

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, November 14, 2024,
commencing at 2:00 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.

BOARD MEMBERS PRESENT:

LINZEE OTT, Chair.
MATT BROCKELMAN, Board Member, via Zoom.
ENNIS DAVIS, Board Member.
PETER DEIULIIS, Board Member.
JOANA BERLING, Board Member.
CARL DAWSON, JR., Board Member.
JOSEPH LORETTA, Board Member.

ALSO PRESENT:

GUY PAROLA, DIA, Operations Manager.
BRETT JAMES, Director, Planning and Development Dept.
TERRENCE HARVEY, Office of General Counsel.
CHRIS MILLER, City Council Member.
AVA HILL, DIA, Administrative Assistant.

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1 MR. JAMES: I did.
2 THE CHAIRWOMAN: You have to --
3 MR. JAMES: Okay. Brett James, planning
4 director.
5 And I'm here -- I learned in September I'm
6 actually an ex-officio, nonvoting member, so
7 you'll see more of me.
8 BOARD MEMBER DAVIS: I'm Ennis Davis, DDRB
9 member.
10 BOARD MEMBER BERLING: Joana Berling.
11 I think it's the first time officially
12 vice chair.
13 THE CHAIRWOMAN: Linzee Ott, board chair.
14 BOARD MEMBER DAWSON: Carl Dawson,
15 secretary.
16 BOARD MEMBER LORETTA: Joe Loretta, DDRB
17 member.
18 BOARD MEMBER DEIULIIS: Pete Deiuliis,
19 DDRB member.
20 MR. HARVEY: Terrence Harvey, Office of
21 General Counsel.
22 MR. PAROLA: Guy Parola.
23 MS. HILL: Ava Hill, DIA staff.
24 THE CHAIRWOMAN: Thank you, Ava, last but
25 not least.
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1 P R O C E E D I N G S
November 14, 2024 2:00 p.m.

2 - - -
3 THE CHAIRWOMAN: Okay. We're going to go
4 ahead and get started.
5 MS. HILL: I'm going to ask everybody to
6 kind of speak in your microphone so we can
7 hear.
8 THE CHAIRWOMAN: Both for attendees and
9 board members, there's a new kind of audio
10 system today, so we're testing things, so
11 please speak closely into the microphone and be
12 patient with us.
13 Okay. I'm going to call the November 11th
14 DDRB meeting to order at 2 o'clock.
15 We are going to start with introductions
16 today. I think we'll start at my left end of
17 the table with Councilman Chris Miller and work
18 our way around.
19 COUNCIL MEMBER MILLER: Good afternoon,
20 everyone.
21 My name is Chris Miller. Good to be with
22 you.
23 MR. JAMES: (Off microphone.)
24 Brett James, I'm the planning director.
25 THE CHAIRWOMAN: Press the button.

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1 Okay. We are going to get into our agenda
2 today. We're going to start first with
3 approval of the September 12th meeting minutes.
4 If everyone has had a chance to review those, I
5 will entertain a motion.
6 BOARD MEMBER DAWSON: Motion to approve.
7 BOARD MEMBER DAVIS: Second that.
8 THE CHAIRWOMAN: Okay. All in favor of
9 approving the minutes, say aye.
10 BOARD MEMBERS: Aye.
11 THE CHAIRWOMAN: Opposed?
12 BOARD MEMBERS: (No response.)
13 THE CHAIRWOMAN: All right. The minutes
14 are approved. Thank you.
15 We are going to move on to Form 8B --
16 sorry, I'm really trying hard to get close to
17 this microphone, y'all.
18 We're going to move on to Form 8B, voting
19 conflict disclosures. Do any board members
20 have any to file?
21 BOARD MEMBERS: (No response.)
22 THE CHAIRWOMAN: Okay. I do have one to
23 file, so I will get with staff and get that
24 filed.
25 Okay. And then we are going to move to
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1 Item C, DDRB 2024-006, the Pearl Street
 2 District, Parcel N5, final review.
 3 So I'll go ahead and open that public
 4 hearing.
 5 And if anyone has any ex parte to
 6 disclose, we'll go ahead and just speak up now.
 7 We won't go around the table.
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRWOMAN: Okay. Seeing none,
 10 staff, if you guys have a report.
 11 MR. PAROLA: Thank you, Madam Chair.
 12 We're going to try something new today,
 13 presentation-wise. If you really like it,
 14 it's -- it's my idea. If you don't, it's the
 15 Office of General Counsel's.
 16 So, yeah, we still don't have a
 17 replacement for Ms. Susan. Another Parola in
 18 the Planning Department took her from us and
 19 we're still trying to replace her.
 20 So if you would do the slides, Miss.
 21 Thank you.
 22 So this is a review for final approval. I
 23 believe this is the one, two, three -- fourth
 24 block or third block in this area.
 25 AUDIENCE MEMBER: Fourth.

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1 MR. PAROLA: Fourth block. See, I'm not
 2 really good at this.
 3 And if we do another slide.
 4 This shows us in the little yellow box, it
 5 has a little bit of transparency to it, where
 6 we're talking about.
 7 Next slide, please.
 8 This is the existing parking garage, so
 9 this is -- this is unique. And I'll just couch
 10 it this way: We have a garage right now that
 11 has zero activation to it and it's just ground
 12 floor parking. The developer is coming in, as
 13 you might remember from -- from conceptual, and
 14 adding some elements to it that really activate
 15 our ground floor, so we're pretty stoked about
 16 that.
 17 Next slide, please.
 18 So this is where we're going to get
 19 unique. Typically, we have given you a
 20 presentation and then the applicant comes up
 21 and sort of parrots the conversation. This
 22 time we're going to ask the applicant just to
 23 give the details of it. Once their
 24 presentation is done, they can -- they can
 25 still stand up there.

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1 Staff has two other slides. One talks
 2 about the conceptual approval that was -- that
 3 was granted. There were, like, I believe, four
 4 conditions in there. We'll very briefly go
 5 over how those conditions were met, and then
 6 we'll give you our recommendation, and then I'm
 7 sure Ms. Trimmer and her team will be up there
 8 to answer any of your questions.
 9 THE CHAIRWOMAN: Thank you.
 10 Ms. Trimmer.
 11 (Ms. Trimmer approaches the podium.)
 12 MS. TRIMMER: Thank you so much.
 13 Cyndy Trimmer, One Independent Drive,
 14 Suite 1200, on behalf of the applicant.
 15 I am very much in favor of trying this and
 16 happy to be the guinea pig. It's always hard
 17 to try to prep a presentation. You think you
 18 have your flow down and then you listen to
 19 staff give all of your high points and have to
 20 get up here and regurgitate, so I think this is
 21 great. Hopefully, everybody agrees.
 22 So we are here for final approval of Block
 23 N5, which is the last block of the master plan
 24 that you approved as part of the Pearl Square
 25 District.

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1 I won't repeat all the slides that Guy
 2 just showed you, but if we can stop on 3.
 3 Again, just to orient you, this is the
 4 northeast corner, what we lovingly call N5.
 5 And I'd like to let some members of the
 6 Gateway team come up and just give everybody a
 7 brief update of where we are on the different
 8 blocks now that we've broken ground because I
 9 think it's pretty exciting to hear the momentum
 10 that we've gotten and that they're actually
 11 making good on the promise that they gave you
 12 when we were here, that they were pretty much
 13 ready to go.
 14 So, with that, I'm going to have Nicole
 15 Renner and Justin Gravatt come up and just
 16 cover N4, N8, -11.
 17 (Mr. Gravatt approaches the podium.)
 18 MR. GRAVATT: Can you go to the next
 19 slide, please?
 20 Hi. So I'm Justin Gravatt. I'm the
 21 development manager for this block, N5 and N8.
 22 I will start at N5, so --
 23 Obviously, we're here today to seek final
 24 DDRB approval for this block, which is the
 25 parking garage, as Cyndy mentioned.

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1 We are in the process of assembling the
2 civil set and we'll plan to submit that in
3 December. We are scheduled to submit for the
4 building permit via third-party review in
5 February of next year, and we anticipate
6 starting construction, (indecipherable), late
7 Q1, early Q2 of next year on this block, N5.

8 And then kind of catty-corner to this is
9 Block N8, which has Pearl Square. That's the
10 high-rise, 22-story building. We have the
11 plans already submitted for third-party permit
12 review with ECS in October, and we are pending
13 submission to the City later this month.

14 We are issuing plans for the general
15 contractor bidding next week. We are
16 anticipating starting construction on this
17 project Q1 of next year. And our civil ten-set
18 is in the final rounds of approval with the
19 City pending some DIA and City coordination.

20 Thank you.
21 (Ms. Renner approaches the podium.)
22 MS. RENNER: Hi, everyone.
23 Nicole Renner, 100 North Laura Street,
24 Suite 700. I'm with Gateway Jax.
25 Very pleased to announce -- if you haven't
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1 walked downtown on Pearl Street lately, we
2 started our N11 project in earnest, in
3 construction. You might have got a
4 notification about a road closure on Church
5 Street. That's -- that's us, but we're very
6 excited. FaverGray is our contractor. They're
7 out there doing some slight -- site clearing
8 and utility work. Everything -- knock on
9 wood -- is going -- going pretty well, and
10 we're thrilled.

11 And N4, which is directly adjacent to N5
12 here, still working on it, working on our
13 ten-set. Just finished our first round of
14 third-party permit review, and that one will be
15 coming up Q2 of next year.

16 Thank you.
17 (Ms. Trimmer approaches the podium.)
18 MS. TRIMMER: Thank you so much.
19 We can move on to slide 4.

20 And I'll just briefly highlight the next
21 couple because they're duplicative of
22 Mr. Parola's, but this is the existing
23 building, the surrounding area, and putting it
24 in context on Page 6 with the buildings that
25 have been approved already.

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1 And then moving on to 7, for the site
2 plan.

3 So if you recall, all of the improvements
4 on this are really focused on that Beaver and
5 Pearl Street corridor. Pearl Street comes up
6 in between our buildings, and that's where
7 we're creating that festival street.

8 And then this is really meant to be the
9 anchor. We're collocating a lot of our shared
10 parking in this building, and also the public
11 parking in this building.

12 On the site plan, you begin to see those
13 streetscape improvements where we've got the
14 storefronts fronting Beaver. And then in the
15 amenity zone, you see the street seating that
16 we're hoping to be able to have that robust
17 engagement along that corridor where we have
18 the enhanced amenity areas along the retail
19 frontage.

20 Moving to 8.

21 There are not any major changes to what
22 you saw when we came through on conceptual, so
23 just to kind of highlight and recap the
24 important points -- we're relocating the
25 stairwell, pulling it back from the corner,

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1 cladding it in new materials, adding all of
2 that glazing and transparency so that you have
3 an architectural feature, and then we've
4 terraced the storefront and pulled it out.

5 That terrace above it really brings
6 everything down to that pedestrian scale. And
7 then along that Beaver Street corridor, you
8 start to see that retail frontage that we've
9 pulled forward. The intent being that the
10 garage fades into the background. And as
11 you're driving by, walking about, what you're
12 really taking in are all of these activated
13 street-fronts.

14 You can also start to see on here the
15 streetscape that we'll go into more detail as
16 we go along with the next slides, starting on
17 9.

18 On the northwest corner, we are preserving
19 the lighthouse. We are going to give it a
20 refresh, though. That will be something to be
21 determined. This is just representative.

22 Moving on to 10, Beaver Street -- or, I'm
23 sorry, Union Street, along the back side is
24 actually where we do have an appropriate
25 streetscape, so we're going to be preserving

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1 those trees, cleaning and refreshing the
2 building, but no major changes to the rest of
3 the garage because, again, we want that to be
4 inferior to the improvements that we're making.

5 Moving on to 11, the southeast corner of
6 this building is where we kind of have this
7 moment for a public art installation. You see
8 something representative here on that last
9 anchor corner where we've had a spot where we
10 can dress up that entrance and then we have
11 something to show, a representative art
12 installation, because we do want to have
13 something in the amenity zone, which, if you
14 move on to the next slide, we have an
15 enlargement just to show, again, a
16 representative opportunity to activate that
17 corner with something.

18 Moving on to 12 -- well, 13.

19 As far as materials, we've really tried to
20 keep this pretty simple. Again, you saw the
21 buildings previously. We were trying to go for
22 those statement pieces that blend in with the
23 other historic structures that we have in the
24 Urban Core.

25 So you've got the brick running bands, the
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1 decorative wall cladding on that new stairwell,
2 and then that brick is what we have running
3 around the retail space that anchors each of
4 those retail bays.

5 We do intend that each of the different
6 retail operators will have the opportunity to
7 customize their own storefronts, so you have
8 those unique little faces all along the
9 corridor, but that brick band, again, that goes
10 around and comes down with the vertical
11 elements is what's going to unite that street
12 front.

13 14, we have the material boards
14 highlighting all of those elements that I just
15 mentioned.

16 15 and 16 are elevations that you've seen.
17 Again, no changes to these.

18 17, we've included the lighting plan. It
19 is understated. We do want to make sure that
20 this area is appropriately lighted. Again,
21 this is what we intend to be the anchor space
22 where everybody that's coming into this 100,000
23 square foot of retail and restaurants will be
24 able to park and then feel safe walking into
25 Pearl Square at all hours of the day for the

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1 18-hour community that we're creating here.

2 We can move forward to --

3 19 has your architectural building
4 sections. 19 through 26, we've included the
5 floor plans, transparency calculations so that
6 Guy and his team can do all their homework and
7 agree that we've checked all of those boxes.

8 I don't think we need to go through the
9 cross-sections that you see in 27 through 30 as
10 this is the sixth time that you have seen those
11 since the master plan came through.

12 And then on Pages 31 through 34, we have
13 the hardscape that was approved as part of that
14 master plan.

15 I think the last thing that we'll be --
16 material for you is going to be on Page 33
17 where we're showing the shade calculations. We
18 are exceeding the minimum, appreciably, in
19 providing more than 50 percent shade, which was
20 one of the key goals of this district.

21 And with that, I think that we can pause
22 and be available for questions.

23 I do have the Bold Line architectural team
24 in-house with us. And, again, just want to
25 shout out to them for showing that you can

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1 repurpose these garages and activate these
2 ground floors in a meaningful way and really
3 creating that sense of place that we've all
4 been desiring.

5 And also online, we have Hoerr Schaudt,
6 who can answer any questions regarding the rest
7 of the streetscape that we approved in the
8 master plan.

9 We really appreciate everyone's support.
10 We appreciate the Planning Department and
11 everybody on the second floor that has helped
12 us get through permitting, get where we are
13 today, and we look forward to bringing this one
14 on line right behind the others.

15 Thank you.

16 THE CHAIRWOMAN: So she doesn't have to
17 run back and forth a bunch, does any -- do any
18 board members have any questions for the
19 applicant at this moment?

20 BOARD MEMBER LORETTA: Yes.

21 THE CHAIRWOMAN: Okay. Joe.

22 BOARD MEMBER LORETTA: Cyndy and the
23 overall team, so was this a goal of the overall
24 development and design to, quite frankly,
25 adhere to design guidelines in the City, goals

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1 of bringing commercial into the basements of
 2 the garages or was this kind of forced upon
 3 you?
 4 I'm just currently wondering the -- the
 5 thought process here for the long-term.
 6 MS. TRIMMER: I appreciate that.
 7 There is an effort going on between the
 8 City, FDOT, and this development team, who
 9 really has established this critical mass.
 10 They have Block N4, they have these two
 11 garages, and then the NoCo center, where you've
 12 seen the Van Gogh Experience and the King Tut
 13 exhibit, so they've established a presence on
 14 this corridor.
 15 Currently, it's an FDOT right-of-way.
 16 It's kind of one of those bypasses. There is a
 17 proposed road diet for Beaver Street that is a
 18 work in progress that will allow for the
 19 activation of this corridor.
 20 And if you're following the legislation
 21 that's going through DIA right now where we're
 22 talking about the streets we really want to
 23 prioritize that we think we have the critical
 24 mass available to create that pedestrian scale
 25 experience, Beaver wouldn't have been on the

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1 lately, it's -- it's kind of drab, industrial,
 2 beige that we have on a lot of things.
 3 The intent, honestly, is just to brighten
 4 it up with a lighter color, clean it up, but
 5 not do much more on those buildings. And then
 6 the lighthouse itself will have a new art
 7 installation around it but keeping the
 8 structure.
 9 BOARD MEMBER DEIULIIS: Okay. And one
 10 other question. The connector between the two,
 11 is that still functional?
 12 MS. TRIMMER: The pedestrian cross-through
 13 is something that exists. I would defer to
 14 Guy. That -- I believe it is grandfathered,
 15 and the intent is for it to stay, but not
 16 something that we typically see around downtown
 17 these days.
 18 BOARD MEMBER DEIULIIS: Okay. Thank you.
 19 THE CHAIRWOMAN: Mr. James.
 20 MR. JAMES: Yeah, thank you.
 21 So, again, first meeting.
 22 I was drawn to those streetscape sections
 23 on Pages 27 through 30. This may have already
 24 been addressed. I'm not sure if this is to the
 25 Chair or to -- to somebody else, but I see

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1 radar a couple of years ago, but now it is one
 2 that we're prioritizing because we believe we
 3 have that opportunity to do it.
 4 So it was not forced on us, but the fact
 5 that they created the assemblage they did
 6 really allowed the opportunity.
 7 BOARD MEMBER DAWSON: Will there be any
 8 rooftop experiences on the commercial building?
 9 MS. TRIMMER: So if you look at the corner
 10 of Beaver and Pearl, there is a terrace space
 11 created on there that would have an opportunity
 12 for some activation. It depends on the tenants
 13 and what ends up happening there, but it is
 14 designed such that that is usable space.
 15 BOARD MEMBER DAWSON: Okay. Thank you.
 16 BOARD MEMBER DEIULIIS: Madam Chair.
 17 THE CHAIRWOMAN: Mr. Deiuliis.
 18 BOARD MEMBER DEIULIIS: How are you doing
 19 today?
 20 Quick question. The clean and refresh of
 21 the -- the back sides of the -- can you just
 22 explain a little bit what you mean by that?
 23 MS. TRIMMER: Sure.
 24 If you saw the existing images or you've
 25 driven down State and Union and Beaver any time

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1 there are no bike lanes. Is that the plan for
 2 these streets or is there a follow-on effort to
 3 maybe add bike lanes later?
 4 MR. PAROLA: Through the Chair, part of
 5 the road diet for Beaver Street in the
 6 conversations with FDOT is to actually add the
 7 bike lanes.
 8 You'll recall that Public Works, about a
 9 year and a half ago -- if you went all the way
 10 to the east, to Liberty Street, stripe Liberty
 11 Street to include bike lanes. The idea is
 12 that, since Beaver Street is one of the few
 13 streets that actually goes from Liberty Street
 14 all the way west to -- it reaches Lee and, you
 15 know, past Davis Street, that that would be the
 16 eastern/westernmost bike lane corridor for this
 17 area.
 18 MR. JAMES: So discouraging bike lanes on
 19 these four streets that we're looking at here
 20 or -- or not bike lanes, but biking?
 21 MR. PAROLA: Through the Chair, I mean, I
 22 don't -- I mean, bicycles can ride and --
 23 almost the creation of (inaudible). But as it
 24 stands right now, Beaver Street is the one
 25 identified for the bike lanes.

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1 MS. TRIMMER: To be clear, the intent is
 2 the road diet will incorporate bike lanes on
 3 Beaver Street.
 4 MR. JAMES: Okay. Thank you.
 5 MS. TRIMMER: We just don't have the right
 6 to show it here today because it's not a City
 7 right-of-way yet.
 8 THE CHAIRWOMAN: More to come.
 9 Okay. Thank you so much, Ms. Trimmer.
 10 I'm going to throw it back to Mr. Parola.
 11 However, I do want the record to please reflect
 12 that Board Member Brockelman is attending on
 13 Zoom, so --
 14 Mr. Parola.
 15 MR. PAROLA: Thank you.
 16 I'm just -- there we go.
 17 Imagine you can read that. If you can
 18 read that, on the bottom left -- there we go.
 19 On the bottom left, it's just a screenshot
 20 of the approval letter for conceptual. And on
 21 the right-hand side are the four conditions
 22 that rode with it.
 23 The first condition, no deviations are
 24 necessary. We found this out because this is a
 25 lawfully nonconforming structure. Actually,
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1 the changes being made to the building bring it
 2 more into conformance with the intent of the
 3 Ordinance Code to have ground floor activation
 4 and line your parking areas with retail or some
 5 sort of activation.
 6 Condition Number 2, which was the
 7 developer shall continue to work with staff to
 8 coordinate the district-specific standards,
 9 we've carried that condition into final as
 10 we're still trying to work it out.
 11 The development shall be consistent with
 12 the multiphase site plan. It -- I'm not sure
 13 (inaudible) is.
 14 Any subsequent right-of-way changes shall
 15 be approved by the City's traffic engineer.
 16 Since conceptual, no other changes have been
 17 proposed.
 18 And we have one more slide to go.
 19 And this is our recommendation. We are
 20 recommending that this body approve for
 21 final this application, and we carry through
 22 the condition that the developer shall continue
 23 to work with staff to coordinate specific
 24 district standards.
 25 Thank you.
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1 THE CHAIRWOMAN: Thank you, Mr. Parola.
 2 Board Members, do we have any specific
 3 questions for staff?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRWOMAN: Okay. We'll go ahead and
 6 entertain public comment.
 7 Ms. Hill, do we have any public comment?
 8 MR. HILL: There are no public comments.
 9 THE CHAIRWOMAN: Okay. Great.
 10 I'll close the public hearing and
 11 entertain a motion.
 12 Mr. Dawson, if you want to get us in the
 13 posture?
 14 BOARD MEMBER DAWSON: I move to approve
 15 DDRB 2024-006, Pearl Street District, N5, with
 16 staff recommendations.
 17 THE CHAIRWOMAN: Okay.
 18 BOARD MEMBER BERLING: Second.
 19 THE CHAIRWOMAN: Thank you for the second,
 20 Ms. Berling.
 21 Okay. We will start with board
 22 discussion, and Mr. Deiuliis, we'll start with
 23 you.
 24 BOARD MEMBER DEIULIIS: Yes. So this
 25 being my second full board, I wasn't able to
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1 see this come through the -- the earlier times,
 2 but I can tell you, from my review of it in
 3 this most -- these past weeks, it -- it seems
 4 like a very exciting new space. It's the kind
 5 of place where I think I would like to go. I'd
 6 like to take my family. And I wouldn't be too
 7 worried about finding parking, which is kind of
 8 neat, you know?
 9 The only thing I would say is that the
 10 clean and refresh of the back sides, I totally
 11 understand that, if it's purely a pressure
 12 washing -- and the back sides continue to look
 13 drab and dreary. It seems like a wasted
 14 opportunity, but the -- the exposed, you know,
 15 primary faces seem to be very well thought out
 16 and an exciting use of this area.
 17 THE CHAIRWOMAN: Mr. Loretta.
 18 BOARD MEMBER LORETTA: I've seen this
 19 multiple times. And anyway, the -- I mean,
 20 it's a great overall project, and I appreciate
 21 the integration of the commercial, and I wish
 22 you tremendous success.
 23 Thank you.
 24 THE CHAIRWOMAN: Mr. Dawson.
 25 BOARD MEMBER DAWSON: I think it's an
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1 amazing project. It was well thought out, a
 2 lot of imagination, and I hope it does very
 3 well.
 4 Thank you.
 5 THE CHAIRWOMAN: Ms. Berling.
 6 BOARD MEMBER BERLING: I love that the
 7 rendering shows an individual taking a picture
 8 of this building because I think when it's
 9 finally finished, that will happen a lot.
 10 This is a really successful project for
 11 me. And it's sad that some of the choices that
 12 are just like space-holders aren't definitive
 13 design because I love them as well. Like, the
 14 outside sitting area, I think it's so
 15 successful.
 16 And I love what you've done with the
 17 tower -- the lighthouse. I just think it's a
 18 really, really successful project even down to
 19 the selection of landscaping features, so --
 20 brilliant. Thank you so much.
 21 The only thing I would say is, I want so
 22 badly to pull that Pearl Street sign down, if I
 23 was to say anything. And I'm sure your office
 24 was split as to, like, if you like that
 25 feature, but brilliant project, so successful.

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1 with retail -- two retail conversions,
 2 that's -- it's different. Cities are not doing
 3 that every day, so thank you guys for your
 4 efforts there.
 5 And then at the groundbreaking a couple of
 6 weeks ago, this project -- the Pearl Street
 7 District, in general, was commended for the
 8 collaboration, the public/private collaboration
 9 that was really, really successful on this
 10 project. All of the teams, the City, you guys
 11 have really set the bar high for how projects
 12 should work in Jacksonville, so thank you --
 13 showing us what best practice can be.
 14 Okay. We are -- if there's no further
 15 discussion --
 16 BOARD MEMBERS: (No response.)
 17 THE CHAIRWOMAN: Great. We will go ahead
 18 and call for a vote.
 19 All of those in favor, signify by saying
 20 aye.
 21 BOARD MEMBER BERLING: Aye.
 22 BOARD MEMBER DAVIS: Aye.
 23 BOARD MEMBER DAWSON: Aye.
 24 BOARD MEMBER DEIULIIS: Aye.
 25 BOARD MEMBER BROCKELMAN: Aye.

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1 Congratulations.
 2 THE CHAIRWOMAN: Mr. Davis.
 3 BOARD MEMBER DAVIS: No comments.
 4 I mean, it's a pretty innovative use --
 5 reuse of a parking garage, so no comments.
 6 THE CHAIRWOMAN: Mr. James.
 7 MR. JAMES: I clearly don't understand the
 8 plan for moving traffic, both cars and
 9 bicycles, through downtown, but very curious
 10 about it, so, Guy, maybe we can talk later.
 11 MR. PAROLA: Absolutely.
 12 MR. JAMES: Otherwise, it looks like a
 13 great project.
 14 THE CHAIRWOMAN: Thank you.
 15 Councilman Miller.
 16 COUNCIL MEMBER MILLER: (Shakes head.)
 17 THE CHAIRWOMAN: Okay. Just a couple of
 18 things. I appreciate the emphasis on the
 19 lighting, thinking about a safety perspective
 20 at all times of day and night. Lighting is
 21 key, and you guys have been really thoughtful,
 22 so thank you, thank you, thank you for that
 23 effort.
 24 Bold Line, I want to thank you guys as
 25 well. A garage -- an existing parking garage

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1 BOARD MEMBER LORETTA: Aye.
 2 THE CHAIRWOMAN: (Abstains from voting.)
 3 Matt, I skipped you. Do you have
 4 discussion?
 5 BOARD MEMBER BROCKELMAN: No worries,
 6 Madam Chair.
 7 I do not. No comments.
 8 THE CHAIRWOMAN: Thank you, and I
 9 apologize.
 10 Any opposed to approval?
 11 BOARD MEMBERS: (No response.)
 12 THE CHAIRWOMAN: Okay. Show that the
 13 motion carries, five [sic] yeas, zero nays, and
 14 one abstention.
 15 Congratulations.
 16 MR. HARVEY: Chair, the fifth -- did
 17 Matt -- is Matt --
 18 THE CHAIRWOMAN: Sixth, you're right.
 19 Matt, I am so sorry.
 20 Okay. Thank you. Thank you for
 21 everyone's work on 2024-006.
 22 We will move to any -- is there any old or
 23 new business that staff is aware of?
 24 STAFF MEMBERS: (No response.)
 25 THE CHAIRWOMAN: Okay. Any additional

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1 public comments, Ms. Hill?
 2 MR. HILL: There are no public comments.
 3 THE CHAIRWOMAN: Okay. Then we will stand
 4 adjourned.
 5 (The foregoing proceedings were adjourned
 6 at 2:24 p.m.)

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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropa, 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.

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DATED this 27th day of November 2024.

Diane M. Tropa
Florida Professional Reporter

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