

<p style="text-align: center;">CITY OF JACKSONVILLE DOWNTOWN DEVELOPMENT REVIEW BOARD MEETING</p> <p>Proceedings held on Thursday, May 8, 2025, 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.</p> <p>BOARD MEMBERS PRESENT:</p> <p>LINZEE OTT, Chair. CARL DAWSON, Secretary. KEVIN CRAIG, Board Member. ENNIS DAVIS, Board Member. JOSEPH LORETTA, Board Member.</p> <p>ALSO PRESENT:</p> <p>GUY PAROLA, DIA, Operations Manager. VAN CHRISTIANSEN, DIA, Redevelopment Coordinator. STEVE KELLEY, DIA, Director of Downtown Real Estate. TERRENCE HARVEY, Office of General Counsel. CHRIS MILLER, City Council Member. BILL DELANEY, Administration, Council Liaison. 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 member.</p> <p>2 BOARD MEMBER DAVIS: Ennis Davis, DDRB</p> <p>3 member.</p> <p>4 THE CHAIRWOMAN: Linzee Ott, DDRB board</p> <p>5 chair.</p> <p>6 BOARD MEMBER DAWSON: Carl Dawson,</p> <p>7 secretary.</p> <p>8 BOARD MEMBER CRAIG: Kevin Craig, DDRB</p> <p>9 member.</p> <p>10 MR. HARVEY: Terrence Harvey, Office of</p> <p>11 General Counsel.</p> <p>12 MR. PAROLA: Guy Parola, DIA.</p> <p>13 MS. CHRISTIANSEN: Van Christiansen, DIA</p> <p>14 staff.</p> <p>15 MS. HILL: Ava Hill, DIA staff.</p> <p>16 THE CHAIRWOMAN: And we will meet Van in</p> <p>17 just a minute, so thank you all.</p> <p>18 First off, we're going to review the</p> <p>19 April 10th DDRB minutes -- meeting minutes. I</p> <p>20 will entertain a motion, if there is one.</p> <p>21 BOARD MEMBER DAVIS: I motion for approval</p> <p>22 of the DDR- -- I mean, the meeting minutes.</p> <p>23 THE CHAIRWOMAN: Great. Do we have a</p> <p>24 second?</p> <p>25 BOARD MEMBER CRAIG: Second.</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 PROCEEDINGS</p> <p>2 May 8, 2025 2:00 p.m.</p> <p>3 - - -</p> <p>4 THE CHAIRWOMAN: All right. We are going</p> <p>5 to go ahead and call the -- I don't even know</p> <p>6 what day it is -- May 8, 2025, DDRB meeting to</p> <p>7 order, 2:00 p.m.</p> <p>8 I'm going to start this meeting off a</p> <p>9 little unusual today. We don't usually do</p> <p>10 this, but today is the 80th anniversary of</p> <p>11 VE Day, and I would like for us to rise and say</p> <p>12 the Pledge of Allegiance if we could.</p> <p>13 (Recitation of the Pledge of Allegiance.)</p> <p>14 THE CHAIRWOMAN: Thank you, ladies and</p> <p>15 gentlemen. I just wanted to start us off with</p> <p>16 some gratitude to the troops that gave their</p> <p>17 lives for us and our freedoms.</p> <p>18 With that, we are going to start with</p> <p>19 introductions. I'll start to my left, and</p> <p>20 we've got a new member of the team today. So</p> <p>21 we'll end on that end of the table.</p> <p>22 MR. DELANEY: Good afternoon.</p> <p>23 Bill Delaney with the mayor's office.</p> <p>24 COUNCIL MEMBER MILLER: Hello.</p> <p>25 Chris Miller, City Council.</p> <p>BOARD MEMBER LORETTA: Joe Loretta, DDRB</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 THE CHAIRWOMAN: Okay. Mr. Davis motions,</p> <p>2 Mr. Craig seconds.</p> <p>3 All those in favor of approval, signify by</p> <p>4 saying aye.</p> <p>5 BOARD MEMBERS: Aye.</p> <p>6 THE CHAIRWOMAN: Any opposed?</p> <p>7 BOARD MEMBERS: (No response.)</p> <p>8 THE CHAIRWOMAN: All right. The April</p> <p>9 minutes are approved.</p> <p>10 At this time, just real quick, does</p> <p>11 anybody have a Form 8B voting conflict to</p> <p>12 declare or file?</p> <p>13 BOARD MEMBERS: (No response.)</p> <p>14 THE CHAIRWOMAN: Seeing none, okay, moving</p> <p>15 right along. I am going to switch up the order</p> <p>16 of our agenda today with some extenuating</p> <p>17 circumstances. So we're going to hear zoning</p> <p>18 exception Z-6176 first today, so I will open</p> <p>19 the public hearing on that and we will throw it</p> <p>20 to a staff presentation, please.</p> <p>21 MR. PAROLA: Thank you.</p> <p>22 As our Chair said, this is a request for a</p> <p>23 zoning exception. This body historically hears</p> <p>24 a zoning exception about once every two years,</p> <p>25 maybe once a year on a real busy season. So</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

<p>5</p> <p>1 let me just kind of tell you what it's</p> <p>2 predicated on.</p> <p>3 Are we good? All right.</p> <p>4 So let me tell you what, generally</p> <p>5 speaking, a zoning exception is predicated on.</p> <p>6 It's predicated on this idea that it's not</p> <p>7 generally permitted within a zoning district as</p> <p>8 a matter of right, but in certain</p> <p>9 circumstances, under certain conditions, they</p> <p>10 are appropriate to be located.</p> <p>11 The Ordinance Code was recently amended to</p> <p>12 allow drive-throughs within the Central Core</p> <p>13 District, so where -- where this particular</p> <p>14 property is located, under, essentially, right</p> <p>15 now, two conditions.</p> <p>16 The first condition is it's located within</p> <p>17 a structure, not -- queuing lines are inside of</p> <p>18 that, or it's located on an existing parking</p> <p>19 lot that serves an existing building with a</p> <p>20 number of uses, and we're not expanding or</p> <p>21 creating new vehicle use areas.</p> <p>22 So if we went to the slide following</p> <p>23 that -- okay. This is the general location, so</p> <p>24 you can see it's at Julia Street and Forsyth.</p> <p>25 It's an existing parking lot. The parking lot</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>7</p> <p>1 Comprehensive Plan. We have found that it will</p> <p>2 be. We have cited Comprehensive Plan Future</p> <p>3 Land Use Element objective 2.3, which you can</p> <p>4 read in the staff report. And we've also cited</p> <p>5 redevelopment goal number 1, which is in the</p> <p>6 Northbank Community Redevelopment Area Plan.</p> <p>7 The reason we have included it in that is</p> <p>8 because the -- they cross-reference each other.</p> <p>9 The Comp Plan cross-references the CRA plan</p> <p>10 and, likewise, the CRA plan to the</p> <p>11 Comprehensive Plan. So that's criteria number</p> <p>12 1 that we feel it meets.</p> <p>13 Criteria number 2, will be compatible with</p> <p>14 existing, contiguous uses or a zoning. We find</p> <p>15 that it is. Again, this is in an area where</p> <p>16 there are vehicle use areas or parking garages,</p> <p>17 they are commercial, and this is -- this is a</p> <p>18 known use, right? It's been here a minute. So</p> <p>19 we -- we feel that it is.</p> <p>20 Will not have an environmental impact</p> <p>21 inconsistent with the health, safety, and</p> <p>22 welfare of the community. There is -- there's</p> <p>23 really no change in conditions that we would</p> <p>24 find. It's existing impervious. They're just</p> <p>25 recycling what goes on above it.</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p>6</p> <p>1 serves the building to its east, so there's a</p> <p>2 relatively large building to its east.</p> <p>3 If you go to the next slide. There we go.</p> <p>4 This is the revised site plan. You can</p> <p>5 see they've taken out parking spaces. They've</p> <p>6 included a through line for those who do not</p> <p>7 want to use the drive-through services. I</p> <p>8 believe it's a bank. It is a bank; I know</p> <p>9 that. And then they have the queuing line, and</p> <p>10 actually going through the drive-through south.</p> <p>11 So you can kind of see the traffic pattern, and</p> <p>12 we'll get into the traffic pattern and the</p> <p>13 benefit of that in a later -- a little later</p> <p>14 when we actually go through the criteria.</p> <p>15 So pardon me for reading, but there are</p> <p>16 nine criteria that this body needs to have a</p> <p>17 positive finding on. So in addition to those</p> <p>18 nine criteria and staff's findings on them,</p> <p>19 being in the staff report, and in -- in an</p> <p>20 abundance and deference to our General Counsel,</p> <p>21 I'm going to go ahead and read some of these on</p> <p>22 the record. I'll go through it. If there's</p> <p>23 any questions, please feel free to ask.</p> <p>24 The first condition is, will it be -- so</p> <p>25 the zoning exception be consistent with the</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>8</p> <p>1 The second one is, will not have a</p> <p>2 detrimental effect on vehicular or pedestrian</p> <p>3 traffic. I'm going to turn this over to Van.</p> <p>4 Van is, as you pointed out, Chair, our newest</p> <p>5 DDRB member. We're very excited because</p> <p>6 transportation is Van's area of expertise, so</p> <p>7 Van can give you just a little of her</p> <p>8 background and then speak to what she finds in</p> <p>9 this particular criteria.</p> <p>10 MS. CHRISTIANSEN: Thank you, Guy.</p> <p>11 Can you hear me okay?</p> <p>12 Okay. Hopefully, you can.</p> <p>13 Just speaking to my background before I</p> <p>14 delve into my points here, most recently I was</p> <p>15 the senior transportation planner for the</p> <p>16 Haskell Company. I come with almost ten years</p> <p>17 of experience in active transportation</p> <p>18 planning, predominantly in multimodal planning,</p> <p>19 including serving as the Florida Greenway</p> <p>20 manager for the East Coast Greenway, and</p> <p>21 serving as the first regional market manager</p> <p>22 for the Zagster company that's now</p> <p>23 Superpedestrian, establishing the first</p> <p>24 bike-share in our state's capital.</p> <p>25 Any questions, we can talk more about that</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

<p>9</p> <p>1 later, but just speaking to this particular</p> <p>2 agenda item, reconfiguration of the geometry of</p> <p>3 the parking lot will actually support and</p> <p>4 enhance pedestrian safety, in particular the</p> <p>5 shift in predominantly angled parking, which</p> <p>6 actually promotes increase in vehicle speeds,</p> <p>7 will slow down the vehicles and create more</p> <p>8 traffic points. This actually slows them down</p> <p>9 and creates more safety for pedestrians.</p> <p>10 Additionally, as Guy mentioned, a</p> <p>11 reduction of 40 parking spaces down to 26 also</p> <p>12 helps increase safety for the pedestrians. And</p> <p>13 the prevalence of the angled parking versus the</p> <p>14 angled [sic] parking increases the vehicular</p> <p>15 passageway, which gives pedestrians more</p> <p>16 opportunity to get out of the way of backing</p> <p>17 vehicles.</p> <p>18 So, generally, this will help support</p> <p>19 redevelopment goal number 6 of improving the</p> <p>20 walkability and bikeability of downtown.</p> <p>21 MR. PAROLA: Thank you.</p> <p>22 Criteria Number 5, will not have a</p> <p>23 detrimental effect on the future development of</p> <p>24 contiguous properties. I think you can -- you</p> <p>25 can look at (inaudible). If you know the area,</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>11</p> <p>1 exception. We have a condition there that just</p> <p>2 says, when they have the designs for the</p> <p>3 accessory building, bring it in for staff</p> <p>4 approval. Staff would normally just review it</p> <p>5 anyway. That's -- that's within our power</p> <p>6 within Chapter 656. But because this is a</p> <p>7 zoning exception, I wanted it in writing that</p> <p>8 we have basically direction from you, as the</p> <p>9 board, granting staff, in its ability to do so,</p> <p>10 to review it on your behalf. So it's -- it's a</p> <p>11 little bit of a redundancy, but we felt,</p> <p>12 because it's an exception, it's -- it's</p> <p>13 worthwhile putting it in there.</p> <p>14 And I know the applicant's representative</p> <p>15 is here.</p> <p>16 THE CHAIRWOMAN: Thank you to all of our</p> <p>17 staff.</p> <p>18 If there is an applicant presentation, we</p> <p>19 would love to hear it.</p> <p>20 (Mr. Harden approaches the podium.)</p> <p>21 MR. HARDEN: Thank you, Madam Chair.</p> <p>22 I'm Paul Harden, 1431 Riverplace.</p> <p>23 I think the staff has covered anything</p> <p>24 that I wanted to cover. I'm representing</p> <p>25 Ameris Bank, who is moving their location to</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p>10</p> <p>1 you understand this is commercial in nature.</p> <p>2 This is consistent with that.</p> <p>3 Will not create objectionable or excessive</p> <p>4 noise. You're going from one kind of vehicle</p> <p>5 use area to incorporating another. There's no</p> <p>6 change in that.</p> <p>7 Will not overburden existing public</p> <p>8 services. This is a full urban service area.</p> <p>9 Will be sufficiently accessible to permit</p> <p>10 entry onto the property by fire, police,</p> <p>11 rescue. You could see that it meets the</p> <p>12 Ordinance Code and it's already a designed</p> <p>13 parking lot. And as Van pointed out, it</p> <p>14 actually has an improvement to circulation.</p> <p>15 And, finally, will be consistent with the</p> <p>16 definition of a zoning exception. This is one</p> <p>17 of those criteria where you cross-reference it</p> <p>18 to the previous eight criteria, finding that</p> <p>19 it's met it, and you -- and you sort of</p> <p>20 cross-reference it to even having the ability</p> <p>21 to apply for the exception. We find a positive</p> <p>22 finding on both of those.</p> <p>23 So we if we went to the very last slide,</p> <p>24 Ms. Ava. There we go.</p> <p>25 So staff supports approval of the</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>12</p> <p>1 this new location. And we've been working with</p> <p>2 the staff to get the -- the drive-through</p> <p>3 through the spot.</p> <p>4 Other than that, I'll be happy to answer</p> <p>5 any questions.</p> <p>6 Hey, Chris.</p> <p>7 THE CHAIRWOMAN: All right. While he's up</p> <p>8 here, any questions for Mr. Harden?</p> <p>9 MR. HARDEN: Related to this, hopefully,</p> <p>10 only.</p> <p>11 THE CHAIRWOMAN: Sure, Mr. Loretta.</p> <p>12 BOARD MEMBER LORETTA: So I just want to</p> <p>13 confirm -- I understand this is going to be --</p> <p>14 like, on the -- on the right side of the site</p> <p>15 plan, where there's a building floor plan,</p> <p>16 theoretically, that's going to be an Ameris</p> <p>17 Bank or is Ameris Bank going to be on that --</p> <p>18 on that level or --</p> <p>19 MR. HARDEN: Yes, on -- right -- at that</p> <p>20 location there's a window.</p> <p>21 BOARD MEMBER LORETTA: Okay. So the --</p> <p>22 okay. So there will be an actual window too.</p> <p>23 So this will be truly a connection to a bank?</p> <p>24 It's not just, like, an ATM sitting out there</p> <p>25 in space --</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

<p>13</p> <p>1 MR. HARDEN: (Shakes head.)</p> <p>2 BOARD MEMBER LORETTA: -- with a virtual</p> <p>3 person or anything like that?</p> <p>4 MR. HARDEN: Correct.</p> <p>5 As Guy pointed out, the -- the new</p> <p>6 amendment to the overlay required that there be</p> <p>7 an actual facility and that the building have</p> <p>8 multiple facilities so that you don't have</p> <p>9 single-use drive-throughs in -- in downtown.</p> <p>10 So the bank will be using a -- a space in</p> <p>11 the building, and that's where their bank will</p> <p>12 be located, and they'll go -- use a</p> <p>13 drive-through window.</p> <p>14 BOARD MEMBER LORETTA: Thank you very</p> <p>15 much.</p> <p>16 BOARD MEMBER DAVIS: You mentioned the</p> <p>17 bank is going to be relocating. Do you know</p> <p>18 how much just general square footage and how</p> <p>19 many employees will be relocating to this</p> <p>20 property?</p> <p>21 MR. HARDEN: Mr. Davis, they have -- I</p> <p>22 think they told me 20 employees. They're not</p> <p>23 all there at the same time, but we're adding in</p> <p>24 most of those as new employees to downtown. So</p> <p>25 it will -- it'll bring an increased employment</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>15</p> <p>1 circulate, they go back out into the street and</p> <p>2 then come back through?</p> <p>3 MR. HARDEN: I'm not sure why that would</p> <p>4 happen, but the -- we have enough room to stack</p> <p>5 up inside the -- inside the parking lot that we</p> <p>6 have now existing. I mean, that was -- that</p> <p>7 was one of the criteria that the staff had when</p> <p>8 we amended the overlay so that there's not</p> <p>9 peopling stacking up on Forsyth Street.</p> <p>10 BOARD MEMBER DAWSON: I was just wondering</p> <p>11 if -- if somebody was coming out and they</p> <p>12 wanted to come back in, is that a one-way or a</p> <p>13 two-way street? And so if it -- whatever it</p> <p>14 was, if parking along the side would obscure</p> <p>15 the vision of the cars coming or going or the</p> <p>16 cars coming out.</p> <p>17 But, Van, you're the traffic engineer --</p> <p>18 MR. HARDEN: I think there's a stacking</p> <p>19 lane right there. Okay, because I know there</p> <p>20 is --</p> <p>21 MS. CHRISTIANSEN: That should be --</p> <p>22 conditions of the street should be okay there.</p> <p>23 That being said, like, circulating back</p> <p>24 around, they might have to come back, yeah.</p> <p>25 That shouldn't be a big concern, though, just</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p>14</p> <p>1 base to downtown.</p> <p>2 BOARD MEMBER DAVIS: Okay. So,</p> <p>3 essentially, they're just taking the existing</p> <p>4 bank location there -- it used to be a SunTrust</p> <p>5 or something --</p> <p>6 MR. HARDEN: That's correct, yeah.</p> <p>7 BOARD MEMBER DAVIS: Okay.</p> <p>8 MR. HARDEN: That's correct.</p> <p>9 And Ameris has a facility on the other</p> <p>10 side of the river, but they don't have one</p> <p>11 on -- on the Northbank right now.</p> <p>12 THE CHAIRWOMAN: Any other questions?</p> <p>13 BOARD MEMBER DAWSON: Could we go to the</p> <p>14 diagram, please, of the parking lot?</p> <p>15 MS. HILL: (Complies.)</p> <p>16 BOARD MEMBER DAWSON: So on the upper</p> <p>17 part, where the -- the spaces are parallel, the</p> <p>18 arrows are going to the left and then they</p> <p>19 point down and they go out, what street is</p> <p>20 that?</p> <p>21 MR. HARDEN: Forsyth is at the bottom.</p> <p>22 BOARD MEMBER DAWSON: But --</p> <p>23 MR. HARDEN: I mean, the -- at the side</p> <p>24 they're pointing out.</p> <p>25 BOARD MEMBER DAWSON: So if cars want to</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>16</p> <p>1 with the stacked parking configuration, though.</p> <p>2 BOARD MEMBER DAWSON: Okay. I'm fine.</p> <p>3 Thank you.</p> <p>4 THE CHAIRWOMAN: Mr. Craig.</p> <p>5 BOARD MEMBER CRAIG: I don't know if you</p> <p>6 can speak to this, but, you know, part of the</p> <p>7 Northbank CRA prioritizes less car-centric,</p> <p>8 more pedestrian-friendly. Do you know anything</p> <p>9 about Ameris? Are they planning on -- I'm</p> <p>10 familiar; I've parked in that parking lot a</p> <p>11 number of times. I don't necessarily have any</p> <p>12 issue here.</p> <p>13 Is there anything from the aesthetics in</p> <p>14 terms of landscaping, any plans like that, just</p> <p>15 to maybe mitigate more of the car-centric</p> <p>16 feature they use?</p> <p>17 MR. HARDEN: The only landscaping is</p> <p>18 outside the parking lot. There's no vehicle --</p> <p>19 there's no landscaping at the vehicle area</p> <p>20 there.</p> <p>21 But we discussed that issue when we were</p> <p>22 working on the amendment to the -- to the</p> <p>23 overlay, to try -- you know, we encourage</p> <p>24 walkability and that sort of thing, and -- and</p> <p>25 this actually, I think, will do that as opposed</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

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1 to limit the people coming in because the --
2 you can walk up to the location as well.
3 BOARD MEMBER CRAIG: Thank you.
4 MR. HARDEN: Sure.
5 THE CHAIRWOMAN: Any other questions?
6 BOARD MEMBERS: (No response.)
7 THE CHAIRWOMAN: Okay. Thank you,
8 Mr. Harden.
9 MR. HARDEN: Okay. Thank you.
10 THE CHAIRWOMAN: Okay. At this time,
11 I'm -- does staff have any other comments at
12 this moment? If not, I'll go ahead and take --
13 for public comment, Ava, if there is any.
14 MS. HILL: There are no public comments.
15 THE CHAIRWOMAN: Okey-dokey.
16 All right. We will next entertain a
17 motion. And because this is a zoning
18 exception -- just putting it out there -- this
19 motion needs to state something to -- it needs
20 to include all of the nine criteria, so
21 something like, the DDRB recommends approval of
22 zoning exception Z-6176, finding consistency
23 with each of the nine criteria contained in the
24 staff report, based on competent, substantial
25 evidence contained in the staff report,

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1 signify by saying aye.
2 BOARD MEMBERS: Aye.
3 THE CHAIRWOMAN: Any opposed?
4 BOARD MEMBERS: (No response.)
5 THE CHAIRWOMAN: All right. The zoning
6 exception is granted.
7 MR. HARDEN: Thank you, Madam Chairman.
8 Thank you for recognizing VE Day too.
9 THE CHAIRWOMAN: All right. Thank you,
10 guys.
11 We are going to get all my papers in
12 order. I'm sorry.
13 All right. We are next going to move to
14 the agenda item, DDRB application 2024-007.
15 This is final approval of the AC Hotel and a
16 parking deck. So I'll open the public hearing
17 and we'll move first to a staff report.
18 MR. PAROLA: Thank you, Madam Chair.
19 This will be another unique item in that
20 it's not only a final approval, which you all
21 see pretty regularly, but there is also a
22 waiver that goes with it. Much like a zoning
23 exception, a waiver has to meet certain
24 conditions. Fortunately, we're down to six,
25 not nine. I will, however, be reading our

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1 presented on the record, and including staff's
2 recommended condition is something that I might
3 suggest to meet the requirements for the
4 record.
5 MR. HARDEN: That sounded like a good
6 motion right there.
7 THE CHAIRWOMAN: Is Mr. Harden moving the
8 motion?
9 MR. HARDEN: No, no. I'd be happy to.
10 THE CHAIRWOMAN: Any motions?
11 BOARD MEMBER DAWSON: So I move to approve
12 DDRB number Z-6176, and what she said, with
13 staff approval.
14 THE CHAIRWOMAN: With the
15 staff-recommended condition?
16 BOARD MEMBER DAWSON: With the
17 staff-recommended condition.
18 THE CHAIRWOMAN: Excellent. Thank you.
19 Any seconds?
20 BOARD MEMBER LORETTA: I'll second that.
21 THE CHAIRWOMAN: Thank you.
22 That was Mr. Dawson on the motion and
23 Mr. Loretta on the second. Okay.
24 All right. Members, all those in favor of
25 approval of the Zoning Exception Z-6176,

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1 findings into the record when we get to that
2 point.
3 So if we could go to the next slide,
4 please. Thank you.
5 So this is a view looking south from the
6 northern section. This is an AC Hotel, seven
7 stories. It's got a parking deck to its east.
8 So if you're looking at the site right now,
9 (audio failure) of the parking structure, and
10 then to its right is the -- that would be the
11 east-facing facade of the hotel.
12 Next slide, please.
13 This is a -- just to identify where we're
14 at. You could see we're in the Brooklyn
15 district. We're right next to an existing
16 hotel. The property being outlined in that
17 black and white hashtag [sic] is a -- that
18 would be 220 Riverside with 200 Riverside or
19 Vista Brooklyn to its north by northeast.
20 You can see the hotel -- the hotel parcel
21 is actually the west-by-southwest parcel
22 outlined, and on the other side of Dora Street
23 is the parking deck.
24 So if we're all oriented, we can move to
25 the next slide, please.

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1 This just gives you a -- pictures of the
2 existing conditions. You can see A, which is
3 the north side of the site. That's what it
4 currently looks like right now. It's in a
5 single-story condition. There's a lot of
6 vacant properties. There's a landowner who's
7 banking some property there as well, but what I
8 really want you to pay attention to,
9 specifically because it's going to come with
10 two conditions, are B, or the southern-facing
11 facade. And that is -- you can see the
12 northern side of 220 Riverside.

13 So you can see the -- there's apartments
14 on 220 Riverside that are looking north. We're
15 going to see the southern facade of the hotel.
16 That's why there's a condition in here. If we
17 can just sort of etch that into our minds.

18 Slide, please.

19 Because we have a condition in here that
20 says we would like a portion of this southern
21 facade or the southern corner of the hotel to
22 mimic the northern corner of it, I wanted to
23 show these two -- these two images so you can
24 see that it's plan oriented north.

25 The northernmost line pointing to where it

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1 Ditto for 1B. We're just saying, likewise
2 for the landscape, make the hardscape come into
3 conformance.

4 Because we know that our bike-ped
5 coordinator, Matt, is now reviewing every
6 10-set application, we're just giving them a
7 heads-up. They need to show on their plans,
8 when they come in for engineering review, that
9 they meet the minimum bicycle parking
10 requirements.

11 If they have any questions, they can reach
12 out to the bike-ped coordinator who will walk
13 them through it.

14 Slide, please.

15 Okay. This is the corner I was talking
16 about, so the southeast corner of the garage.
17 I'm first going to draw your attention to
18 the -- the box on the bottom that's outlined in
19 orange. That is a great example of what we're
20 looking for in terms of an entranceway into a
21 garage; an entranceway into a street; an
22 entranceway, when you have such a car-centric
23 structure, how you incorporate elements into it
24 that take it from a very institutional garage
25 to something else.

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1 says Liddy's, again, that's -- that's the
2 parking deck. Okay? So that's the facade of
3 the parking deck. And then when we go down to
4 the southern portion of it, to the right is the
5 southern facade or southwest corner of the
6 parking deck. And to its left is the southeast
7 corner of the hotel.

8 There are two conditions in here, one with
9 the waiver and one with final approval. I'm
10 going to speak to a recommendation we have for
11 that particular corner.

12 If we go to the next slide, please.

13 We've recommended final approval with a
14 number of conditions. I thought it would be
15 appropriate for us to read the conditions that
16 we have and then have -- have the applicant
17 come in and give their presentation. I thought
18 our conditions might offer a lens by which to
19 kind of view their presentation.

20 The first condition is really -- some of
21 the landscape they've shown is not within the
22 Brooklyn district palette. Just bring it in
23 conformance, work with staff. That's really no
24 big deal. We'll address that at 10-set or
25 development review.

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1 We're asking that same condition be
2 applied to the Magnolia -- see where it says
3 Magnolia Street and have an arrow pointing?
4 The arrow is pointing to -- right now, frankly,
5 it's an existing surface parking lot. What's
6 going to be there is six or seven spaces, some
7 of them covered, and then you can kind of see
8 the entrance or drop-off way.

9 We're asking, because they are coming in
10 for a waiver, that they reduce that parking
11 right there so that they can eliminate a lane
12 and then bring the pedestrian realm back into
13 the site, almost creating an urban open space
14 without necessarily having to meet the strict
15 definition of it.

16 I'm more than happy to answer any
17 questions regarding these four conditions right
18 now, before we move on to the rest.

19 Yes, sir.

20 BOARD MEMBER LORETTA: Guy, the picture at
21 the bottom left is not applicable; it's just an
22 example, correct?

23 MR. PAROLA: Through the Chair, that is
24 the northern -- northeast corner of the garage.
25 We're just trying to illustrate the -- the

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1 condition of it, the materiality of it, and
2 what we want to be the influence for the
3 southeast.

4 Right now, if you looked at the southeast
5 elevation that they're going to go through,
6 sort of has like a wall -- a wooden wall, and
7 it sort of just doesn't really speak to the
8 rest of the design of the building.

9 BOARD MEMBER LORETTA: So we're basically
10 just asking them to generate an additional
11 10 feet of hardscape kind of at the corner; is
12 that reasonable?

13 MR. PAROLA: Through the chair, a lot less
14 words to say what I meant, yes, sir.

15 THE CHAIRWOMAN: Any other questions?

16 BOARD MEMBERS: (No response.)

17 THE CHAIRWOMAN: All right. Carry on.

18 MR. PAROLA: Okay. Slide, please.

19 For the hotel, now we're getting sort of
20 in the built environment. Address the solid
21 massing of Oak Street and Magnolia Street,
22 upper walls. When the applicant gives their
23 presentation, I think you're going to see that
24 their northern and southern facades are
25 particularly barren. We're particularly

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1 person is looking down at, recognizing that
2 it -- it still is a garage, right?

3 And, finally, a majority of the south and
4 east garage facades touch existing parcels that
5 could be redeveloped. Some of them actually
6 have a few homes on it. If I've read their
7 plans right -- and they will go into it --
8 they've essentially said, for those portions,
9 it's just basically concrete, which they need
10 to add some visual interest. You have
11 neighbors there. Work with us on establishing
12 that, whether it's faux transparency or
13 something to that effect.

14 So I believe that is all of our
15 conditions. If we go to the next slide,
16 hopefully it says "applicant presentation."
17 Nope, it doesn't. My apologies.

18 Signage. We have no problem with their
19 signage plan. There is one little nuance,
20 though. On the hotel, their west-by-southwest
21 facade actually doesn't touch the right-of-way,
22 so it's entitled to zero signage. If they want
23 to proceed with signage on that, come in for a
24 signage exception. That's the mechanism. All
25 I'm doing here is restating the Ordinance Code.

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1 concerned, especially on the south right now,
2 that the existing apartments would look at a
3 barren wall, so we're asking to -- to work with
4 us to add glazing, materiality, something to
5 break up the visual uninterest.

6 And 2B speaks to the 1D condition, so the
7 1D condition -- as Mr. Loretta said, eliminate
8 a parking space and creates 10 feet into it
9 with hardscaping. This is also -- mirror the
10 materiality of it so that all the buildings
11 sort of speak to each other.

12 For the garage, the design guidelines say
13 that your upper floors, whether you're a garage
14 or whether you're a building, is your -- sort
15 of your fifth elevation, so to speak. So
16 you'll see that we ask people to hide the
17 mechanical equipment on a building, especially
18 if they're visible.

19 This is a two-story garage next to what
20 will be a seven-story hotel and what is a six-
21 or seven-story residential tower. So there's
22 only so many things you can do with a garage.
23 We've had success. And by way of example, FIS,
24 by having them put in planters, add greenery,
25 add a vertical element that softens what a

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1 Now -- golly.

2 Now we're going to get into the waiver.
3 So the Ordinance Code says this: If you're
4 going to have a drop-off area for a hotel,
5 between you and the right-of-way there needs to
6 be 25 feet of urban open space so that we're
7 pulling you off -- almost creating a boulevard,
8 if you will.

9 That is a condition that can't be met
10 here, and we'll go into the waiver. And if
11 you're familiar with this area, then you know
12 Dora Street and the street surrounding it, Oak
13 Street, they're very narrow, they're 33 to
14 40 feet in width. They just -- it's impossible
15 for them to adhere to the condition, but we
16 also want them to pull their cars, when they're
17 dropping people off, off of Dora Street, simply
18 because it is rather narrow. We don't need to
19 back up traffic.

20 So I'm going to read the waiver criteria.
21 You can see the sections of the Ordinance Code.
22 The gist of those sections is the vehicle use
23 area shall be separated from the right-of-way,
24 as I said, by 25 feet.

25 The condition for approval -- and this

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1 goes back to a condition for final approval --
2 mirror the materiality of the rest of the
3 building and the rest of the corners,
4 particularly the southwest corner of the
5 garage, instead of having a -- kind of a wood,
6 you know, wall there, a fence is what I think
7 they've proposed.

8 So, unfortunately, I will still be
9 reading.

10 So there are six criteria for the waiver.
11 I want to go into each of them, if I can, and
12 I'll try to be brief.

13 First of all, this is all predicated that
14 a deviation from the urban open space
15 requirement may be allowed if the applicant can
16 demonstrate compliance is not feasible. In
17 short, the parcel is narrow through no fault of
18 their own. Dora Street is narrow through no
19 fault of their own. They just -- they just
20 can't meet it. And that is a condition that is
21 specific to the site.

22 The effect of the proposed deviation is
23 consistent with and furthers the objectives of
24 our Business Investment and Development Plan.
25 It does. We're very big on hotels. We're very

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1 right-of-way.

2 Thank you for indulging me on that.

3 THE CHAIRWOMAN: There's a lot of words in
4 today's meeting, unfortunately, so thanks,
5 everyone, for bearing with us.

6 Okay. At this time, Board Members, any
7 questions for staff?

8 BOARD MEMBERS: (No response.)

9 THE CHAIRWOMAN: Okay. We will entertain
10 an applicant presentation if there is one.

11 (Mr. Allred approaches the podium.)

12 THE CHAIRWOMAN: Just a reminder to state
13 your name and address for the record.

14 MR. ALLRED: Good afternoon.

15 I'm Christopher Allred, the architect for
16 the project.

17 I think that -- I don't have a tremendous
18 amount to add to what Guy and staff has put
19 together.

20 We have reviewed the staff report as well
21 as the conditions and we foresee no issues that
22 we have from the project team or the ownership
23 team to meeting any of those conditions.

24 One of the things we have kind of done,
25 we've worked fairly diligent [sic], we believe,

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1 big on having more opportunities to create jobs
2 and increase hotel rooms.

3 Those of us who were around during the
4 first Super Bowl, that was one of the biggest
5 hindrances and probably why we haven't got
6 another one. We just don't have enough hotel
7 rooms in our downtown.

8 The request is not based on an exclusive
9 desire to reduce the cost. There's no cost
10 reduction that one could conceivably think this
11 is based on. It's simply conditions of the
12 property that we've talked about.

13 The proposed deviation will not diminish
14 property values. Across the street from the
15 property that would be, in theory, affected by
16 it is under the same ownership and is being
17 developed as part of this. That is the parking
18 garage. So if anyone feels a condition, it's
19 the same owner of this, right?

20 The request is not a self-imposed
21 hardship. As we've talked about, they've
22 inherited the condition. And there are unique
23 site conditions, such as shape of the parcel
24 and location, and we go back to the same. It's
25 narrowness of the parcel and narrowness of the

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1 with -- with you guys. I believe this is our
2 fourth trip for the -- to discuss the project,
3 whether it was the deviations or the
4 preliminary. Also meeting with the DIA staff.

5 We believe that the -- the project is a
6 good addition to the Jacksonville downtown. We
7 think that there's a lot of great opportunity
8 with the development to -- to add to the
9 downtown but also kind of the -- the mix of the
10 neighborhood, working with -- with you guys as
11 well.

12 You know, we have proposed in the parking
13 garage the -- the amenity areas that would be
14 utilized more in -- in a cultural aspect is
15 the -- is the general idea, with the hotel
16 lobby being more of an art-spaced lobby. Our
17 hope is to be able to provide those as gallery
18 spaces, but the -- the metrics of how that kind
19 of gets operated and utilized is a little bit
20 of an unforeseen currently, but that is our
21 hope, is that they are -- they are utilized as
22 that space. That's kind of what we've set them
23 up as with -- with the access and how we're
24 relating them to the hotel, which is, again,
25 very kind of art/cultural oriented.

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1 The one aspect of the project that -- go
2 to the next slide, please.
3 The aspect of the project that is a little
4 bit of an oddity is, again, this drive-under
5 that Guy referenced, the existing parking,
6 which is -- is to be maintained, but we are
7 more than -- more than happy to kind of meet
8 the condition, create some more open space, so
9 we -- we feel would do nothing but, you know,
10 add to the project overall, whether it's the --
11 the parking deck side or the hotel side as
12 well.
13 As you can kind of see in the plan, all
14 the spaces, the public spaces, the active
15 spaces have been oriented towards Dora and
16 Magnolia and Oak Street, with the -- kind of
17 the rear service spaces as planned, oriented
18 towards the back surface parking, internal
19 property line.
20 Next slide, please.
21 All the guest rooms are from the second
22 floor and above.
23 Next slide. You can go on to the next
24 one.
25 From the -- from our -- the architecture

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1 here has pretty heavy scoring details in it.
2 Next slide.
3 The same thing on the Magnolia Street
4 facade, but, again, we'll -- more than happy to
5 work -- continue to work with staff to develop
6 the -- the elevations in regards to the
7 condition that was set forth.
8 Next.
9 The parking deck, again, is pretty
10 straightforward. It's one elevated level. On
11 the first floor is the -- are the activities --
12 activation spaces. On the second is all
13 parking. And we've -- we've already kind of
14 had some preliminary conversations with Guy and
15 his office regarding the -- the condition
16 regarding the plantings and some of the shading
17 devices and have no problem working with them
18 to meet that condition.
19 Next slide.
20 Again, on the facades that are immediately
21 adjacent to property lines on the back sides of
22 the parking deck, they're within the zone to be
23 required to have a fire rating, but, again, we
24 have no issue with working with staff to
25 provide some architectural details, some faux

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1 standpoint, we've kind of -- already kind of
2 taken into account the large parapet on the
3 roof. That is designed to incorporate and kind
4 of enhance the design, the overall kind of
5 massing of the facades themselves, but also be
6 integral into the screening of all the rooftop
7 mechanical systems. They are of a significant
8 height, over 83 -- 8 feet from the lower
9 parapet, so they are -- we'll be working to
10 kind of mask the roof-mounted equipment visible
11 from -- obviously from any of the streets, but
12 also some of the adjacent properties.
13 Next slide.
14 This is the rear facade, the facade that
15 faces the adjacent parking lot. Again, we're
16 trying to really mimic the front side.
17 Understanding the way this project is sited,
18 it's really not a -- it doesn't have a back or
19 a back side, so it's -- you know, we've really
20 kind of incorporated a lot of the details on
21 the front in the back.
22 Next slide.
23 The sides, again, we -- we're using some
24 masonry brick. We're using some scored stucco
25 textures. The darker that is almost invisible

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1 window glazing, as -- as was pointed out, or
2 some other methods to kind of articulate those
3 surfaces as well.
4 Next. You can go on to the next slide.
5 Other than what we've kind of run through
6 on the conditions, it's pretty straightforward
7 from what we kind of had provided on the
8 preliminary.
9 The one aspect we did change from our
10 deviation submittal was that some -- through
11 some of the work with the Traffic Engineering
12 office, we did move that entrance drop-off
13 lane. We feel like that with the short
14 distance of Dora, that -- the potential to have
15 stacking within Dora Street that we would love
16 to get off the street, end of a drop-off zone
17 and not have, you know, someone that's waiting
18 to go to the parking lot be blocked by someone
19 that's waiting to get dropped off, so we do ask
20 for the deviation request for -- for the
21 nonconforming drop-off lane, but I think
22 that -- as was pointed out in the -- in our
23 deviation request as well as staff's report,
24 you know, the -- the width and the length of
25 the site itself really limits what we're able

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1 to do to kind of meet that.
2 We feel like we've done a lot of similar
3 moves in the design of it, but being unable to
4 fully comply with the ordinance, we do ask for
5 the deviation.
6 I did bring samples of the masonry and the
7 stucco if you want me to pass those around,
8 or -- it's pretty common (inaudible).
9 (Off microphone.)
10 Next slide.
11 We're still proposing some neighborhood
12 art pieces on portions -- a portion of the
13 facade of the deck. Again, work with the DDRB
14 staff, many other agencies to kind of -- to
15 determine what those efforts work out to be.
16 Next slide. Next. Next.
17 Other than that, I'm happy to ask --
18 answer any questions. And that's kind of it
19 for me.
20 THE CHAIRWOMAN: Okay. Board Members, do
21 we have any questions for Mr. Allred at this
22 time?
23 BOARD MEMBERS: (No response.)
24 THE CHAIRWOMAN: I think I might have a
25 couple.

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1 HVAC system.
2 The darker is more -- it's more regularly
3 scored. It has about an inch score, about
4 every 12 inches, horizontally, so it -- it's
5 more akin to what would be -- you can see on
6 corrugated metal as opposed to just more --
7 more typical, like, stucco scoring patterns.
8 THE CHAIRWOMAN: Okay. That's helpful.
9 Thank you.
10 And the activation space that you
11 mentioned, you guys are considering having that
12 be an art gallery; is that -- did I hear that
13 correctly?
14 MR. ALLRED: I think -- what we kind of
15 preliminary talked with the DIA particularly
16 regarding was having that as some studio --
17 artist studio space, and then having the -- the
18 first floor set up as more of a -- kind of a
19 gallery, artist -- gallery, cultural space, but
20 I think that those are going to be obviously
21 some period of -- once it gets open, to get
22 that kind of moved in, so that's -- that is
23 what we have kind of discussed, but it's not --
24 it's set up to allow that and to be directly
25 kind of related to the hotel lobby, gallery

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1 MR. ALLRED: Okay.
2 THE CHAIRWOMAN: So you mentioned the
3 scoring on that darker color. And this sample
4 that Mr. Davis has, is that -- is that --
5 sorry. That will be a feature that's added in
6 the stucco or it -- could you lead me through
7 which material is which that you said would be
8 scored?
9 MR. ALLRED: Yeah, so the -- all the
10 stucco will have some type of scoring pattern
11 in it. The darker stucco would have some
12 deeper reveals that -- at a fairly common --
13 basically a -- one foot. I think there may be
14 a slide. Next. One more. Yeah. Go back a
15 couple. Go forward. Sorry. That's -- back
16 one more. Apologies.
17 So the white that you're looking at on the
18 screen now is -- would be the stucco that is
19 the whitest, the lightest, correct. That would
20 have a pretty typical scoring pattern at the --
21 all kind of penetration corners, as well as
22 some verticals between the penetrations.
23 The gray or some of the insets in the
24 window panels, the -- to create the -- kind of
25 the unitized look of the panel as well as the

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1 area, but it's -- it's not something that
2 the -- at the moment, we're -- we have a
3 gallery or a studio signed up to go in there.
4 THE CHAIRWOMAN: Sure. Sure. I
5 understand.
6 Okay. And the -- the site plan looks like
7 entry into those -- we're going to call them
8 galleries -- is just from Dora Street; is that
9 correct? There's no entry from the garage
10 itself?
11 MR. ALLRED: Correct. Yeah, there's a --
12 there will be an egress and -- and once we kind
13 of get that -- those set up, there may be a --
14 at the time -- an appropriate time to put a
15 public rest room in part of it that would be
16 accessed by both of the activity spaces, but
17 there would be an egress, but the -- the main
18 access would be from Dora and --
19 THE CHAIRWOMAN: The main public entry
20 would not be --
21 MR. ALLRED: Absolutely.
22 THE CHAIRWOMAN: -- from the garage?
23 Okay. Understood.
24 And my last question, I -- I said it's not
25 great, so thank you for the larger copy. I did

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1 try to zoom in online, but could you talk me
2 through the tree -- so we've got the planting
3 list and we've -- I'm trying to read which
4 trees are going where. At one -- it looks like
5 there are some sabal palms and there also are
6 some cathedral oaks. Could you talk me through
7 how many and -- I'm -- I just want to get a
8 better understanding of where these trees are
9 being located.

10 MR. ALLRED: Yeah. I've got the --
11 (Off microphone.)

12 (Tenders document.)
13 So go down a couple of sheets.

14 THE CHAIRWOMAN: That looks like it.

15 MR. ALLRED: Can you zoom in for me? I
16 don't know if I can point to the -- to the top
17 right. Whoops.

18 BOARD MEMBER LORETTA: Why don't I take a
19 quick stab for you, if you don't mind.

20 MR. ALLRED: For certain. For certain.

21 BOARD MEMBER LORETTA: Okay. So all the
22 trees along Oak Street are the live oaks. The
23 seven trees on the western edge of the
24 parking -- or of the hotel is the dahoon holly.
25 Pretty much every tree in Dora Street is a live

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1 number, but it shows typical palm planting
2 details, so I thank you for that clarification
3 because I -- my eyes were not helping me see
4 all of those details.

5 Okay. Board Members, any other questions
6 for Mr. Allred at this time?

7 BOARD MEMBERS: (No response.)

8 THE CHAIRWOMAN: Okay.

9 Okay. Thank you, Mr. Allred. Don't go
10 anywhere.

11 So now I'd like to call public comment, if
12 we have any, Ava, cards or online.

13 MS. HILL: There are no public comments
14 for this item.

15 THE CHAIRWOMAN: Okey-dokey.

16 All right. Staff, do you have anything
17 else for us?

18 MR. PAROLA: Just to the Chair,
19 procedurally, the waiver would be addressed
20 first and then final approval would be
21 addressed second.

22 THE CHAIRWOMAN: So we are -- Board, we
23 are about to do -- it looks like two different
24 votes, one on the waiver and one for final
25 approval.

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1 oak. The other two that are kind of within
2 this little area that Guy is wanting to turn
3 into an urban plaza at the southeast corner --
4 or the bottom right corner of the hotel, those
5 are the dahoon hollies. All the trees along
6 Magnolia Street are also live oak.

7 It's tough to see, but the way the
8 landscape architect did it was -- he has the
9 two on top and then QV below, so he's kind of
10 identifying multiple trees at one time with
11 that QV.

12 And so, quite frankly -- I don't know that
13 I saw a cabbage palm anywhere, so I'm not sure
14 where that was, where you were mentioning that,
15 but all the tree symbols there are either the
16 dahoon holly or the live oak, and pretty much
17 everything on the -- within the right-of-way is
18 a live oak.

19 THE CHAIRWOMAN: Did that about capture
20 it?

21 MR. ALLRED: That's -- absolutely.

22 THE CHAIRWOMAN: Okay. Thank you.

23 Yeah, the bottom -- the bottom left of the
24 page, it has the "P," showing sabal palm, and
25 then on the -- not -- sorry, there's no page

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1 Okay. Please bear with me as I stumble
2 through this. So I'll close that public
3 hearing and then entertain a motion just to --
4 just to get us in posture to address the waiver
5 first. The motion has to -- we need to make
6 sure that we have on record each of the
7 compliance requirements.

8 So unless I'm mistaken, I need to read all
9 of these; is that correct?

10 MR. HARVEY: I'm going to say correct and
11 just make sure you reference that it's
12 (inaudible) in the report that you guys are
13 referencing here.

14 THE CHAIRWOMAN: Okay.

15 All right. Y'all get ready. I'm going to
16 go ahead and read these. So enjoy the sound of
17 my voice for way too long.

18 So a motion that I would entertain might
19 include an approval of a waiver from the
20 Ordinance Code sections 656.361.6.2.A to (i)
21 and (j), and then also section B.3(c) that
22 would adopt staff's recommendations for
23 approval and the conditions as presented in the
24 staff report, finding compliance with the
25 continuous frontage and urban open space

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1 requirement that -- along the build-to line is
2 not feasible due to the specific conditions of
3 the site not generally found throughout
4 downtown.

5 Also finding that the waiver meets the
6 following criteria and citing the findings in
7 the staff report as presented on the record
8 here today as competent and substantial
9 evidence, and I'm going to read those criteria
10 into the record. There are six of them, so
11 hold tight.

12 The effect of the proposed deviation is
13 consistent with and furthers the objectives,
14 policies, design, and intentions of the BID
15 Plan.

16 Second, the request is not based
17 exclusively upon a desire to reduce the cost of
18 developing the site but would accomplish a
19 substantial public benefit.

20 Three, the proposed deviation will not
21 diminish property values in the area
22 surrounding the site and will not interfere
23 with or injure the rights of adjacent
24 properties.

25 Four, the request is not a self-imposed

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1 doing this online and I didn't know how to
2 engage on the public comment.

3 So just a few things. I appreciate the
4 emphasis on the corners, you know, from a
5 pedestrian standpoint along especially Oak
6 Street and Magnolia Street as we know those are
7 not the active streets, and so I think the
8 corner of treatments that was suggested by
9 staff are helpful, as well as the greenery on
10 the roof, the tree canopy.

11 I would just encourage the tree wells to
12 be a little bit longer than they are. There's
13 an urban forest management -- urban forest task
14 force going on that's talking about having
15 enough space for trees in the urban
16 environments, and so just having longer --
17 longer wells would be helpful. It looks like
18 there's room for those.

19 And then I was -- my questions were
20 answered about the amenities. I didn't quite
21 understand that space. It seems like it's -- I
22 hope it's used, so I'll just say that. It
23 sounds -- sounds good if it's going to be used.

24 And then my last request is just that I
25 really hope that this is the last stand-alone

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1 hardship.

2 Five, the proposed reduction or deviation
3 will not be detrimental to the public health,
4 safety, welfare -- or welfare, result in
5 additional public expense or the creation of
6 nuisances.

7 Finally, there are unique site
8 characteristics that prevent development
9 consistent with these regulations.

10 So that is the substance of a motion for
11 this waiver.

12 Do I hear any motions?

13 (Discussion held off the record.)

14 MS. HILL: It's Nancy Powell.

15 THE CHAIRWOMAN: Okay. Was -- we
16 didn't -- was that there? I don't know if that
17 was there for public comment.

18 MS. HILL: I didn't see it during the
19 public comment.

20 THE CHAIRWOMAN: No, that's okay.

21 All right. Hold tight. I'm going to
22 reopen the public hearing and call for any
23 public comment.

24 MS. HILL: Go ahead, Nancy.

25 MS. POWELL: Hi. Sorry. I am not used to

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1 parking garage approved by this body. We
2 really need more mixed-use, you know, within
3 the same building. You know, this could have
4 been -- you know, there could be something on
5 top of this building. And, instead, it's going
6 to be a -- you know, a parking garage for
7 50 years.

8 So I just -- I think the intention is not
9 to have them, but the more parking garages we
10 approve, you know, the more we're going to
11 have, so that's my comment.

12 Thank you.

13 THE CHAIRWOMAN: Any other public comment,
14 Ms. Hill?

15 MS. HILL: No more hands up for public
16 comment.

17 THE CHAIRWOMAN: Thank you.

18 I will close the public hearing, and now
19 going back to the example content I have read
20 on record, entertain a motion on this waiver.

21 BOARD MEMBER DAWSON: I move to approve
22 DDRB number 2024-007 with waivers, staff
23 recommendations, and conditions.

24 THE CHAIRWOMAN: Okay. Is there a second?

25 BOARD MEMBER CRAIG: Second.

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1 THE CHAIRWOMAN: Okay. Thank you.
2 Mr. Dawson motions, Mr. Craig seconds.
3 Board members, do we have any discussion
4 on this waiver?
5 Mr. Loretta.
6 BOARD MEMBER LORETTA: So the only
7 discussion -- I think -- I don't know that I
8 want to put a requirement down or anything like
9 that, but I -- I actually think if -- if they
10 were to take their driveway, which is currently
11 shown as asphalt, and transition it to some
12 form of special pavement, and then you could
13 almost maybe even keep those spaces but open it
14 up and keep it all flush, it would then almost
15 make the whole internal driveway look like an
16 entire pedestrian/urban plaza space.
17 So right now, because of the materiality
18 change and the way they're kind of looking at a
19 conventional suburban design to the drop-off,
20 it looks a little bit less desirable. But if
21 you were to enhance that, you know -- I mean,
22 I'd almost be open to you maintaining those
23 parking spaces but that whole section becomes
24 nice, special pavement with limited structured
25 parking, striping, and so forth, which would

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1 BOARD MEMBER DAVIS: I'll second that.
2 THE CHAIRWOMAN: Okay. Mr. Dawson
3 motions, Mr. Davis seconds.
4 Okay. Board members, any discussion?
5 We'll start with Mr. Craig.
6 BOARD MEMBER CRAIG: Nothing from me.
7 Thank you.
8 BOARD MEMBER DAWSON: I drove out there
9 today. I think it's going to be a great hotel
10 for the area.
11 Thank you.
12 THE CHAIRWOMAN: Mr. Davis.
13 BOARD MEMBER DAVIS: No comment.
14 THE CHAIRWOMAN: Mr. Loretta.
15 BOARD MEMBER LORETTA: I think this is a
16 great project for the area and wish you great
17 success.
18 THE CHAIRWOMAN: Council member,
19 Mr. Delaney.
20 (No response.)
21 THE CHAIRWOMAN: Okay. My, I think, only
22 questions and comments were addressed with
23 staff's recommendations, so I am in full
24 support of staff's recommendations and would
25 encourage y'all, at the street level,

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1 then kind of make the whole thing look like an
2 urban plaza, and it would be a much, much
3 stronger design.
4 That's a recommendation to the design
5 team. I'm not going to put any sort of
6 requirement or anything like that down.
7 Thank you.
8 THE CHAIRWOMAN: Any other discussion?
9 BOARD MEMBERS: (No response.)
10 THE CHAIRWOMAN: Okay.
11 All right. Seeing none, we will vote
12 first on this waiver. All those in favor,
13 signify by saying aye.
14 BOARD MEMBERS: Aye.
15 THE CHAIRWOMAN: Any opposed?
16 BOARD MEMBERS: (No response.)
17 THE CHAIRWOMAN: Okay. The waiver is
18 approved.
19 Now we will move to a final approval
20 consideration. So if we could go ahead and
21 motion to get us in the posture to then discuss
22 final approval, that would be great.
23 BOARD MEMBER DAWSON: I move to approve
24 DDRB number 2024-007 with staff recommendations
25 and conditions.

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1 particularly on Magnolia and Dora, not so much
2 on that east side facing, I guess Jackson it
3 is, but to maybe get creative with lighting as
4 well, some of your down-lighting, not
5 necessarily up-lighting since we're right next
6 to a hotel and apartments, but it -- it can be,
7 like Mr. Loretta suggested, materiality and
8 playing with not necessarily -- not a huge art
9 installation on the outside, but just lighting
10 and materiality, and those kind of planting
11 features can really dress this space up and
12 make it really, really nice.
13 Mr. Delaney, did you have any comments?
14 MR. DELANEY: No, my only comment was that
15 this looks like it's a good improvement. The
16 administration is supportive of the design in
17 general.
18 THE CHAIRWOMAN: Thank you.
19 Thank you, Mr. Harvey. I didn't catch
20 that.
21 Okay. Board Members, any more discussion?
22 BOARD MEMBERS: (No response.)
23 THE CHAIRWOMAN: Okay. We will now vote
24 on DDRB 2024-007.
25 All those in favor of final approval,

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<p>53</p> <p>1 signify by saying aye.</p> <p>2 BOARD MEMBERS: Aye.</p> <p>3 THE CHAIRWOMAN: Any opposed?</p> <p>4 BOARD MEMBERS: (No response.)</p> <p>5 THE CHAIRWOMAN: All right.</p> <p>6 Congratulations, final approval for 2024-007.</p> <p>7 Next, we have an exciting presentation</p> <p>8 about a marina upgrade, and I think Mr. Brian</p> <p>9 Burket is here possibly.</p> <p>10 MR. PAROLA: Madam Chair, I'm sorry to</p> <p>11 spring this on you. And sorry to spring this</p> <p>12 on you, Brian. But I had a wonderful</p> <p>13 conversation prior to everyone coming here with</p> <p>14 the son of the namesake, and -- and I think it</p> <p>15 would be great just to have him, if he's</p> <p>16 willing, to give a little context of, you</p> <p>17 know --</p> <p>18 THE CHAIRWOMAN: All right.</p> <p>19 MR. PAROLA: I think it would be great.</p> <p>20 THE CHAIRWOMAN: An introduction to our</p> <p>21 marina presentation. This is exciting. This</p> <p>22 is a treat.</p> <p>23 (Mr. Tanzler approaches the podium.)</p> <p>24 THE CHAIRWOMAN: Please state your name</p> <p>25 and address for the record. I have to do that.</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>55</p> <p>1 prior to that, had 20 million gallons a day of</p> <p>2 raw sewage -- and I'm talking raw -- going into</p> <p>3 it. And it was a real situation, except on</p> <p>4 that day, with my dad's leadership and under</p> <p>5 the consolidated government that had more</p> <p>6 access to ad valorem tax and grant money, they</p> <p>7 put in, like, 230 miles of sewer lines. They</p> <p>8 eliminated 78 outfalls of raw sewage. They</p> <p>9 stopped 20 million gallons a day of raw sewage</p> <p>10 going into the river.</p> <p>11 And so you could -- if you wanted to, you</p> <p>12 could actually drink the water. The bacteria</p> <p>13 count went down from 2,000 per cup down to</p> <p>14 almost zero. You know, so only the brave and</p> <p>15 the mighty did drink it.</p> <p>16 But regardless, the -- when my dad was</p> <p>17 mayor, he -- his assistant chief of staff, Mike</p> <p>18 Tolbert, said, "Well, gosh, we need to</p> <p>19 celebrate this. Why don't you jump off the</p> <p>20 Main Street Bridge?" And he said, "No, that's</p> <p>21 probably not a good idea." Instead, he water</p> <p>22 skied in the river.</p> <p>23 And you may have heard of that event. It</p> <p>24 was with the Cypress Garden girls and such.</p> <p>25 And they were -- weighed maybe 110 pounds, my</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p>54</p> <p>1 MR. TANZLER: Yeah, my name is</p> <p>2 Hans Tanzler, III.</p> <p>3 And this is impromptu, but thank you. So</p> <p>4 it's 39 Fishermans Cove, Ponte Vedra Beach.</p> <p>5 The context really is to support the</p> <p>6 naming and the appropriate location of the</p> <p>7 naming. And the naming occurred pursuant to a</p> <p>8 City ordinance that was unanimously adopted,</p> <p>9 that -- in reciting a lot of background about</p> <p>10 how my dad had not been named or recognized for</p> <p>11 his 11 years of being mayor. And you say, how</p> <p>12 could you be mayor for 11 years? Well, he was</p> <p>13 mayor of three Jacksonvilles. I mean, the</p> <p>14 first was the old city, and then there was a</p> <p>15 transition city, and then the consolidated</p> <p>16 city. The consolidated city was eight years.</p> <p>17 And so a lot happened during that.</p> <p>18 And so up to now, there has been no</p> <p>19 recognition of that. And so the Council</p> <p>20 recognized that and appropriately decided this</p> <p>21 should be named Hans Tanzler Marina.</p> <p>22 What's also appropriate is the location of</p> <p>23 this recognition because at that spot, about in</p> <p>24 1977, there was a celebration where the river</p> <p>25 was lined with thousands of people. The river,</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>56</p> <p>1 dad weighed, like, 230, 6-foot-6, and so they'd</p> <p>2 pop right up, and he's just dragged along,</p> <p>3 but -- he was telling me this, you know, at the</p> <p>4 dinner table.</p> <p>5 But regardless, it recognized Jacksonville</p> <p>6 for an environmental achievement that was</p> <p>7 nationally recognized. <i>U.S. News and World</i></p> <p>8 <i>Report</i>, others throughout the nation celebrated</p> <p>9 what Jacksonville had done at that location.</p> <p>10 It was celebrated.</p> <p>11 And so his name being up there, good, but</p> <p>12 it's conceivable that some reference to that</p> <p>13 event in time and space almost 50 years ago</p> <p>14 might be somehow associated with that.</p> <p>15 But that's really the only color I wanted</p> <p>16 to put on it, was just those two things; you</p> <p>17 know, the thank you for the recognition and the</p> <p>18 appropriateness of the location.</p> <p>19 If anybody's got -- does anybody remember</p> <p>20 that? No? Okay. I mean, it's a while back,</p> <p>21 yeah. I was born 73 years ago in Jacksonville,</p> <p>22 and I think I was in high school or college,</p> <p>23 but --</p> <p>24 All right. Well, thank you. End of</p> <p>25 comments. Appreciate it.</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

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1 Anything else? No?

2 THE CHAIRWOMAN: That is terrific color to

3 add to this presentation, and thank you so much

4 for being here today. We appreciate your time

5 and your family's service to Jacksonville, and

6 this is really exciting.

7 MR. TANZLER: Well, it's very nice of you

8 to say that, and I thank you all.

9 THE CHAIRWOMAN: This is a tremendous

10 treat to have that introduction to this

11 presentation.

12 Thank you.

13 Mr. Burket.

14 MR. BURKET: Good afternoon.

15 I'm Brian Burket. I'm the waterfront

16 project manager for the City's Parks

17 Department.

18 And, yes, I echo that comment.

19 It's a treat to meet you, sir, and thank

20 you for your father's service.

21 So despite the sly title, Liberty Street

22 Marina has been renamed the Hans Tanzler

23 Marina, and this is certainly a signature

24 project of the downtown effort to activate our

25 waterways.

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1 on adding additional taxi stops up and down the

2 North- and Southbank to create that connection.

3 As more attractions come on line throughout the

4 downtown, this would be a major destination as

5 well and it would tie into that -- that system.

6 So our -- our lead design team is HDR, but

7 with us today is the architectural team, and

8 I -- they're going to lead you through the

9 presentation and talk to you about the design

10 aspects and -- and hone in on the architecture

11 and how it ties in with the surrounding area.

12 So kicking it off will be Ashley Tudor.

13 She's the project manager. Also presenting is

14 Eduardo Ponce. And also here from Pond is

15 Steve Harrill, the vice president, and Corona

16 Alvarez.

17 So I'll hand the microphone over to those

18 guys and I'll be available for questions also

19 when we end.

20 Thank you.

21 (Ms. Tudor approaches the podium.)

22 MS. TUDOR: I'm Ashley Tudor with Pond.

23 THE CHAIRWOMAN: Please -- I'm sorry,

24 please state your name and address for the

25 record and speak into the microphone so that

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1 The location, if you're not familiar --

2 this is the location of the parking deck that

3 collapsed a few years back. That was --

4 that's -- used to service the courthouse, and

5 which is now the Ford on Bay redevelopment

6 property, and then sandwiched on either side by

7 the Hyatt hotel and the Berkman, so its

8 certainly in the core of our downtown and in a

9 popular area that we'd like to activate.

10 It's almost a perfect square there, a bit

11 into the -- our Northbank, and we'll be wrapped

12 around with the Northbank Riverwalk as a

13 continuation of that project.

14 The intent of the marina is to create a

15 public marina that would be managed by the City

16 is the intent for right now. We'll see if that

17 changes as we go further. But we wanted to

18 create a marina that had at least 50 spaces for

19 mainly transient users/boaters that would come

20 to events downtown, visit downtown, and have a

21 place to stay for a few days, and also support

22 commercial activity in the form of tour boats

23 and rentals perhaps, as well as, of course,

24 being another stop for our water taxi service.

25 We've been working over the past few years

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1 the record can catch you.

2 Thanks.

3 MS. TUDOR: So I'm Ashley Tudor with

4 Pond & Company. Our address is 220 Riverplace

5 Boulevard in San Marco.

6 This is Eduardo Ponce, my colleague.

7 MR. PONCE: Also with Pond & Company.

8 MS. TUDOR: So we are here today to

9 present to you Liberty Street Marina, but we

10 now have a new naming ordinance.

11 And it's a pleasure to have you here in

12 person and your service of your -- from your

13 father.

14 It's a very exciting project, so -- it's

15 the Hans Tanzler Marina.

16 So you can see, this is the location of

17 our site. It's right in the heart of downtown

18 Jacksonville. It's, like, outlined by the

19 magenta square, as you can see on the Northbank

20 of downtown.

21 Next slide, please.

22 This is just a -- kind of a zoom-in so you

23 can get more context of -- of the surrounding

24 area. So it's right adjacent to the Hyatt

25 Regency, right south of where the Ford on Bay

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1 development is, and then adjacent to the Plaza
2 condominiums and parking garage.

3 Next slide, please.

4 More context to give you the area,
5 surrounding area. So, essentially, we've got
6 the Hyatt, the Plaza condominiums.

7 Next slide.

8 This is looking into the water basin,
9 looking west towards the Hart Bridge.

10 Next slide, please.

11 Looking east towards the Hart Bridge. I
12 think I said Main Street Bridge before. It
13 wasn't Main Street, but this is the Hart
14 Bridge.

15 Next slide, please.

16 And then I'm looking at all four corners
17 of our marine basin, essentially.

18 I want to take a moment for you all to
19 view the four different views.

20 And you see the Riverwalk carries along
21 Liberty Street. And as Brian said, the
22 Riverwalk will continue around our site,
23 connecting all of the destinations along the
24 riverfront.

25 Next slide, please.

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1 MS. TUDOR: Oh, sure.

2 -- even come in from, you know, Savannah
3 or from Fort Lauderdale for the Jazz Fest, so
4 we know that it would definitely be used for
5 transient boaters as well as tour boats and
6 boat rentals, which -- who wouldn't be excited
7 about that right there downtown? So --

8 Again, the harbormaster house, we have
9 some program spaces that I'll get into in the
10 next slide.

11 And then we're also providing a water taxi
12 docking area, landing area.

13 Next slide, please.

14 So this is a diagrammatic plan that HDR
15 has produced of the marina. And what's
16 important about this is it is showing a phasing
17 plan. So, essentially, the dock and the piers
18 can be built in different phases, depending on
19 the available cost at the time of construction.

20 And so you can see in the top left-hand
21 corner the orange block. That is where the
22 harbormaster house is located.

23 Next slide, please.

24 And this is the floor plan of our
25 harbormaster house. It's a very small

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1 Just to give a little bit of historical
2 background -- Brian covered a little bit of
3 this. The -- yes, there was a parking
4 structure platform. It was structurally
5 unsound and was demolished in 2018, creating a
6 marine basin. And then in 2019, the old
7 courthouse was -- decided to be imploded. So
8 that now creates a new Ford on Bay property,
9 but the marine basin, obviously, is a perfect
10 site now for a marina to be located.

11 Next slide, please.

12 So the program scope, as Brian was saying,
13 HDR is providing the design of the actual
14 marina and the docks. We are doing the design
15 of the harbormaster house. So that's the
16 architectural element that we're here to
17 present to you. That -- essentially, the full
18 scope of the project is the marina. And again,
19 it's going to be a transient marina, so, you
20 know, a boater would like to come visit the
21 city for a night or a couple of nights, say,
22 you know, the Florida-Georgia game and stay a
23 couple of nights or --

24 MS. HILL: Excuse me. Can you move closer
25 to the mic?

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1 building, low-cost impact. It's 40 by 50. So
2 2,000 square feet. The main entry is coming up
3 off of Courthouse Drive, as you can see. And
4 we have an essential breezeway that goes
5 through the middle of the building and out to
6 the -- the celebratory deck.

7 You can see on the right-hand side we've
8 got an administrative office, essentially, also
9 a security point. Just below that, where the
10 number 3 is, is where the harbormaster would
11 have his office or her office. And they have a
12 direct access onto the boat lift, which is
13 designated as number 5. And they have their
14 own personal boat. And the purpose is for them
15 only, for that harbormaster, whether it be he
16 or she.

17 And then across the breezeway we've
18 provided a laundry facility for the transient
19 boaters to accommodate their stay, as well as a
20 woman's and men's rest room with private
21 showers to accommodate those transient boaters.
22 And then it opens up to this beautiful
23 observatory deck; you know, some -- a place
24 to -- they could have a picnic, you could have
25 lunch with your friends, family, enjoy a

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1 beverage at sunset, look out at the beautiful
2 marina, see the beautiful boats, and just take
3 it all in.

4 So with that said, I'm going to hand it
5 over to my wonderful colleague, Eduardo, to go
6 through the design.

7 MR. PONCE: Thank you, Ashley.

8 Next slide, please.

9 So, you know, there's a program. It's --
10 as you saw, it's very straightforward. A few
11 rooms. Out of the 2,000-foot -- square-foot
12 footprint, about half of that is actual program
13 space. So a lot of circulation, a lot of
14 openness to the building.

15 So we're meeting the requirements, first
16 and foremost, was the objective here, but along
17 with that and along with the -- this type of
18 building and where it's located, there's a lot
19 of opportunity for, you know, activating and
20 enhancing the Riverwalk and downtown.

21 We wanted to really create a place that
22 would be a draw for people to come and -- you
23 know, as things are getting developed as
24 downtown, as you all know, there's just more
25 and more opportunity to want to be downtown.

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1 Next slide, please.

2 You're all familiar with these landmarks.
3 They're great. We have them in the day and
4 especially at night, especially with a lot of
5 lighting downtown, buildings, and obviously the
6 waterway structures that are downtown that are
7 also lit up, so there's a lot of precedent for
8 this, and we're just really moving in the right
9 direction as a city, and I feel like -- you
10 know, we feel like as a team this is
11 obviously -- and the City is obviously devoted
12 to making this marina a part of this fabric.

13 Next slide, please.

14 Here you see a rendered view of the site.
15 Again, the harbormaster at the top left,
16 northwest portion of the marina.

17 Next slide, please.

18 Here's a view -- I guess a bird's eye view
19 if you're at Market and Courthouse Drive. Here
20 you can see that it's just a -- kind of a
21 visual powerhouse. It's a small building, but
22 it has a big impact. So I think that's kind of
23 the real -- I guess unique quality of this type
24 of design, is that, programmatically, it's very
25 simple, but it's like a jewel within the city,

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1 So just activating the riverfront is -- is a
2 critical motion that the building is trying to,
3 you know -- to -- to be a part of that.

4 You know, it's -- it's a marina, it's an
5 amenity to the city, so it's important that it
6 has this kind of urban -- fits within the urban
7 context and fabric of downtown.

8 You know, I touched on this as well, a
9 destination. So there's multiple nodes along
10 the river, and this will just be yet another
11 one of them.

12 I think along with this improvement of the
13 marina and the harbormaster house, the Ford on
14 Bay development to the north, this will be more
15 appealing to a developer, I think, too. That
16 will be your front lawn, so to speak, of that
17 development, which I understand will also have
18 public amenities associated with it as well, so
19 there's a real opportunity for just a very
20 public, exciting place to be.

21 Next slide, please.

22 You know, at the end of the day, we want
23 it to be a memorable experience and have it be
24 a landmark -- you know, a memorable landmark
25 downtown.

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1 so it -- I think the picture shows -- you know,
2 it's self-explanatory, I guess.

3 Next slide, please.

4 You know, we had the privilege of hearing
5 about Hans Tanzler. Obviously, that's the
6 name -- the City's approved name for the
7 marina. You can see the name there on the main
8 facade of the harbormaster house.

9 Next slide.

10 One unique feature of this -- and we kind
11 of alluded to it with the nighttime landmarks
12 in the city -- is that this could be another
13 nighttime landmark. We're looking to
14 illuminate the skin, the sails of these -- of
15 this building, including a mast-type feature on
16 the roof that could also illuminate.

17 Next slide, please.

18 Along with that lighting, there's options
19 and opportunities for color changing. So you
20 got everything from your Jaguar, you know, teal
21 to white and everything in between, Christmas,
22 what have you. It's, you know, an opportunity
23 to activate this part of the town.

24 Next slide, please.

25 Next, we'll touch on the water taxi

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1 shelter, which you'll see there is along the
2 river, towards the end of the dock. I will
3 note -- and you may kind of see it here -- all
4 the docks will be floating, obviously. The
5 platform of the harbor master house will be
6 fixed. But as you can see along the dock,
7 closest to the river, there's kind of an
8 increase of piers due to the water depth that's
9 required. So there's kind of a -- I don't know
10 if this is the right word, but kind of a
11 cluttering of piers or vertical elements, so
12 the design of the water taxi shelter kind of
13 takes that into account.

14 Next slide, please.

15 So here you can kind of see those piers,
16 and then you kind of see the -- you see the
17 water taxi cover. Essentially, it's a covered
18 water taxi shelter. There's not much to it.
19 Obviously, it's similar in nature to the
20 harbor master house, small, but yet it has a big
21 impact.

22 We felt that signage here was also
23 important because the harbor master house, as
24 you can kind of see in the left there, is set
25 back, obviously, from the river's edge. So we

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1 translucency, but you can kind of see through
2 the material, kind of a screening material.

3 The roof of the building will be clad in
4 in metal. I'd like to point out that we were
5 requested to include the boat lift as part of
6 the design. So instead of just having this
7 thing tacked on to the building, we wanted to
8 incorporate the two forms by a unified roof
9 element.

10 And then on item 4, you can see the -- the
11 mast element. This would be the view from
12 Courthouse.

13 Next slide, please.

14 This would be the view from Market Street.
15 The same elements, same materials, different
16 expression of the sail.

17 Next slide, please.

18 This would be from the water side. And
19 here you can see the sail that encompasses the
20 observation deck, where you kind of see a nice,
21 large opening for framing the views. And then
22 with the boat lift to your right.

23 Next slide, please.

24 This would be the east elevation with the
25 boat lift in the foreground. You could

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1 felt like it was just as important to have
2 presence, kind of branding, if you will, of the
3 marina on the water side as well for boaters
4 and people even on the Southbank, looking
5 towards the site.

6 Next slide, please.

7 We would also propose that the screening
8 element of the water taxi shelter would
9 illuminate as well.

10 Here, you can see a perfect example of it
11 tying in with the other landmarks. Look at the
12 Main Street Bridge there you see on the left.

13 And there, you can see the harbor master
14 lit up at night on the right.

15 Next slide, please.

16 I'll just quickly go through the
17 elevations of the harbor master house and taxi
18 shelter just to kind of give you an idea of the
19 parts and pieces.

20 So there's not much to it, really,
21 materiality-wise. The core of the building,
22 which houses the program, will be essentially
23 concrete shells. On top of that, you'll see
24 the sails which will be prefinished metal
25 screens. So there's a -- kind of a -- not a

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1 actually see a door there. So the harbor master
2 would have direct access to the boat lift. And
3 that's just solely intended for the boat --
4 harbor master.

5 Next slide, please.

6 Here's a floor plan view of the water
7 taxi. Very simple, 6 foot by 50. So it's a
8 300-square-foot footprint.

9 The elements you see here are a concrete
10 wall with a concrete bench with a wood or
11 wood-composite-type seating, steel structure,
12 and that's it.

13 Next slide, please.

14 Here's an elevation of that. And we tried
15 to tie in the column grid of the building with
16 the -- kind of the column grade, if you will,
17 of the piers to kind of help lighten things up
18 and keep things as clean looking as we could.

19 Next slide, please.

20 So again, big visual impacts for the
21 harbor master house. You can see straight
22 through the building. Airflow, visual, you
23 can -- there's -- it's such a great, powerful
24 entrance. It's clear what it is, where the
25 entrance is.

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1 I think, you know -- I think one approach
2 to this type of building is building a
3 sculpture. Especially in the city, I think
4 it -- it's -- we're drawn to these types of
5 forms and shapes, especially as a public
6 amenity.
7 Next slide, please.
8 This is yet another view.
9 I would like to highlight this -- as much
10 as the sails are significant in their form,
11 it's also the gaps between the sails. So if
12 you think of a sailboat and the sails, how they
13 move, there can be, you know, the -- the void
14 space in between the sails is just as
15 intriguing as the sails themselves.
16 Next slide, please. Next slide, please.
17 This is looking back from Market Street.
18 Next slide. Next slide, please.
19 So from the observation deck, you can see
20 this long, slotted window -- or opening rather.
21 It's -- one of the key elements to the design
22 of the building was to kind of evoke maritime
23 form. So you see a lot of little, like,
24 radiused [sic] curves, round columns,
25 everything's kind of white.

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1 why a decision was made to phase certain --
2 certain elements as 1 2, 3.
3 The second question would be, do you have
4 a cost estimate for each of those phases as
5 well as a total price altogether?
6 If -- if this is in the CIP, what's the
7 timeline for construction?
8 And then, I guess, the last question would
9 be -- the rendering shows Courthouse Drive as
10 being Riverwalk. Is that included in the
11 construction of this or was that a separate
12 project?
13 MS. TUDOR: So I can answer those
14 questions for you.
15 So the phasing plan, that is based on what
16 we'll -- what the City has at the time of
17 construction and what is available cost to be
18 able to build certain portions of the marina.
19 This is, obviously, the full build, as
20 you're seeing these renderings, but we do have
21 a budget for the first phasing, and so that's
22 why -- and yes, there's a cost estimate that
23 has been produced for each of the phases, for
24 the harbormaster house alone as well.
25 And we are within the budget for -- well,

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1 Here, you can see the ceiling treatment
2 would be a wood or a wood composite, similar to
3 what you would see on a -- like, a wood deck of
4 a sailboat. So everything is meant to kind of
5 evoke maritime, nautical themes. And,
6 obviously, you've got a great view.
7 Next slide.
8 So just to kind of wrap things up, again,
9 you can see how a building like this ties in
10 well with the city.
11 Next slide.
12 It could be can purple, it could be green,
13 it could be whatever you want. It just --
14 would be a memorable experience.
15 Next slide.
16 That concludes the presentation, so we're
17 happy to answer any questions.
18 THE CHAIRWOMAN: Okay. Board Members,
19 we're not taking any official action on this
20 item, so I'll just open it up for any
21 questions, comments, whatever we've got.
22 BOARD MEMBER DAVIS: Sure. I'll start
23 off. I have a few questions.
24 The first question would be -- going back
25 to the phasing plan, if you could just explain

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1 actually, I'm going to turn to Brian if he'd
2 like to talk more about the phasing.
3 MR. BURKET: Sure.
4 Can we flip back to the -- one of the
5 first slides that showed the phasing diagram?
6 MS. TUDOR: Slide 3.
7 MR. BURKET: So in the CIP, we currently
8 have \$12 million for the project. And that
9 was, I believe, last fiscal year, so the money
10 is already available.
11 Phase 1 -- well, let me backtrack.
12 So when we finally got through a full
13 concept and got a -- the first cost estimate
14 for the total buildout, got a little sticker
15 shock, 34 million. So, hence, proceeding with
16 a phased approach.
17 So we wanted to come up with something
18 that could be achievable in a phased way. We
19 didn't want to put in an element that wouldn't
20 connect with the land, and we needed to have
21 the harbormaster as part of the project.
22 So if you go -- I think it's the next
23 slide or two.
24 Here we go. So all of the slips that are
25 in white, plus the harbormaster's office in the

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1 orange, are currently in Phase 1. And we do
2 intend to, when we bid it out, include some
3 added alternates in case we get some good
4 pricing. We'd include some additional dredging
5 so we can do those finger piers off of the
6 white at the north end of the -- of the white
7 pier. The rest of the pink would be Phase 2.
8 And then -- and then the green would be
9 Phase 3.

10 Phase 3 is -- gets quite expensive because
11 the water -- it goes from exposed mud at the
12 north end to quite deep when you get to the
13 mouth there. So when you get to the deeper
14 elevations there, those are more robust in --
15 and, you know, piles to support the floating
16 dock, and it's a more robust dock. So that
17 dock would actually service also as a
18 breakwater for the -- the boats that are inside
19 the marina.

20 That said, we feel confident with the
21 location of that Phase 1 where the boats would
22 be, they're tucked about -- enough far in there
23 that they -- that they will be safe and -- you
24 know, while we wait on that future phase to be
25 built out.

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1 Department is looking holistically at the
2 Northbank Riverwalk and all of those access
3 points and, you know, finishing gaps, but I
4 don't know --

5 Guy, do you have anything to add for the
6 Ford on Bay --

7 MR. PAROLA: Through the Chair, there's a
8 separate CIP project. I believe the actual
9 title is called the Northbank Riverwalk. So
10 whether it's incorporated in that CIP project
11 or whether it's turned around and put on as
12 part of, like, the -- a condition for the Ford
13 on Bay site, I believe is -- is still sort of
14 up in the air, but there's -- there's a couple
15 of different CIP projects that are out there
16 that have current-year funding.

17 BOARD MEMBER DAVIS: One last question
18 from me. CIP projects, what year? What plan
19 year, I guess, for both of them?

20 MR. PAROLA: Through the Chair, the
21 Northbank Riverwalk project has been funded for
22 a couple of years now and continues to get
23 funded, so it's -- it's in there.

24 MR. BURKET: Yes. And this project is
25 funded, the 12 million. To get us started, it

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1 I'm trying to remember your other
2 questions to hit on.

3 BOARD MEMBER DAVIS: So you -- so you're
4 basically saying Phase 1 is 12 million?

5 MR. BURKET: Yes.

6 BOARD MEMBER DAVIS: And then what is the
7 cost of Phase 2?

8 MR. BURKET: I believe they were all
9 roughly around the, you know, 10- to
10 \$12 million range. I don't have them in front
11 of me, but that's how we kind of chunked
12 it up because -- as we're more achievable, you
13 know, with the expectations of future CIP
14 planning.

15 BOARD MEMBER DAVIS: And just two more
16 questions from me.

17 MR. BURKET: Sure.

18 BOARD MEMBER DAVIS: The first one would
19 be -- so the completion of the new Riverwalk,
20 is that included in Phase 1?

21 MR. BURKET: So that north edge on
22 Courthouse Drive is not part of this project.

23 Guy can maybe speak to whether that's part
24 of the Ford on Bay potential redevelopment
25 or -- but I do know the City -- the Parks

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1 has been funded. And our -- we're -- our goal
2 is to finish the permitting and design this
3 year and put it out for bid early next year is
4 the plan.

5 Of course, procurement and contracting
6 takes some time, so we would see the lion's
7 share of actual construction during 2027 is the
8 expectation.

9 THE CHAIRWOMAN: Any other questions or
10 comments?

11 BOARD MEMBERS: (No response.)

12 THE CHAIRWOMAN: I've got a couple.

13 The -- so the rooftop -- by the way, I
14 love the sail tie-in and design. I think
15 that's lovely and appropriate.

16 The rooftop access, I'm just confirming
17 that -- if there is any access, it would be
18 just for the harbor master? That would not be
19 public access to the roof?

20 MR. PONCE: Right.

21 So, currently, it's just the roof. The --
22 so just access for maintenance. That's --
23 that's all it would be.

24 THE CHAIRWOMAN: Gotcha. Okay.

25 Materiality, the kind of transparent but

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1 not transparent metal screen, sail, do you have
2 any idea what that materiality would be like?
3 MR. PONCE: Sure. It's -- it would be a
4 prefinished metal screen. So it could be a
5 number of things. We're looking at -- it's
6 like an expanded metal product, so it actually
7 is -- has some dimensionality to it, which will
8 be great for, you know, kind of -- if you look
9 at it up close, it kind of has a play of water
10 in terms of pattern, but it also catches light
11 very well. So that's one option.

12 The other option would be like a
13 perforated metal screen, laser cut-out screen.
14 You could do any number of patterns.

15 So that's kind of what -- and it would all
16 be prefinished. The substrate would be, you
17 know, galvanized or aluminum or -- for the
18 corrosion aspect of it.

19 THE CHAIRWOMAN: Sure. Okay. That makes
20 sense.

21 And for those sail features, both the
22 water taxi stop and the harbormaster house were
23 depicted of being illuminated in a teal, a
24 white. Is that light that's cast onto that
25 structure or is the structure itself

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1 Thoughts -- what was the strategy behind
2 locating the harbormaster house on -- more on
3 the Market Street corner than Liberty Street?
4 Was that -- you know, Hyatt's back of house is
5 right there. Does that kind of tie together?

6 MR. BURKET: So originally it was the
7 other corner, but when we went to the phased
8 approach -- and I don't know if y'all
9 understand the nuts and bolts of it, but when
10 we went to a phased approach, logistically, it
11 needed to shift to that corner to make our
12 Phase 1 be operational.

13 Do you have anything to add to that?

14 MS. TUDOR: Right.

15 Well the (inaudible) dock is actually for
16 Phase 1, is going to be that second white
17 (inaudible) --

18 MS. HILL: Please speak into the mic.

19 MS. TUDOR: I'm so sorry.

20 Yes, so the attenuation dock for Phase 1
21 is the white dock that's closest to the
22 St. Johns River. That acts as the attenuation
23 dock.

24 And then the flow of traffic, boats coming
25 in, essentially, we're able to get more slips

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1 illuminated?

2 MR. PONCE: It's magic.

3 THE CHAIRWOMAN: Jacksonville is magic.
4 That's right.

5 MR. PONCE: That's right.

6 No, so for the harbormaster house, the --
7 the structuring of the screens and I guess --
8 there's a space between the structure, the
9 screen, and, like, the core of the building, so
10 there's a little bit of a gap there that would
11 house or be able to house lighting. So there
12 would be linear lighting elements that could
13 change colors and whatnot.

14 We don't have all the specifics dialed in
15 yet, but that's -- that's the intent. So it
16 would be essentially illuminated from behind
17 the screen.

18 THE CHAIRWOMAN: Gotcha.

19 And then I think my last question -- so
20 previously, it was called the Liberty Street
21 Marina. The harbormaster house is -- I mean,
22 the project is shifted more towards Market
23 Street than Liberty Street, so --

24 Brian, I don't know if this is a question
25 for you.

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1 than if it was flipped and the docks were
2 actually coming out on a vertical -- yeah, a
3 vertical row.

4 So now that we've switched it to a
5 horizontal row, it's -- we've maximized our
6 boat slips, and the functionality of it gives
7 the ability to, yeah, phase approach it, phase
8 build it.

9 THE CHAIRWOMAN: Okay. Cool.

10 MS. HILL: Mr. Delaney --

11 THE CHAIRWOMAN: Mr. Delaney.

12 MR. DELANEY: Yeah, I have one comment on
13 design and a couple more questions that might
14 be more for DIA.

15 On design, with the new name -- or newish,
16 of the Hans Tanzler Marina, just from the
17 renderings that we were shown here, I would
18 love to see that be more prominent. You know,
19 it was a big deal to name the marina this after
20 one of our great leaders, and right now it just
21 kind of looks like it's white on -- on a white
22 background. I'd love to see that be more
23 prominent. With the lights, it would look
24 cool, but during the day you're not really
25 going to be able to see them.

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1 The other questions are about how flexible
2 we can be in the later phases, especially as it
3 becomes more clear, what's going to get built
4 at -- at Ford on Bay.

5 As far as the administration goes, you
6 know, love the project, love the direction
7 where it's going, but want to make sure that it
8 will fit the wider context of the area as it
9 gets more built out in future years.

10 We're in a situation where some, I'll say
11 unfortunate decisions made in the past, you
12 know, left us with a -- a bunch of empty lots
13 right to the north, where even six years later
14 it's still grass. We don't want to commit to
15 doing something now that will tie our hands as
16 we're trying to, you know, mitigate that in the
17 future.

18 So Guy, if you could comment on that, I'd
19 appreciate it.

20 MR. PAROLA: Through the Chair, I'm not a
21 hundred percent sure I got all of that, but let
22 me -- let me say this: For the first 50 feet,
23 going from bulkhead up, it's -- no vertical
24 construction. So there's already that
25 separation there, right? There's already --

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1 context as -- to the north of it, as something
2 gets built on Ford on Bay, if we're going to be
3 able to make sure that the interactions here
4 don't interfere by --

5 I see your point about the location of the
6 marina, and it sounds like -- logistically,
7 it's also for the best as far as the -- the
8 inside of the marina.

9 Yeah, I just want to make sure and state
10 for the record that that is something that we
11 want to make sure that we get right in every
12 phase as we move forward so that we don't get
13 stuck with situations like we've had, you know,
14 not infrequently when it comes to downtown
15 projects that are designed one piece at a time.

16 MR. PAROLA: Through the Chair, if I could
17 offer -- let me just offer some comfort level.

18 When we put this on the street before,
19 every response we got back blurred the line
20 between public and private and capitalized on
21 that blurriness when it hit the riverfront. So
22 we would expect that -- when we put it back out
23 on the street, that we'll be looking for
24 responses that do that, so --

25 MR. DELANEY: Fantastic. Thank you, Guy.

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1 there's two separate projects here.

2 And then if we continue to back that off
3 and -- as the zoning requirement terraces you
4 up, away from the river, we don't really -- we
5 see there's an interaction here, but we don't
6 see that they have to be architecturally
7 similar necessarily.

8 What we've looked at -- and what we've
9 worked with Brian and his team on is to make
10 sure that the -- we actually like the building
11 where it's located now, on the Liberty Street
12 side there. We had a few different concerns,
13 primarily because Liberty Street does become
14 this giant corridor with the bike-ped all the
15 way into the Cathedral District.

16 But in any event, as they've explained,
17 it's a 2,000-square-foot building. Its impact
18 is going to be very minimal.

19 So I don't know if I went to your
20 question. If there's something more specific,
21 I'm happy to get to it.

22 MR. DELANEY: Yeah, it was less about the
23 architecture and the design. I mean, all that
24 is the kind of thing that can change while it's
25 on nice, cheap paper. It's more about the

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1 I have no more comments or questions.

2 THE CHAIRWOMAN: Anything else?

3 BOARD MEMBERS: (No response.)

4 THE CHAIRWOMAN: My only other comment is,
5 as we're considering the design of the
6 harbormaster house and budget and where bids
7 are going to come in and kind of if there is
8 any wiggle room in -- in those numbers, is
9 glazing for the harbormaster office
10 specifically.

11 I understand and appreciate that we don't
12 necessarily want glazing in the rest rooms or
13 necessarily the laundry room, and so I
14 understand why we've got some kind of concrete
15 walls on that corner, but I think glazing would
16 be a very valuable function in a harbormaster's
17 office, and for safety reasons, and also for
18 aesthetics if -- if there is a way to work that
19 in as the numbers start solidifying, that would
20 be great.

21 And I want to echo Mr. Delaney's comments
22 on making the -- the name of the marina -- I
23 think the design is beautiful and how you
24 presented it is beautiful, but just to make it
25 stand out just a hair more would be really

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1 nice.
2 MS. TUDOR: I think those are absolutely
3 great comments and we would definitely
4 incorporate them.
5 THE CHAIRWOMAN: Thank you.
6 Any --
7 MS. HILL: Steve Kelley on Zoom, he has
8 his hand up.
9 THE CHAIRWOMAN: Mr. Steve Kelley joining
10 us.
11 Yes, Mr. Kelley.
12 MR. KELLEY: Hey, what a great
13 presentation.
14 I just have a real quick question as it
15 relates to the harbormaster's office.
16 Typically, you would find that at a two-story,
17 just so that the harbormaster has a better view
18 over the operations and the comings and goings
19 of the vessels, and I'm sure there were cost
20 considerations there, but I -- I was just
21 interested in hearing more about the one-story
22 choice as opposed to a two-story choice.
23 MR. BURKET: So I'll say this: If we did
24 a two-story building, we would be required to
25 have an elevator, which would then, you know,

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1 marina, so this is kind of unique for us.
2 So we did look at other models that were
3 out there. We think this one ties in nicely
4 with what's done at our contemporary sites.
5 MR. KELLEY: Super.
6 And there may be ways to get there as
7 well, using cameras or other technology that
8 gives better line of sight at -- all the way to
9 the mouth of the marina, so -- it really looks
10 great. I appreciate what's going on here.
11 MR. BURKET: Thank you, sir.
12 THE CHAIRWOMAN: All right. I'm just
13 going to close us out and say thank you so much
14 for your work on this.
15 I talk about downtown a lot in my
16 day-to-day job, and I always get the question,
17 when am I going to be able to drive my boat to
18 downtown, where can I park? And I keep telling
19 people, it's on the way, it's coming. And so
20 this is one of the marinas that I'm referencing
21 when I say that, and it will be really exciting
22 to get some more boating opportunities in
23 downtown Jacksonville again real soon.
24 So thank you, guys.
25 MR. BURKET: Great. On behalf of the

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1 take our costs even higher.
2 I'm not opposed to that idea. I think
3 it's -- you know, it certainly serves a good
4 purpose, but the elevation of the deck is
5 higher than the water certainly, so you still
6 do have a -- kind of a perched look into the
7 marina, not as high, of course, if there was a
8 second story, but I --
9 Picking up on the comment you mentioned
10 earlier about, you know, is the roof something
11 that could be programmed -- but maybe it's
12 something where we could look into easier
13 access by the harbormaster to utilize in a
14 situation where it might be, you know,
15 functionally or operationally important. So we
16 might want to look at what that access to the
17 roof would be. It wouldn't be necessarily a
18 public space, but it could be maybe a -- a
19 management-type function, but I --
20 You know, cost control is certainly a
21 significant factor. We -- trying to provide a
22 public marina and trying to -- actually, none
23 of our other marina spaces that we've had, you
24 know, at Metro or elsewhere have had a
25 marina -- a harbormaster's office at the

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1 team, thank you very much. Appreciate your
2 time.
3 THE CHAIRWOMAN: Thanks for being here.
4 Ms. Hill, do we have any general public
5 comments before we wrap up?
6 MS. HILL: Yes, we do. We have John
7 Nooney.
8 (Audience member approaches the podium.)
9 MS. HILL: Please state your name and
10 address for the record.
11 AUDIENCE MEMBER: Hello.
12 I'm John Nooney, 8356 Bascom Road,
13 Jacksonville, Florida 32216.
14 City Council, District 4. CPAC, Planning
15 District 3. School Board, District 3.
16 I just want to start -- you know, let me
17 just say -- you know, that marina, I'm really
18 excited about it. And it will be a downtown
19 destination marina, you know, for the East
20 Coast, the state of Florida, when you visit
21 Jacksonville.
22 Well, I want to just read -- I am going to
23 be seeking a DIA, Downtown Development Review
24 Board, resolution, supporting and recognizing
25 real estate number 137044-0000, and

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1 Jacksonville's parks and staff FIND
2 recommendation for public access to our
3 waterways in DCJ, Duval County, Jacksonville,
4 for everyone.
5 And what -- what I want to share with you
6 is -- you know, I participated in this
7 *Resilient Jacksonville* study, and the biggest
8 takeaway in this was that 90 percent of the
9 waterways in Duval County is private. Only
10 10 percent is public. That is some of the
11 worst access, you know, in the -- in the state.
12 And that came out in that report.
13 Now, fast forward -- you know, I go to a
14 lot of meetings, and I want to share this with
15 you. This is the Northeast Florida Regional
16 Council (indicating). Two years ago, I went to
17 them. And what I want to say is that four
18 months ago -- and, you know -- and I'm going to
19 read this into the record, but our -- our
20 property got put on a FIND acquisition list.
21 Now, last night, I was at the Jacksonville
22 Film and Television meeting. And I was also at
23 Visit Jacksonville, and I'm wearing their
24 button. "I am Jacksonville tourism."
25 And so with the Jacksonville Film and

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1 THE CHAIRWOMAN: Thank you, Mr. Nooney.
2 MR. NOONEY: All right.
3 THE CHAIRWOMAN: Thanks for being here.
4 I think we have some hands raised online.
5 MS. HILL: Yes. We'll start with Ernest
6 Smith.
7 Please state your name and address for the
8 record.
9 ZOOM MEMBER: (No response.)
10 MS. HILL: He just left, so we'll go ahead
11 and go to Nancy --
12 THE CHAIRWOMAN: Mr. Smith, if you'll --
13 ZOOM MEMBER: Yes.
14 THE CHAIRWOMAN: We'll go ahead and hear
15 from --
16 ZOOM MEMBER: I'll go ahead.
17 All right. Yes, my name is Ernest Smith,
18 Urban Core CPAC member, and also a resident of
19 400 East Bay Street, so I'm literally looking
20 at where the marina is going to be.
21 And thank you for that presentation on
22 the -- on the marina, the prior Liberty Street
23 Marina, now going to be the Hans Tanzler
24 Marina.
25 With that, there is a private marina on

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1 Television, we have the ability now to make a
2 film, a documentary, a commercial, marketing to
3 the world. And so I'm reading into the minutes
4 -- okay, so --
5 "John Nooney: Thanks for having me
6 today."
7 *Reader's Digest* version: "Four months
8 ago, Council members put his place on the FIND
9 list legislation, 2025-0019, which opened the
10 doors. Nooney's goal is to work with those
11 with disabilities and wants to do a
12 documentary. If there is anyone who wants to
13 assist or able to provide direction, he would
14 like assistance.
15 "Thank you for listening." Todd Rubin.
16 "Thank you, John."
17 Now, that is just a sampling. You know,
18 right now, the -- when we -- with our place,
19 if -- with City control --
20 This is the Council on Elder Affairs. You
21 know, I'm 67. This is the senior citizen gang.
22 Okay?
23 Jacksonville Journey --
24 MS. HILL: Thank you. Your time is up.
25 MR. NOONEY: I'm --

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1 the other side of the parking garage at the
2 Plaza that I'm very familiar with. It's behind
3 the 500 East Bay Street parcel, and that
4 marina -- again, it's held privately; however,
5 during low tide there's some problems. Boats
6 run aground during low tide. I guess when the
7 marina was built, it wasn't dredged enough, so
8 during low tide it's hard -- almost impossible
9 for boats that are closest to the bulkhead to
10 get out of the marina.
11 And I just want to put this on the
12 developer of the new marina: If you could
13 possibly do a study. Since this is going to be
14 a City-owned marina and we're going to have
15 city access, we -- we want to make sure that --
16 when it is low tide, that boats don't run
17 aground like the private marina, again, behind
18 500 East Bay Street.
19 I just wanted to bring that to the record
20 because, again, that private marina does have
21 some problems during low tide, and I -- I
22 understand both of those parcels, the new
23 Hans Tanzler Marina and the private marina, are
24 literally -- it's just sunken ground, so -- it
25 looks like the St. Johns River basically is

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1 water over that sunken ground there, almost two
2 parcels.
3 So, again, with this new marina coming, I
4 just want to make sure that the developer knows
5 that -- that, again, on the other side during
6 low tide, those boats do run aground, and we
7 have to wait till high tide to try to get the
8 boats out, especially the ones closest to the
9 bulkhead.
10 And just wanted to, again, put it out
11 there. If you could do some research to make
12 sure that doesn't happen with this new marina
13 because, again, I want it to be something that
14 the -- the city can use for its -- its best
15 use, and make sure that it's always in use.
16 So I just wanted to put that out there,
17 but thank you for allowing me to speak.
18 MS. HILL: Now we'll have Nancy Powell.
19 ZOOM MEMBER: Nancy Powell with Scenic
20 Jacksonville.
21 I'm sure this is going to be a very
22 welcome addition to downtown, and my -- my
23 first question, really, was about the location
24 of the harbormaster house. I had thought maybe
25 Liberty Street would be a better location, or

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1 all -- all done, but we could move forward with
2 the Riverwalk sooner.
3 Thank you.
4 MS. HILL: And that's it.
5 THE CHAIRWOMAN: Okay. Thank you,
6 Ms. Hill.
7 And thank you all for being here today.
8 Thank you, Mr. Tanzler, for being here.
9 That was really special to have you be a part
10 of that presentation and be a part of this
11 project, so thank you.
12 Is there any further business?
13 (No response.)
14 THE CHAIRWOMAN: All right. I'm going to
15 close us out on an exciting note.
16 Congratulations to Board Member
17 Kevin Craig on his recent engagement.
18 And we will stand adjourned.
19 (The foregoing proceedings were adjourned
20 at 3:52 p.m.)

- - -

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1 maybe even kind of halfway on Market Street.
2 The concern I have from a pedestrian
3 standpoint -- I mean, 40 feet on either corner,
4 you kind of have some dead space. From the
5 water, the harbormaster house looks very
6 inviting. It's got the opening. You can see
7 the marina. But from this vantage point,
8 whatever developments are behind this blocks
9 the views of the -- of the marina, which is
10 always a nice view, right? Marinas -- people
11 like to look at boats.
12 So I don't know if there's architectural
13 things you can do to make it not just kind of a
14 screen, a blank screen, especially from Market
15 Street over here. That would be my concern.
16 I think that you should look at the
17 rooftop option. And I would encourage the
18 Riverwalk to be done at the same time as
19 Phase 1. There is funding for the Riverwalk.
20 It's kind of on hold because there's no plans
21 for Ford on Bay, but we could still do the
22 Riverwalk.
23 And please take away the chain-link fence
24 that goes -- right now is currently there.
25 So I think it will be great once that's

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6
7 I, Diane M. Tropia, Florida Professional
8 Reporter, certify that I was authorized to and did
9 stenographically report the foregoing proceedings and
10 that the transcript is a true and complete record of my
11 stenographic notes.

DATED this 23rd day of May 2025.

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