOARD MEMBER BROCKELMAN: Thank you, Madam
7 Chair. Ms. Kelly, I think you mentioned that
8 the open urban space at the intersection of
9 Dora and Oak, would satisfy the code's
10 requirement about garage ground floor street
11 frontage?

12 Can you just kind of walk us through that
13 because wouldn't that need to be 50% of the
14 total ground floor's street frontage?

15 MS. KELLY: Give me one minute.

16 BOARD MEMBER BROCKELMAN: Yeah. And if
17 you're looking at the code, it seemed like the
18 urban open space -- there's obviously the
19 minimum requirement there but I would think
20 that it would still need to be bigger than that
21 to satisfy the 50% minimum.

22 MS. KELLY: So, I'm trying to find it now.
23 One of the ways that counts for activation
24 is -- oh, here it is.
25 So, in section -- well, it's Section K of

1 activated using one of these methods, I would
2 think the urban open space would need to be
3 expanded such that the total urban open space
4 makes up at least 50% of that street frontage
5 but that's just -- I'm not part of the DC. So,
6 it's just a thought as I was reading through
7 it.

8 MS. KELLY: Through the Chair, that, I
9 mean, that interpretation, also that totally
10 stands to reason. So, what I would suggest in
11 this case. So, I told you staff findings.

12 Now, what could happen is, one, they would
13 either need the deviation. So, we've addressed
14 that because the sites are so funky. They're
15 going to need at least one deviation or --
16 yeah, I mean, I think that's -- if that's the
17 board's interpretation then that's completely
18 reasonable and then we just need to figure out
19 how they -- they would need to figure out how
20 they can accomplish that.

21 BOARD MEMBER BROCKELMAN: I'll come back
22 here in discussion. I just wanted to ask the
23 question to make sure I understood what staff's
24 position was. Thank you, Madam Chair.
25 THE CHAIRWOMAN: Any other questions for

1 the overlay off street parking. Item three
2 requirements for former parking areas, new
3 parking garages.

4 So, that 50%, so, you're right about that,
5 must be activated utilizing one of the methods
6 detailed below.

7 And the second one, the second method
8 detailed is urban open space with a minimum 20
9 foot depth, 20 foot width and 25 foot height is
10 to be required and that's all the code says.

11 So, yeah, they do have to double check the
12 measurement and they will need to provide those
13 measurements but no.

14 BOARD MEMBER BROCKELMAN: I just have one
15 followup?

16 THE CHAIRWOMAN: Yep.

17 BOARD MEMBER BROCKELMAN: Thank you,
18 Madam, Chair. I see that and it's just the way
19 that I would read that would mean that the
20 urban open space has a minimum. So, if the
21 frontage was such a number that 50% of that
22 frontage would result in urban open space
23 smaller than that minimum, the minimum would
24 still apply but since it still requires 50% of
25 the total ground floor street frontage to be

1 staff?

2 BOARD MEMBER DAVIS: Yes, I have a
3 question and it's not necessarily related to
4 this particular development but it's my
5 understanding that there's other developments
6 that are currently proposed on the surrounding
7 blocks.

8 One which has already received a
9 conceptual approval, like, a year or so ago.

10 How do those actually fit in with this
11 development?

12 The reason I'm asking the question is
13 because once the applicant gets up and does
14 their presentation, I will have some questions
15 about what's happened at ground level.

16 I kind of want to have some direction on
17 how the staff view the future of what the Dora
18 Street scape is or Oak Street in relation to
19 all of these developments that are planned that
20 we can't see within this presentation at this
21 point?

22 MS. KELLY: Sure. And through the Chair.
23 So, in terms of any of the roadway stuff, I'm
24 probably going to pass that to Mr. Parola but
25 in terms of the development, you're probably

1 referring to block nine which did receive an
2 approval. That is -- it's not farther over to
3 the east but it's not, like, adjacent. It's
4 not, like, right in this area; however, that
5 owner, and I'm going from memory so this might
6 not be quite right, but I believe the owner
7 owns the rest of that block minus the three
8 houses.

9 So, it is anticipated that there would be
10 a development that is upsetting the garage, at
11 least on the northern portion of that block.
12 Since we don't really know what's going to
13 happen with those -- the three houses. So,
14 that would be a thought there.

15 And then in terms of any, like,
16 streetscape, and like, CIP projects. Dora?
17 Anything with Dora?

18 BOARD MEMBER DAVIS: I was thinking more
19 in terms of block file. So, they'd actually
20 have the -- everything on the other side of Oak
21 Street, too? On both sides of intersection of
22 Oak and Dora?

23 They're going to have the old Caitlin
24 Building, Power Building or the trophy shop,
25 which in the past we talked about being the

1 can actually get back to Forest Street on Oak
2 Street. We made a former developer do that.

3 So, our primary concern at this point is
4 making sure that any developers that come in
5 are giving us enough sidewalk with so we have a
6 pedestrian corridor if not a retail corridor.

7 I don't know if that 100% answered your
8 question.

9 We also realize, though, that a lot of
10 these blocks are really small, whether you're
11 going the perpendicular corridors, whether it's
12 Jackson --

13 BOARD MEMBER ENNIS: I actually like that.
14 It's very unique but go ahead.

15 MR. PAROLA: What I was saying was we
16 were hoping that a large land owner would
17 give us a -- here's the typical sections that
18 are going to work on these blocks because the
19 blocks are so constrained and the right of
20 ways vary from, like, 35 to 40 feet. So, I
21 would argue maybe staff needs to start looking
22 at those corridors that are perpendicular to
23 Park Street and Oak Street and Chelsea.

24 BOARD MEMBER ENNIS: Thank you for that
25 answer.

1 food hall or something with some type of mixed
2 use.

3 They also own block five which is pretty
4 much a similar concept to block five that
5 they've been out promoting. So, in those
6 rhythms and things, I see retail and stuff got
7 all intermixed in here.

8 So, I'm just wondering, how do you all see
9 these projects going together in terms of a
10 walkable neighborhood as supposed to just the
11 individual site?

12 MR. PAROLA: So, I'll take a stab
13 because I've probably dealt with that
14 developer more than anyone.

15 As you know, we're doing the Park Street
16 road diet. Part of the reason we're doing the
17 Park Street road diet is because that's the
18 retail corridor for the majority of it.

19 We're not seeing it at Oak Street; right,
20 which is the first street south of Park Street
21 is a back door of any sense. We don't
22 necessarily see it as the primary retail
23 corridor; however, a number of years ago, we
24 did require that Oak Street used to have a cul
25 de sac that they plugged through it so now you

1 THE CHAIRWOMAN: Any more questions for
2 staff at this time? Okay. Seeing none.

3 Do we have an applicant presentation? If
4 you don't mind just a reminder to state your
5 name and address for the record.

6 MR. CHRISTOPHER ALRED: Good afternoon.
7 My name is Christopher Alred. I'm from
8 Charlotte, North Carolina. I'm the architect
9 for the project with RBA Group.

10 One of the things that we've been working
11 with with Susan on is really to kind of get the
12 elements that we're proposing in the parking
13 structure as well as the hotel structure, not
14 only to, kind of, meet the regulations but the
15 intent of the regulations, as well, as we kind
16 of spoke through them.

17 We've been very kind of diligent on
18 maintaining the amenity spaces in the street
19 scape sections. One of the items that I think
20 that she mentioned was the drop off area. That
21 is one deviation that we would be requesting in
22 this layout.

23 Just due to the constraints of the site,
24 what we're trying to use is the unused portion
25 of the property adjacent to the existing hotel.

1 It's really kind of limiting with access
2 into that parcel, as well as just kind of being
3 a smaller footprint site. So, that is one of
4 the deviations we would request.

5 One of the things that we tried to do
6 through the elevation design is kind of be more
7 particular when it comes to the at-ground level
8 of the pediatrician scale, really kind of
9 changing the mass of the building vertically as
10 opposed to not necessarily just horizontally.

11 One, we've got to bring the overall scale
12 down of the larger mass of the building but
13 also to kind of bring that down to kind of the
14 scale of the person that's on the street
15 adjacent, keeping materials, brick, masonry and
16 stucco as well as glass and aluminum window
17 frames.

18 So, it kind of, really kind of keeping it
19 very small material pallet, even though we are
20 changing some of the colors and shadings of the
21 pieces but really just kind of using the
22 architecture, itself, to break up the overall
23 mass of, really, any kind of project that would
24 exist on this site being such a small
25 footprint, kind of linear, it really lends

1 and some depth into the facade other than just
2 a blank wall on both sides, on both Magnolia
3 and Oak Street.

4 And what we're proposing here in some of
5 the locations would be an art panel
6 installation. One that would be not permanent
7 but would be -- have the ability to be changed
8 over time, more in the realm of a screen that
9 is on a framework that can be replaced as
10 necessary. It could also kind of be changed
11 with whatever is kind of going on. So, there
12 is that as well being utilized in this facade.

13 The elevation on the bottom is the rear
14 facade elevation that backs up next to the
15 adjacent parcels. The previous one, the top
16 elevation obviously is, again, the same kind of
17 condition where it's set back from Magnolia
18 Street but it's that zero lot line condition.

19 One of the other things that I wanted to
20 personally do was really try to structure --
21 try to relate the garage aspect of the parking
22 deck, itself, back to the Liddy's Machine Shop.
23 Some of the elements that were there existing
24 with the vertical -- rectangular columns and
25 then the over, kind of overhead panels. We

1 itself to kind of the big box theory of what
2 you can kind of afford to put on that parcel.

3 So, we really kind of worked to break down
4 those elements, not just vertically and
5 horizontally but through materials, texture, as
6 well as the kind of the scale of the elements

7 On the proposed parking garage, as well,
8 we really started to translate some of the
9 elements in the hotel itself across the street
10 to kind of tie the two projects together, in
11 each kind of the entry corner. The one on the
12 left of the screen being the major entry to the
13 parking garage as well as the other egress
14 there on the right side, not specifically
15 creating an open urban space on the
16 Magnolia/Dora corner but providing some space
17 to relieve that corner as well.

18 One of the things that we are doing and
19 I've spoken with Susan regarding was the
20 transparency requirements, but also the
21 requirement to kind of screen any vehicles.

22 What we're proposing here is a mixture of
23 screening some planters and some green wall
24 effects. Not to fully kind of block off
25 exterior facade but provide some transparency

1 didn't really kind of mimic that or duplicate
2 that but more mimic it with texture, using some
3 similar materiality within the project, itself.

4 Other than that, I think that's pretty
5 much what we got. I can answer any questions,
6 of course.

7 THE CHAIRWOMAN: Sure. Board members,
8 questions for Mr. Alfred?

9 BOARD MEMBER DAVIS: Yes, can you explain
10 the AC Hotel's concept as a Marriott brand and
11 what typically takes place on the bottom floors
12 of that particular concept?

13 MR. ALRED: So, the AC is a modern brand
14 for Marriott, modern in design and style. All
15 of the first level is obviously the check in
16 lobby but there's also an integrated bar
17 element that is a fixture in all ACs with
18 meeting spaces, business spaces, lounge for
19 both breakfast activities as well as the bar is
20 open, I think generally it's open until about
21 ten or eleven o'clock at night. So, it's
22 always kind of active and used in that area.

23 That's what we're proposing to kind to
24 push up next to Dora Street, is the bar, the
25 areas for the lounge and push all of -- the

1 back of house faces the laundry, the kitchen,
 2 food prep areas towards the parking lot
 3 adjacent to the existing hotel and leaving all
 4 the meeting spaces and the gathering spaces
 5 along Dora.
 6 BOARD MEMBER ENNIS: Is that food and
 7 beverage concept open to the general public or
 8 just hotel guests?
 9 MR. ALRED: The breakfast is a hotel guest
 10 item but the bar is open to the public.
 11 THE CHAIRWOMAN: Members, other questions?
 12 I have a couple. I think it is -- I don't see
 13 page numbers. I don't see page numbers. I'm
 14 so sorry.
 15 On our elevations, the conceptual deck
 16 elevation, we're looking at all of the sides of
 17 the garage and I appreciate the descriptions of
 18 materiality and how you indicated those.
 19 Could you talk to me about, I think
 20 specifically on Dora Street, we've got several
 21 gray rectangles represented and I'm not sure if
 22 those are painted material, painted stucco,
 23 painted brick, painted something else or if
 24 those are intended to be open reveals to be
 25 able to see into the garage. Could you talk me

1 exposed concrete, that's more of a stylistic
 2 option for the AC and that's along the entrance
 3 drop off area.
 4 I think we're showing some with signage on
 5 it, just to go to the right of that AC, and
 6 then some of the other areas are heavily scored
 7 stucco with deeper deals. It is -- what is the
 8 base of what are stairs on each end of the
 9 project but in general, it's brick Masonry at
 10 the first floor.
 11 THE CHAIRWOMAN: Thank you. I think those
 12 are all my questions for now.
 13 Mr. Jones, if you are on, I'd like to give
 14 you an opportunity. If you have any questions
 15 for the applicant while he's up?
 16 BOARD MEMBER JONES: Not at this time and
 17 I certainly echo what Mr. Davis said about the
 18 corridors and the overall look and feel of the
 19 plane of the streets which I think will help
 20 reinforce what we want to see from a
 21 development standpoint.
 22 THE CHAIRWOMAN: Thank you, Mr. Jones.
 23 Mr. Alred, we may come back to you but we're
 24 going to do public comment right now --
 25 BOARD MEMBER DAVIS: One --

1 through that?
 2 MR. ALRED: At base?
 3 THE CHAIRWOMAN: Yes.
 4 MR. ALRED: Yeah. So, that's the darkened
 5 parking garage beyond. That would be the area
 6 where the location -- where the planters would
 7 be associated in the front at the open areas
 8 and then there would be the screen -- to allow
 9 the green screen to kind of grow up would
 10 happen in that area as well.
 11 It is currently considered as precast with
 12 embedded brick Masonry on the facades.
 13 THE CHAIRWOMAN: Okay. Thank you so much.
 14 That's helpful.
 15 I also I wanted to just ask a question,
 16 it's okay if you don't have an answer right
 17 now, to staff kind of also question about
 18 surfaces on Oak and Magnolia, if y'all had any
 19 thoughts at this point on textures,
 20 materiality, that kind of thing. And again,
 21 it's okay if you don't.
 22 MR. ALRED: So in general, at the ground
 23 level is brick Masonry, whether it's a red
 24 brick, a gray brick or a dark black brick.
 25 There are some areas where there are some

1 THE CHAIRWOMAN: Sorry? All right.
 2 Mr. Davis.
 3 BOARD MEMBER DAVIS: I know you have a
 4 pretty constrained site. So, could you explain
 5 the design process of how you ended up with the
 6 garage being separated from the hotel
 7 structure?
 8 MR. ALRED: Ultimately, it was required
 9 parking. They had -- the amount of spaces that
 10 would be available on this site would not meet
 11 the minimum requirements for Marriott for us to
 12 provide. Typically, they are in urban settings
 13 of about one per guest room. So, that was the
 14 lead constraint.
 15 Second would be the overall height of the
 16 project. Currently, the discussions are --
 17 we're having regarding construction type.
 18 We're right at limit for kind of opening up
 19 that construction site to all construction,
 20 whether it be Type 1 to Type 5, any higher than
 21 that we're currently showing would be starting
 22 to kind of reduce the availability of
 23 construction types for this site while we're
 24 waiting to maintain the overall room count for
 25 the project, one that is required overall for

1 development concern but also with Marriott,
2 there's a minimum number of rooms we can
3 provide or we have to provide. So, that was
4 really kind of what led to the overall desire
5 or the need to kind of find park elsewhere off
6 site.

7 BOARD MEMBER DAVIS: Thanks.

8 MR. ALRED: No problem.

9 THE CHAIRWOMAN: Thank you so much. We'll
10 move on to public comment. Do we have any
11 public comment cards?

12 MS. WILSON: Yes, we do. We have Nancy
13 Powell. Please state your name and address for
14 the record.

15 BOARD MEMBER MONAHAN: Madam chair, if we
16 had ex-parte communications, would now be an
17 appropriate time to disclose this?

18 THE CHAIRWOMAN: Let's go ahead and do
19 public comment and then we'll come -- I'll get
20 those right after.

21 NANCY POWELL: Hi, Nancy Powell. I am at
22 1848 Chalon Avenue, Jacksonville, Florida. I
23 am the executive director of scenic
24 Jacksonville and I did send this letter to each
25 of you. You can mention it in your ex-parte

1 should be treated as such in the planning and
2 design. You know, Forest Street and Riverside
3 Avenue are not pedestrian friendly but this
4 interior part with Park Street coming, with
5 road diet is the area where pedestrians can be
6 in a lively environment if it develops that
7 way.

8 One of the concerns we have and I went
9 down there, and you know, kind of walked the
10 neighborhood a little bit, you know, but
11 Magnolia Street has become a service street;
12 right? It's the back of 220 Riverside, the
13 Residence Inn has a block, you know, that's not
14 active, either. There's the retention pond
15 across the street. So, that's just a concern
16 and it's going to be added to here if this
17 comes, you know, the way it's presented.

18 You know, we feel like that the stand
19 alone two story parking garage is a miss. It's
20 going to create more, kind of, inactive blocks.
21 We had the same question about activity, you
22 know, 50% activity and this little open space
23 in the corner just is going to be -- it just
24 doesn't feel meaningful. We feel like a
25 vertical, a more vertical mixed use building.

1 but I'm going to read it for the benefit of
2 everybody here and I just want to, you know,
3 first of all thank you guys for the work that
4 you do. I know it's volunteer and it's a lot
5 of review time and your time today and what
6 you're doing here is going to define the
7 Brooklyn neighborhood for the next 50 years.
8 It's an important job and we really hope you
9 can, you know, think through. I think I heard
10 some of the bigger questions, you know, what's
11 around this? How are these streets developing?
12 How do people experience the neighborhood from
13 a physical standpoint, from a safety standpoint
14 and so it's really important work.

15 Our design committee looked at this
16 process and we, you know, overall we want to
17 see Brooklyn develop into a pedestrian
18 friendly, distinctive urban neighborhood in
19 contrast to the more suburban style
20 developments that have come to fruition there.

21 You have -- it look likes we have about,
22 you know, maybe half Brooklyn left. There's a
23 lot of open space. There's developments
24 coming. That's good news but Brooklyn is an
25 urban or should be an urban neighborhood and

1 You know, this is kind of taking up two
2 places where it really can be just one, if you
3 can take down the Liddy's Machine Shop, which
4 is really unfortunate just to put in a two
5 story parking garage, we feel that's a lost
6 opportunity.

7 The ground floor on -- we gave you some
8 suggestions --

9 MS. HILL: Excuse me. Your time is up.

10 NANCY POWELL: -- the ground floor across
11 from the bar at the hotel should be activated
12 and/or at the corner. Thank you.

13 THE CHAIRWOMAN: Thank you Ms. Powell.
14 Ms. Hill, any others?

15 MS. HILL: That is it for this item.

16 THE CHAIRWOMAN: None online?

17 MS. HILL: No.

18 THE CHAIRWOMAN: Thank you. Okay. All
19 right.

20 At this time, before I close the public
21 hearing, I'll go ahead and ask board members if
22 you do have ex-parte communication, if you'll
23 declare that now? Mr. Davis, we'll start at
24 your end of the table.

25 BOARD MEMBER ENNIS: Ms. Powell sent the

1 email. Yes, that's it.
 2 BOARD MEMBER MONAHAN: Also received
 3 Ms. Powell's email on Tuesday the 6th.
 4 THE CHAIRWOMAN: Any addition to that
 5 email?
 6 BOARD MEMBER BROCKELMAN: Same email.
 7 BOARD MEMBER DAWSON: Same email.
 8 THE CHAIRWOMAN: Likewise. Okay. Great.
 9 With that, I will close the public hearing on
 10 this item.
 11 We already had a motion to move the item
 12 originally. Does anybody -- did we have a
 13 second? I don't even remember.
 14 BOARD MEMBER BROCKELMAN: I'll second.
 15 THE CHAIRWOMAN: Thank you,
 16 Mr. Brockelman.
 17 Okay. Board Members, I am going to
 18 start -- I'll start with Mr. Dawson if we -- if
 19 you have any comments to offer?
 20 BOARD MEMBER DAWSON: I also went out and
 21 looked at the property and if you look at it
 22 right now it looks like a bomb hit it. But
 23 with what Mr. Davis said, with the development
 24 proposed and what could come out there, I think
 25 I'd like to have a better idea of what the

1 their plan for the property.
 2 BOARD MEMBER DAWSON: Thank you.
 3 THE CHAIRWOMAN: Mr. Brockelman?
 4 BOARD MEMBER BROCKELMAN: Thank you, Madam
 5 Chair. I don't really have too much feedback
 6 on the design, test. I think it's pretty good.
 7 AC Hotels is a good product. I've stayed there
 8 a lot when I travel for work.
 9 I do just want to circle back.
 10 Ms. Pollack, good to see you.
 11 Early on in the meeting we talked a little
 12 bit about requirements for parking garages and
 13 this isn't going to lead to a condition because
 14 I think it's one of those things that once AC
 15 takes a look, it will just either -- it'll just
 16 be an interpretation of the code and we'll all
 17 go from there but it was about the corner of
 18 Dora and Oak Street, there's a small urban,
 19 open space there and in the code for parking
 20 garages there's a stipulation that at least 50%
 21 of new garages of the total ground floor street
 22 frontage not including entrances to the garage,
 23 must be activated using one of a couple of
 24 different methods and the urban open space is
 25 one of those methods.

1 future looks like for that piece of property
 2 and around that property.
 3 Susan, through the Chair, is there a way
 4 we can get a map that shows what we think is
 5 going to happen and then what Ms. Powell said,
 6 is Magnolia going to be a service road or what
 7 are we going to do with that?
 8 MS. KELLY: Through the Chair, Mr. Dawson.
 9 So, it's been awhile but I've seen, like, an
 10 ownership map. I don't know if we actually
 11 have it, like, available but there's not a map,
 12 a master site plan in terms of what I would
 13 call a master site plan or like a multiphase
 14 and I don't know their timelines. I know they
 15 want block nine. So, they wanted Park
 16 Street -- to finish up the improvements on Park
 17 Street and then they wanted to move forward
 18 with their block nine, which came through
 19 conceptual last year, I guess.
 20 Other than that, I mean, they do want to
 21 move forward with things but I haven't had any
 22 conversations with them and I don't know if
 23 anybody in our office has in quite some time
 24 and Mr. Parola may have more details on
 25 specific conversations and where they are with

1 I feel like the intent of that is pretty
 2 clear. The urban open space is one way or may
 3 be the only way, if you get to that 50% of the
 4 total ground floor street frontage, then that's
 5 acceptable but it just seems to me that if we
 6 are basing the urban open space requirement off
 7 a minimum, that the applicant means this
 8 corner, that just doesn't seem like the intent
 9 of what the code will be because the whole
 10 point of the 50% threshold is to prevent
 11 parking garages from taking up entire city
 12 blocks without any real meaningful pedestrian
 13 engagement.
 14 So, I don't think just putting a corner
 15 urban open space will be the intent there but
 16 again, that's just as I was reading it, that's
 17 something I thought of and maybe I just need
 18 you to look at before final approval.
 19 Other than that, the design to me looks
 20 good. So, well done there.
 21 THE CHAIRWOMAN: Mr. Monahan?
 22 BOARD MEMBER MONAHAN: Thank you, Madam
 23 Chair. As far as the design goes, I concur
 24 with Mr. Brockelman. I think it's great and
 25 will add, you know, another gym in a growing

1 vibrant, urban core neighborhood that I think
2 all of Jacksonville's coming to appreciate and
3 enjoy. Thank you.

4 THE CHAIRWOMAN: Mr. Davis?

5 BOARD MEMBER ENNIS: I concur with
6 Mr. Brockelman on the open space requirement
7 for the garage.

8 I don't have much to say on this
9 particular project. It just, to me, it really
10 expresses the need that perhaps we do need some
11 type of master plan or whatever we want to call
12 it, for us to actually see how these
13 developments next to each other are impacted
14 and what the overall landscape or what Brooklyn
15 will be because I can just based off what I
16 know so far, Magnolia Street is basically a
17 secondary street at this point, just the way
18 the development has been approved. With this
19 garage, it really just cement sat.

20 I can see the same thing happening on Oak
21 Street depending on how it fits in with other
22 developments but knowing what those other
23 developments are, I also see Dora possibly
24 being a secondary mixed use street in the
25 middle of Brooklyn and that other developer is

1 review for the Magnolia Street surface
2 especially, I like the design of the Oak Street
3 parking garage elevation. I think the panels
4 are clever. I did just want to note for staff
5 if the intent is to maybe have those
6 interchangeable or switch out the art or
7 features at some point, I know there's a
8 placeholder for Brooklyn, historic
9 neighborhood, I don't know if that will trigger
10 anything as far as signage.

11 If it's an artistic function, I get that.
12 That's lovely. I just wanted to note that
13 because I don't know what that would mean for
14 us but on, specifically, on the Magnolia Street
15 side, I would really encourage you instead of
16 one art panel, some kind of artistic feature
17 across the whole length of that side that will
18 draw attention to that side of the parking
19 garage because if I'm a small female walking
20 alone at night, I want eyes on that street,
21 feet on the street are great but also since
22 there's largely a service function opposite
23 this side of the street right now, I want there
24 to be a reason for people to be looking across
25 the street while I'm walking there at night.

1 actively marketing their sites. They have
2 about mid 2025 ground breaking block nine and
3 then a, like, fall of '26, groundbreaking for
4 block nine which is across the street.

5 So, and that was my basic comments but I
6 have no comments on this particular project
7 because it's just hard to gauge outside of
8 having a better understanding of what's taking
9 place on the grander scale of this corridor.

10 THE CHAIRWOMAN: Thank you, Mr. Davis.
11 Mr. Jones?

12 BOARD MEMBER JONES: No comments on the
13 design and certainly echo those articulated by
14 Board Member Brockelman and Davis, in
15 particular, on just the context of the streets
16 and what's happening.

17 THE CHAIRWOMAN: Okay. I had a couple of
18 thoughts that I wanted to share. Mr. Alfred, I
19 can't see you because you're behind the podium.
20 It's okay. You don't have to get up. It just
21 feels weird to talk to a podium.

22 I did at -- from a user experience
23 perspective, when I travel alone, I am very
24 aware of my surroundings and I would like to
25 encourage y'all that as we approach final

1 So, I would consider some kind of -- even
2 if it's some kind of cool paint swirls and then
3 lighting, as well. Instead of concentrating
4 our art and our lighting right here on this one
5 panel, I would love to see that spread across
6 the whole side of that elevation if we could.
7 That would feel a lot safer from a pedestrian
8 standpoint in my opinion.

9 I also, from a kind of user pedestrian
10 thought process, we've got Unity Plaza is
11 across and it is a nice focal point and there
12 have been events there. The dumpster is going
13 to be, as it's located on the site plan right
14 now, will be directly across from, and like, in
15 people's pictures from Unity Plaza, so, I'd
16 really like to consider some pleasant screening
17 for that dumpster if that's where that will
18 remain.

19 And yeah, just -- and that's a -- I think
20 a question also, the urban open space, I would
21 echo that comment and also from a safety
22 perspective it does and I know these are place
23 holder designs. So, I very much acknowledge
24 that this is not necessarily what we're going
25 with but also that when we are designing that

1 space that there are maybe tall landscaping
2 mixed with some shorter features, ending walls
3 and just really be kind of cognitive of how
4 open that urban open space can feel if we
5 design it. So, those are my thoughts for now.

6 Board members, anything else to add before
7 we move?

8 BOARD MEMBER DAVIS: Just one point of
9 clarification. That area you call the
10 dumpster, I assume that was a stairwell, so, I
11 wanted to get clarification on it or from the
12 applicant, I guess.

13 This little building space facing Magnolia
14 Street, is that a stairwell --

15 MR. ALRED: Yes, that's a stairwell.

16 THE CHAIRWOMAN: I read that wrong and I
17 apologize. Thank you for clarifying. Thank
18 you, Mr. Davis. Okay. Any other comments?
19 All right.

20 At this time all those in favor of DDRB
21 2024-007, signal by saying aye.

22 BOARD MEMBERS: Aye.

23 THE CHAIRWOMAN: Conceptual approval with
24 staff recommendations, say aye.

25 BOARD MEMBERS: Aye.

1 service formally. I have a resolution here. I
2 should probably read this? Okay.

3 Okay. Resolution, DDRB 2024-0801
4 resolution of the Downtown Development Review
5 Board in recognition and appreciation of Gary
6 Monahan for his dedication and service on the
7 DDRB and his dedication and service to downtown
8 providing for an effective date.

9 Whereas Mr. Monahan was appointed to DDRB
10 in 2022, during his tenure, Mr. Monahan held
11 the position of secretary in 2023 and 2024.

12 Mr. Monahan provided DDRB with a
13 thoughtful perspective on the pedestrian
14 experience of downtown development and
15 redevelopment. He has been a champion for the
16 activation of downtown an advocate for the
17 continued growth and the development of
18 downtown.

19 Now, therefore, be it resolved by the
20 DDRB, all of us we recognize and extend our
21 appreciation for your dedication and service to
22 the downtown review board and to downtown
23 Jacksonville and it is signed today. So, it is
24 effective today. So, thank you for your
25 service, Gary.

1 THE CHAIRWOMAN: Any opposed? All right.
2 Congratulations. Conceptual approval is
3 approved on 2024-007.

4 Okay. Now, we will move on to our new
5 business which is very exciting.

6 So, the nominating committee, we're
7 talking about officer elections, I'm so sorry.

8 The nominating committee met a couple of
9 weeks ago and a slate was discussed and
10 presented. So, I would like to announce that
11 slate now and then that slate will then be
12 discussed and perhaps acted upon at the
13 September meeting.

14 So, as a result of the nominating
15 committee's meeting, a slate was presented
16 Vice Chair Joanna Brewing and Secretary Carl
17 Dawson. So, we will pick that back up at the
18 September meeting.

19 And last but not least, we had a
20 miscalculation in our approvals for the last
21 meeting and so we did not need to say goodbye
22 to Mr. Monahan so quickly.

23 Mr. Monahan, though, is transitioning off
24 the board and so we wanted to acknowledge his
25

1 BOARD MEMBER MONOHAN: Thank you, Madam
2 Chair. To the staff, thank you. It's been
3 pleasure serving in this capacity. I wish the
4 board well as you move forward. Downtown is
5 certainly in great hands with each of you and
6 excited to continue to follow your work.

7 THE CHAIRWOMAN: Great Thank you, Gary.
8 So, this resolution does need a motion and a
9 vote. So, if we could entertain those?

10 BOARD MEMBER BROCKELMAN: So moved.

11 THE CHAIRWOMAN: I'll second.

12 BOARD MEMBER DAVIS: Second.

13 THE CHAIRWOMAN: Okay. I'll let Mr. Davis
14 second that one. All those in favor of
15 approving Resolution 2024-0801 say aye.

16 BOARD MEMBERS: Aye.

17 THE CHAIRWOMAN: Any opposed? Great.
18 Resolution is official and thank you so much
19 for your service, Gary.

20 All right. Thank you so much. I will
21 adjourn the meeting at 2:46 p.m.

22 MS. HILL: No public comments?

23 THE CHAIRWOMAN: I knew I couldn't get out
24 of here without making a mistake on my first
25 meeting.

1 Are there any public comments in general,
2 Ms. Hill?

3 MS. HILL: Yes, we have Lauren Woods.
4 Please state your name and address for the
5 record.

6 THE CHAIRWOMAN: Thank you, Ms. Woods and
7 I'm so sorry about that.

8 MS. WOODS: My name is Lorrin, capital
9 L-O-R-R-I-N. Cassandra, capital
10 C-A-S-S-A-N-D-R-A. Last name Woods, W-O-O-D-S.
11 I reside at 600 North Washington Street
12 here in downtown Jacksonville. ZIP Code is
13 32202. My name is a good name and is of
14 regality. My name is a great name. My father
15 is Marzette Woods, Jr. Capital M-A-R-Z-E-T-T-E
16 Woods, W-O-O-D-S and his spouse Henrietta
17 Dianne is my mother. Those are my natural
18 parents.

19 I'm here today to talk about a few things
20 in general about downtown Jacksonville. First
21 of all, I'd like to say I'm a frequent customer
22 of Harvey's and I really love the brand. I
23 purchase three cases of soda for \$13 which is a
24 bargain at 30 cents per can of pop. I drink
25 pop for a couple of days. You get a case of,

1 I think it's frightening. I'm upset and
2 it's frightening to think that there are
3 persons with access to even think that there
4 are persons with access to beverage processing
5 and packaging that taint consumer products like
6 soda pop and this is now making it to the
7 general public, but you have to have a certain
8 number of observations. This is frightening.
9 I felt ill. I refused to drink another can but
10 I refuse to alleviate myself of these cans and
11 this is something that the subculture --

12 MS. HILL: Thank you. Your time is up.
13 MS. WOODS: And this is important.

14 THE CHAIRWOMAN: Thank you so much, Ms.
15 Woods.

16 MS. WOODS: That effects investment and
17 desire to be downtown. The other thing, that
18 Baywalk, if you don't get rid of that apartment
19 building, it appears visually like a tenement
20 slum and you need to get rid of the apartment.
21 You have no need for the apartment over
22 Baywalk --

23 MS. HILL: Thank you. Your time is up.
24 MS. WOODS: And it's got to go.
25 THE CHAIRWOMAN: All right. Thank you,

1 12 pack -- anybody buy Chek Cola. I buy Chek.
2 I drink several cans. Lo and behold, I picked
3 up a can and I noted I felt ill. I felt an
4 ailment after drinking this soda.

5 Now mind you, I drank several cans out of
6 the same case. I noticed something. I began
7 to pull cans of pop out of my case in my own
8 apartment. These cans have markings on them.
9 This one has a fuchsia dot and this one has a
10 purple dot. Other cans have had notches. It's
11 like a game of dots and dashes. What's in the
12 cans? Frightening.

13 This was a purchased case. This was a
14 gift case. Mind you, I drink several cans from
15 both cases before feeling any kind of ailment
16 and before noting anything this. Something's
17 going on in downtown Jacksonville.

18 Now, this -- so, this one was a gift.
19 Again, I drink pops for several days and I
20 pulled out cans with similar markings.

21 I contend that there's a subculture that
22 has developed that is negative on the quality
23 of life here in downtown and it should be a
24 concern to development agency and what's going
25 on with the tampers of the pops, soda pops.

1 Ms. Woods. I apologize for omitting public
2 comment. I will not do so again. I will now
3 adjourn the meeting at 2:50 p.m.

4 (Whereupon, the meeting was concluded at
5 approximately 2:50 p.m.)

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C E R T I F I C A T E

STATE OF FLORIDA)
COUNTY OF DUVAL)

I hereby certify that the meeting, pages
numbered 3 through 45, is a true and accurate
transcription of my stenotype notes taken at the
herein indicated time and place; that the witness
appeared before me, a duly authorized Notary Public
in and for the State of Florida at Large.

WITNESS my hand and official seal at
Jacksonville, Duval County, Florida, this 4th day of
September, 2024.



ELISE F. CASHMAN, FPR, CCR (GA), RPR

BOARD MEMBER BROCKELMAN: [11] 3/22 4/18 9/6 9/16 10/14 10/17 11/21 29/6 29/14 31/4 40/10 BOARD MEMBER DAVIS: [9] 3/15 12/2 13/18 20/9 23/25 24/3 25/7 37/8 40/12 BOARD MEMBER DAWSON: [4] 3/24 29/7 29/20 31/2 BOARD MEMBER ENNIS: [5] 15/13 15/24 21/6 28/25 33/5 BOARD MEMBER JONES: [2] 23/16 34/12 BOARD MEMBER MILLER: [1] 3/11 BOARD MEMBER MONAHAN: [6] 3/17 4/20 5/4 25/15 29/2 32/22 BOARD MEMBER MONOHAN: [1] 40/1 BOARD MEMBER OTT: [1] 3/19 BOARD MEMBER PAROLA: [3] 4/1 14/12 15/15 BOARD MEMBERS: [4] 4/23 37/22 37/25 40/16 MR. ALRED: [8] 20/13 21/9 22/2 22/4 22/22 24/8 25/8 37/15 MR. CHRISTOPHER ALRED: [1] 16/6 MR. TEAL: [1] 4/3 MS. HILL: [8] 4/5 28/9 28/15 28/17 40/22 41/3 43/12 43/23 MS. KELLY: [7] 4/2 5/11 9/15 9/22 11/8 12/22 30/8 MS. WILSON: [1] 25/12 MS. WOODS: [4] 41/8 43/13 43/16 43/24 NANCY POWELL: [2] 25/21 28/10 THE CHAIRWOMAN: [40] 3/2 4/6 4/21 4/24 5/7 9/3 10/16 11/25 16/1 20/7 21/11 22/3 22/13 23/11 23/22 24/1 25/9 25/18 28/13 28/16 28/18 29/4 29/8 29/15 31/3 32/21 33/4 34/10 34/17 37/16 37/23 38/1 40/7 40/11 40/13 40/17 40/23 41/6 43/14 43/25	2022 [1] 39/10 2023 [1] 39/11 2024 [3] 1/16 39/11 45/12 2024-007 [5] 5/1 5/5 5/12 37/21 38/3 2024-0801 [2] 39/3 40/15 2025 [1] 34/2 220 [1] 27/12 25 [1] 10/9 25 feet [2] 6/11 6/15 2:00 [2] 1/17 3/5 2:46 [1] 40/21 2:50 [2] 44/3 44/5	after [2] 25/20 42/4 afternoon [1] 16/6 again [5] 19/16 22/20 32/16 42/19 44/2 agency [1] 42/24 agenda [1] 4/15 ago [3] 12/9 14/23 38/10 ahead [8] 3/3 4/10 4/14 5/8 5/9 15/14 25/18 28/21 ailment [2] 42/4 42/15 all [30] 3/13 4/21 4/21 4/24 4/24 8/21 10/10 12/19 14/7 14/8 20/14 20/17 20/25 21/3 21/16 23/12 24/1 24/19 26/3 28/18 31/16 33/2 37/19 37/20 38/1 39/20 40/14 40/20 41/21 43/25 alleviate [1] 43/10 allow [1] 22/8 alone [3] 27/19 34/23 35/20 along [5] 5/15 6/9 6/24 21/5 23/2 already [2] 12/8 29/11 Alred [4] 16/7 20/8 23/23 34/18 also [19] 5/25 11/9 14/3 15/9 17/13 18/20 19/10 20/16 22/15 22/17 25/1 29/2 29/20 33/23 35/21 36/9 36/20 36/21 36/25 aluminum [1] 17/16 always [1] 20/22 am [5] 9/1 25/21 25/23 29/17 34/23 amenity [1] 16/18 amount [1] 24/9 announce [1] 38/11 another [3] 3/14 32/25 43/9 answer [3] 15/25 20/5 22/16 answered [1] 15/7 anticipated [1] 13/9 any [27] 4/16 7/21 9/1 9/4 11/25 12/23 13/15 14/21 15/4 16/1 17/23 18/21 20/5 22/18 23/14 24/20 25/10 28/14 29/4 29/19 30/21 32/12 37/18 38/1 40/17 41/1 42/15 anybody [4] 4/16 29/12 30/23 42/1 anyhow [1] 8/4 anyone [1] 14/14 anything [4] 13/17 35/10 37/6 42/16 apartment [4] 42/8 43/18 43/20 43/21 apologize [2] 37/17 44/1 apparently [1] 3/19 appearance [1] 7/13 appeared [1] 45/8 appears [1] 43/19 applicant [6] 6/12 12/13 16/3 23/15 32/7 37/12 application [2] 5/12 7/18 apply [1] 10/24 appointed [1] 39/9 appreciate [2] 21/17 33/2 appreciation [2] 39/5 39/21 approach [3] 6/19 7/6 34/25 appropriate [1] 25/17 approval [8] 4/15 4/19 7/18 12/9 13/2 32/18 37/23 38/2 approvals [1] 38/21 approved [2] 33/18 38/3 approving [2] 4/22 40/15 approximately [1] 44/5 architect [1] 16/8 architectural [2] 7/9 7/12 architecturally [1] 8/24 architecture [1] 17/22 are [45] 3/7 5/1 6/6 7/2 7/12 7/14 7/24
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