

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, January 14, 2021,
commencing at 2:07 p.m., Jacksonville Public Library,
Multipurpose Room, 303 North Laura Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

TREVOR LEE, Chairman.
CHRISTIAN HARDEN, Board Member.
J. BRENT ALLEN, Board Member.
FREDERICK JONES, Board Member, via teleconference.
CRAIG DAVISSON, Board Member.
WILLIAM J. SCHILLING, JR., Board Member.
BRENNA DURDEN, Board Member.
JOSEPH LORETTA, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.
GUY PAROLA, DIA, Operations Manager.
JOHN CRESCIMBENI, DIA, Compliance Coordinator.
INA MEZINI, DIA, Marketing and Communications.
LORI RADCLIFFE-MEYERS, Redevelopment Coordinator.
JASON TEAL, Office of General Counsel.

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1 First action item on the agenda today is
2 the reading in of the voting conflict form 8B
3 for Mr. Bill Schilling.
4 And, Ms. Radcliff-Meyers, would you read
5 that for us?
6 MS. RADCLIFFE-MEYERS: Yes. Thank you,
7 Chairman Lee.
8 So at the previous meeting, December 10,
9 2020, Board Member Bill Schilling had a
10 conflict of interest in regards to voting. He
11 recused himself from the vote for DDRB
12 2020-018, 600 Park Street, conceptual approval
13 due to that his employer, Kimley-Horn and
14 Associates, is retained by and performing
15 services for Corner Lot, a co-applicant for the
16 application on other projects in the Northeast
17 Florida area.
18 THE CHAIRMAN: Thank you, Ms.
19 Radcliff-Meyers.
20 It appears that we can hear okay through
21 the masks, so I think I'll leave my mask on.
22 I'd also like to remind board members and
23 anyone else that's going to be speaking today,
24 at least on the table side -- I'm not sure
25 about the podium -- in order to speak you do
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1 PROCEEDINGS
January 14, 2021 2:07 p.m.

2 - - -

3 THE CHAIRMAN: I'm going to call the
4 meeting to order. Sorry for the technical
5 problems. We're still working through some of
6 those issues, but I think we can get started,
7 trying to stay on time.

8 So calling together to order the meeting
9 of DDRB, January 14, 2021. I'll go ahead and
10 read the present board members' names so they
11 can be read into the record and for those of
12 you who are online: Mr. Brockelman,
13 Mr. Loretta, Mr. Davisson, Mr. Lee,
14 Mr. Schilling, Ms. Durden, Mr. Allen,
15 Mr. Harden, Mr. Teal, representing the Office
16 of General Counsel.

17 And if we have any members of the media,
18 if you could identify yourself on the Zoom
19 call, that would be helpful for us.

20 And, Ms. Mezini or Mr. Parola, do we have
21 any council members online?

22 MR. PAROLA: I didn't see any council
23 members online, Mr. Chairman.

24 THE CHAIRMAN: Thank you.

25 We'll move right into action items.

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1 have to depress the button. You will see the
2 red light. Red is hot.
3 So let's go ahead and move into the
4 first -- excuse me. We need to do approval of
5 the meeting minutes from December 10, 2020.
6 I'll open the meeting for discussion on
7 those meeting minutes if there is any.
8 BOARD MEMBERS: (No response.)
9 THE CHAIRMAN: Okay. Hearing none, I'll
10 accept a motion to approve.
11 BOARD MEMBER SCHILLING: Move to approve.
12 BOARD MEMBER LORETTA: Second.
13 THE CHAIRMAN: We have a first and second.
14 Thank you, Mr. Schilling. Thank you,
15 Mr. Loretta.
16 All those in favor of approving the board
17 meeting minutes from December 10, 2020, please
18 say aye.
19 BOARD MEMBERS: Aye.
20 THE CHAIRMAN: Any opposed?
21 BOARD MEMBERS: (No response.)
22 THE CHAIRMAN: Okay. And just for the
23 record, I'll go ahead and read in the ayes:
24 Mr. Brockelman, Mr. Loretta, Mr. Davisson,
25 Mr. Lee, Mr. Schilling, Ms. Durden, Mr. Allen,
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1 and Mr. Harden. No nays.
 2 Thank you.
 3 We'll move on to DDRB 2020-023, the RD
 4 River City Brewery conceptual approval project.
 5 And, Ms. Lori Radcliffe-Meyers, could you
 6 give us the staff report, please?
 7 MS. RADCLIFFE-MEYERS: Yes. Thank you,
 8 Chairman Lee.
 9 My name is Lori Radcliffe-Meyers with the
 10 Downtown Investment Authority, and I'll be
 11 providing the staff report for the RD River
 12 City Brewery.
 13 DDRB application 2020-023 seeks conceptual
 14 approval to include recommendations and
 15 feedback for a new eight-story, multifamily
 16 residential complex, with an associated
 17 eight-story parking garage, located at
 18 0 Museum Circle. The site is 3.43 acres in the
 19 Southbank Overlay District.
 20 The site is bounded to the north by the
 21 St. Johns River, to the east by Friendship
 22 Fountain Park and MOSH, to the south by Museum
 23 Circle, and to the west by the Acosta Bridge
 24 and the St. Johns Marina boat ramp.
 25 The proposal includes a new eight-story,
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1 333-unit, multifamily, residential complex with
 2 an attached eight-story, 535-space parking
 3 garage. Amenities include a marina office,
 4 ship store, a large open courtyard, a
 5 3,500-square-foot fitness center, Riverwalk
 6 promenade, and a riverfront pool terrace.
 7 The developer is proposing the future
 8 development of a restaurant located adjacent to
 9 Friendship Fountain Park. As part of the
 10 development agreement, the City will retain a
 11 portion of Parcel C, now known as Parcel B, for
 12 the location of a future restaurant. The
 13 restaurant will include 1,800 square feet of
 14 heated and cooled space, along with
 15 3,200 square feet of outdoor dining. The
 16 restaurant will be treated as a separate
 17 project for future approvals required by the
 18 DDRB.
 19 As seen in this aerial image, Parcel B,
 20 which is approximately one-third of an acre, is
 21 located east of the proposal. With the removal
 22 of existing buildings, the City gains 110 feet
 23 of waterfront along the Riverwalk, creating
 24 unobstructed views of the river. The retention
 25 of this parcel also allows for expansion of
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1 Friendship Fountain Park. Friendship Fountain
 2 Park is currently going through renovations to
 3 include refurbishment of the fountain, a new
 4 splash park, wedding venue, playground,
 5 concession stand, and picnic area.
 6 Based on the foregoing, the Downtown
 7 Development Review Board staff supports
 8 conceptual approval of DDRB application
 9 2020-023 with the following recommendations:
 10 Prior to submittal for final review, developer
 11 shall meet with staff to identify any
 12 deviations sought, to elevate the architectural
 13 design, to enhance the parking deck with
 14 additional screening, and provide additional
 15 features to meet the fifth elevation
 16 requirement for the parking deck roof.
 17 At final review, the developer shall
 18 provide enough detail so as to illustrate the
 19 Pedestrian Zone meets the definition of such in
 20 the Ordinance Code. Streetlights, benches, and
 21 street furnishings shall be placed in the
 22 amenity area, and the Riverwalk design shall
 23 follow Riverwalk design guidelines, including
 24 landscape material proposed.
 25 This concludes the staff report and staff
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1 is available for questions.
 2 Thank you.
 3 THE CHAIRMAN: Thank you,
 4 Ms. Radcliff-Meyers.
 5 Before we move on to the presentation by
 6 the applicant, it appears I see Mr. Jones
 7 online. Is Mr. Jones with us?
 8 BOARD MEMBER JONES: Yes.
 9 THE CHAIRMAN: Thank you, Mr. Jones.
 10 So according to the way we amended the
 11 Downtown Design [sic] Review Board guidelines,
 12 Mr. Jones will be allowed to vote and
 13 participate. So if we don't hear from him --
 14 or can we just make sure we hear his comments
 15 as we move through?
 16 Thank you, Ms. Mezini.
 17 At this time, I'll take the applicant's
 18 presentation.
 19 And for those that are going to approach
 20 the podium, please remember to state your name
 21 and address.
 22 (Ms. Trimmer approaches the podium.)
 23 MS. TRIMMER: Thank you.
 24 Cyndy Trimmer, 1 Independent Drive,
 25 Suite 1200, on behalf of the applicant, Related
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1 Development.

2 I have with me today Jeff Robbins and
3 Jennifer Jorgenson with Related; Beatriz
4 Hernandez and Jose Saumell with MSA, our
5 architect firm; and Donald Wishart and Nick
6 Mousa from GAI.

7 Before we get too far into it, I want to
8 give Jeff Robbins a chance to come up and kind
9 of share with you how we got here, why they've
10 chosen Jacksonville, and to kind of put the
11 project in context.

12 (Audience member approaches the podium.)

13 MR. ROBBINS: Good afternoon, Mr. Chairman
14 and members of the DDRB.

15 I appreciate the opportunity to speak
16 before you today. There's an awful lot that
17 went into this, and I'm going to keep this
18 short and sweet. I really want you to hear
19 from our architectural team and the vision that
20 we have developed and are continuing to develop
21 on this site.

22 But let me back up and just start off by
23 giving you a little bit of a brief background
24 in Related; who we are, where we come from, and
25 what our objectives are.

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1 Related is a privately held investment and
2 development firm based in Miami. We are the
3 largest developer in Florida, and one of the
4 largest in the Southeast, having developed over
5 75,000 mixed-use residential units throughout
6 the Southeast. We have offices in Miami,
7 Orlando, Atlanta, Dallas, and Phoenix. We have
8 all -- all of our debt and equity is provided.
9 We are privately held, so there is no
10 contingencies. There's nothing that we have to
11 do financially. We've already committed to the
12 property. We have an incredible team that
13 you're going to hear from today assembled, and
14 I think you're going to be very excited to hear
15 what's coming. We have invested and will
16 continue to invest an awful lot in this and
17 other projects.

18 One of the things about Related is we are
19 not a one-off developer. We are not ever going
20 to develop the same product twice. And, in
21 fact, one of the things that we are actively
22 looking at is we are currently looking for
23 other sites in the Jacksonville area. We have
24 no interest in being a one-and-done. We'll
25 leave that to the -- some of the professional

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1 athletes. But as far as we're concerned, we're
2 planting the Related flag here in Jacksonville,
3 and we intend to be here for quite some time.

4 Why Jacksonville? Why this site? We have
5 been looking at Jacksonville for a number of
6 years. I'm based out of the Orlando office.
7 We have provided developments in every major
8 metropolitan market in the state. We have,
9 obviously, offices in Miami, the entire
10 Southeast coast from Palm Beach South, Fort
11 Meyers, the greater Tampa area, Orlando, and
12 now Jacksonville. We think the market is
13 right.

14 One of the things that we do when we
15 decide to invest in a market is we go in, find
16 out -- our first priority is identifying the
17 best location. We absolutely have to have the
18 best site in town, and we believe that we have
19 that best site. One of the things we look for
20 is proximity to employment. Obviously, access,
21 both vehicular and pedestrian, views, and, most
22 importantly, waterfront.

23 One of the things you'll notice about
24 Related is the vast majority of our projects
25 are on some body of water. We like the sexy,

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1 high (inaudible) entry, urban infill, A-plus,
2 number one location sites wherever we go. The
3 reason we do is because we're going to set the
4 market.

5 We believe that we're going to build the
6 best product that Jacksonville has ever seen,
7 and we're going to charge rents accordingly.
8 And we expect that of all of our -- whether
9 it's the restaurant, whether it's the marina,
10 the marina office, the residential, everything
11 will be operated in an absolute A-plus,
12 first-class way.

13 How did we get here on this site? Well,
14 it's been a long haul. Steve Diebenow and
15 Cyndy will tell you we have had numerous
16 discussions with the underlying lessee, who
17 has -- still has a number of years to go on
18 their underlying ground lease. I know there
19 have been a lot of previous starts and stops on
20 this site, but when this site came available,
21 Steve called me and said, Are you ready to do
22 the deal? And I said, Yeah, we're ready.
23 We've been eyeing this site for quite some
24 time.

25 We entered into contract a number of

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1 months ago. And one of the things we first --
2 when we first got started looking at the site,
3 is we started to think about highest and best
4 uses. What is it that we're going to do here?
5 What is it that's going to make the ownership
6 of Related proud to put their name on this
7 building and to move on to another opportunity
8 here in Jacksonville?

9 First thing we had to do is we looked at
10 product type. So what are we going to build
11 here? Related has three product types. We
12 have high-rise, a midrise, and a more
13 traditional -- what we call our Town product.

14 Our high-rise is -- we have branded that
15 the "ICON" product. Some of the examples you
16 will see of that: 801 Central in St. Pete and
17 Harbour Island -- ICON Harbour Island in Tampa
18 are two examples of the ICON product.

19 The midrise product we build is what we
20 affectionately refer to as a "Manor," which is
21 what we're anticipating -- what we've designed
22 this product for. An example of our Manor
23 product would be the Manor Riverwalk in Tampa.
24 They are traditionally midrise products, always
25 have structured parking, urban infill sites,

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1 high (inaudible) entry, A-plus.

2 And then the last of our product types is
3 a Town, which is a traditional garden. This
4 is, obviously, not a Town product.

5 One of the things we did when we first got
6 the site under control is we had to figure out
7 what is it we're going to do here. We ran all
8 of our economic analysis. We looked at our pro
9 formas. We talked to general contractors. We
10 talked to our civil folks to find out what are
11 the opportunity costs, what are the costs of
12 development here for this. And then we married
13 that with our economic expectations; what is it
14 that we think we're going to be able to charge
15 for rent in order to make a substantial return.

16 We initially started off looking at an
17 ICON product, which is our high-rise, and came
18 to a decision pretty quickly that, simply, the
19 rents just are not there to justify that type
20 of construction cost. And then we went to a
21 Manor product, realizing -- this is our midrise
22 product -- it's less -- it's more economical to
23 build. We don't have the challenges of the
24 pressurized stairwells and other attributes
25 that make the high-rise constructions' costs

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1 very cost prohibitive, and we settled on the
2 Manor product.

3 After we decided on product, then we had
4 to figure out the site. What is the story?
5 What are the opportunities and challenges here?
6 Just to -- a few of the challenges, just to
7 name a few, was, obviously, the integration of
8 the park. We understand the history of the
9 park, the importance of that park to the City,
10 and we want to celebrate the proximity of that
11 park and incorporate that into our project.

12 We are not a stand-alone; we build
13 communities. And anytime you look at a Related
14 project, you're going to find a community
15 around that project. And that's every
16 intention of what we plan on doing here.

17 The other challenge we had here is we had
18 docks. The docks, as you know, are in pretty
19 bad shape today. We've been able to work
20 through the economics of that deal and have an
21 agreement with the City that we're going to
22 redevelop those docks and put those back into
23 the kind of condition that this city and the
24 residents so deserve.

25 We also looked at some of the site

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1 challenges around the boat ramp. One of the
2 things that the DIA and members of the
3 community made very clear to us on the front
4 end is the dock and boat ramp were very
5 important and an integral part of the
6 community. I won't go into all details, but
7 having to figure out the maneuverability and
8 how to access and how these uses really
9 integrate was quite a challenge. And I think
10 you're going to hear from our architectural
11 team today that I think we've addressed those
12 challenges, and I'm excited to present that to
13 you.

14 And then we started looking internally.
15 This is a site that, over the years, has gone
16 through a lot of -- a lot of changes. The site
17 has been expanded. The river bottom has been
18 recaptured and reclassified as uplands. We
19 found waste material on the site with buried
20 debris. There's always a number of challenges,
21 particularly in inner -- I won't call them the
22 inner city, but in the core of the city where
23 municipalities have developed around these
24 sites. Oftentimes, we run into these kinds of
25 challenges. We're addressing them head-on. We

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1 think that we're ready for that.

2 Iterations. The site plan that you see

3 today was not the first shot. We've had

4 probably an excess of 20 to 25 plans that we've

5 worked through in various forms and

6 configurations. We've talked about locations

7 of the restaurant, whether it's rooftop,

8 whether it's riverfront, whether it's back by

9 the Museum Circle in the cul-de-sac, the

10 integration of that. All this has to be

11 garnished with the fact that it all has to make

12 economic sense and we want it to be viable.

13 The last thing we want is to have a restaurant

14 or any other use there that it struggles or is

15 not successful for the overall community.

16 We think that the site plan you will see

17 today with the integration of the park, the

18 boat ramp, the docks, the mixed-use with not

19 only the residential but the restaurant and the

20 marina office -- we think are a really good

21 interpretation of what it is to build a

22 community around this project. We're excited

23 about it, and I'm excited on behalf of the team

24 to present this to you.

25 So, with that, I think I'd like to turn it

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1 over -- at this point, are we going to turn it

2 back to you, Cyndy, or the architect?

3 MS. TRIMMER: Me.

4 MR. ROBBINS: And, please, if there are

5 any questions here, we're here to listen to

6 you. We want this to be interactive. We want

7 you -- I'm happy to explain how we came to the

8 decisions we came to. And we're really very

9 excited, and I'm looking forward to hearing

10 your input.

11 Thank you very much for your time today.

12 THE CHAIRMAN: Mr. Robbins, would you

13 state your full name and read your address for

14 the record?

15 MR. ROBBINS: I apologize.

16 Jeff Robbins, 4767 New Broad Street,

17 Orlando, Florida 33814, Related Development.

18 THE CHAIRMAN: Thank you. I appreciate

19 that. Thank you for the background.

20 Cyndy.

21 (Ms. Trimmer approaches the podium.)

22 MS. TRIMMER: Sorry. I'm not going to

23 duplicate everything Lori just told you.

24 We're on the Southbank, between Friendship

25 Fountain Park and the Acosta Bridge. Here you

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1 will see the view corridors and everything

2 we've worked very hard to activate, looking

3 down over to the Northbank at the Landing and

4 the CSX sites. And then, to the rear of us,

5 we've also got the office towers, and have

6 worked to integrate those as well in our

7 designs.

8 I'm focusing in on the site plan. I'm

9 going to let Donald Wishart with GAI go through

10 the details, but I want to kind of give the

11 larger overview and explain what you're seeing

12 here.

13 On this site plan, everything except

14 Parcel E on the southwest corner is what

15 Related is purchasing from the current

16 leaseholder. Through extensive negotiation,

17 we've come up with this kind of carved-out

18 image that you're seeing today.

19 Parcel B, as Lori mentioned, is something

20 that Related is giving back to the City so that

21 Friendship Park can be expanded. And the City

22 really prioritized being able to have that

23 additional 100-plus foot of linear frontage

24 along the water, so we have pulled that

25 restaurant back onto our site having heard that

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1 they want additional mixed-use on the site.

2 And the restaurant parcel, the carve-out

3 that you see there, is kind of the explanation

4 with DIA of what is coming from where. But, in

5 essence, we are taking a little bit from that

6 Parcel B that we're giving to the City and then

7 part of our parcel and making it for the

8 restaurant -- and then a small part of the park

9 parcel as well.

10 Coming around to the opposite side, you

11 will see Parcel D, which is down by the boat

12 ramp. In that section we are pulling the fuel

13 tanks that are currently over where the

14 restaurant parcel is, and we're going to bring

15 them over toward the boat ramp and giving that

16 additional land back to the City so that the

17 boat ramp entrance can be reconfigured to

18 improve access there. And that is over where

19 you will also have the marina shop.

20 So this is a mixed-use product, and in our

21 initial discussions with the City, one of the

22 things we heard was the need to really

23 amenitize the waterfront for boaters. That's

24 something we're prioritizing on the site with

25 the proximity to the boat ramp. Everyone

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1 looked at any other places a boat ramp could
2 be, whether it was worthwhile to try to
3 relocate, and it just isn't. There are a lot
4 of challenges, and this site is really unique
5 in terms of having that ability to have the
6 boat ramp access there.

7 So that became the priority. We're going
8 to amenitize the water. We are taking over the
9 marina, even though Related is not a marina
10 operator, and we're going to improve that.
11 It's been sitting the way it has for a while
12 now, and we're going to give that back so that
13 it is actually an amenity for the boaters in
14 the city. And then we're also creating a
15 marina office that does not exist on the
16 Southbank today, so that will be available and
17 really, truly enliven that for the community.

18 I also want to focus on the fact that this
19 is the last 200 feet of the Riverwalk, right
20 before you hit the Acosta. And you cannot see
21 on this site plan, but I wanted to make clear,
22 we're working with the Parks Department in
23 terms of the design of Friendship Park and the
24 Riverwalk access. And the main Riverwalk
25 access, once Friendship Park is redesigned, is

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1 actually going to come down from the Riverwalk
2 on the eastern side of our building. And at
3 the southeast corner of our building -- you may
4 be able to see a crosswalk. You'll be able to
5 see it in other images. But that's where
6 pedestrians are going to be routed now.

7 So we originally did have the large
8 Riverwalk running in the front of our building
9 and then down the western side, and learned
10 that that was not where we wanted to be
11 directing pedestrians. We're going to bring
12 them down and then connect them to San Marco
13 from that southeast corner.

14 And I think, with that, I'm going to pause
15 and let Donald take over and run you through
16 the details of the site plan.

17 AUDIENCE MEMBER: Hi. Donald Wishart.

18 Are you getting feedback on your --

19 MS. TRIMMER: We're breaking up a little
20 bit. I don't have feedback.

21 MR. WISHART: I'm with GAI Consultants.
22 I'm the landscape architect of the project. My
23 address is 618 East South Street, Orlando,
24 Florida, Suite 700.

25 So I'm going to rely on Cyndy to do the

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1 driving for me. So there's a fair amount of
2 detail in the site plan, so we may want to do
3 zooming as we kind of take you through the site
4 plan.

5 So, Cyndy, I don't know if you have the
6 ability to maybe zoom up on this slide a bit,
7 and we can, maybe, make that presentation a
8 little more understandable. Is that possible?

9 MS. TRIMMER: Ina is going to work out the
10 zooming for you. I can point.

11 MR. WISHART: So I'm going to make my way
12 around the site kind of counter-clockwise, kind
13 of hitting the high points, starting at Museum.
14 We start at the bottom at Museum, the
15 streetscape.

16 So at a high level, the intent there with
17 this project is to bring that architecture up
18 through the street.

19 MS. MEZINI: I'm so sorry to interrupt.
20 If you could lower your volume on your end on
21 your device, that might help a little bit,
22 because we are getting kickback. Just so that
23 it's not at full volume. Let's see if that
24 helps.

25 MR. WISHART: Is that better?

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1 MS. MEZINI: At the moment it is.

2 MR. WISHART: Okay. So create a full
3 streetscape there. So with that, we wanted to
4 bring -- with the recently completed Riverplace
5 Boulevard and this being kind of the tail end
6 of that on the west end, we wanted to bring
7 that aesthetic and that form through to kind of
8 terminate the end of the street.

9 Currently, right now, as you come out of
10 that roundabout, there's two levels of travel
11 lanes. And to allow us to complete this full
12 streetscape, which would include the addition
13 of parallel parking, amenity zone and a full
14 sidewalk zone, a frontage zone that allows us
15 to have landscape, and then an area for the
16 stoops that present to the street, we are
17 proposing actually taking one of those travel
18 lanes -- so the -- I have a cross-section that
19 will follow this plan. But what that will
20 yield is a 16-foot travel lane, which will be
21 the (inaudible), which is actually matching
22 what is happening on the south side of the
23 street today.

24 And with taking that little bit of space
25 out of that double-lane, getting it down to one

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1 lane and (inaudible) with that 16 feet, that
2 will allow us to add the parallel parking and
3 get an ample sidewalk out there so it's
4 comfortable for pedestrians. We feel parallel
5 parking is important not only visitors to the
6 unit but also to create a -- kind of a buffer
7 for that travel lane to the sidewalk. That
8 really just is kind of --

9 THE CHAIRMAN: Let's go ahead and pause.
10 We're all having a hard time following this.

11 MR. WISHART: Can you hear me?

12 MS. TRIMMER: Donald, we're getting some
13 pretty bad feedback in the room. So we're
14 working on that right now.

15 MR. WISHART: Okay.

16 BOARD MEMBER LORETTA: Do you have a
17 headset?

18 MR. WISHART: I don't. Unfortunately, I'm
19 using my computer audio.

20 AUDIENCE MEMBER: This is a Beatriz.

21 I'll be more than happy to take over the
22 site plan presentation if you don't have any
23 feedback from me.

24 MS. MEZINI: We can try that. We were
25 experiencing feedback earlier from, really,
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1 anybody calling in. I had a meeting earlier
2 this morning, but if you have a headset and are
3 able to plug in headphones, that might help a
4 little bit.

5 MS. HERNANDEZ: Nope. Let me see if I
6 have it in my purse. One second. Would
7 AirPods work better? It's not hardwired to my
8 desktop.

9 MS. MEZINI: We can give it a try if you
10 want to start presenting, and then we'll let
11 you know if we hear anything.

12 MS. TRIMMER: Could you maybe dial in
13 rather than using computer for sound?

14 MR. WISHART: I could do that. I could
15 use my phone. I just need my laptop. Give me
16 one second.

17 MS. MEZINI: Another option would be if,
18 while you are speaking, you turn the sound off
19 on your device. So you don't mute yourself, so
20 we can still hear you, but you turn the sound
21 off on your device. And that might help with
22 the feedback as well.

23 MR. WISHART: I'm going to try that now.

24 MS. TRIMMER: Yes, please, Donald.

25 MR. WISHART: I'm going to mute on this
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1 end and just continue, but I won't be able to
2 know if you're asking any questions, so --

3 As I was presenting, so there would be a
4 reduction in the travel lane so that we could
5 add a full streetscape cross-section in here
6 with 8-foot parallel parking. And then we
7 would have a pedestrian zone of 10 feet, which
8 would break down to a 4-foot amenity strip. It
9 would allow us to plant street trees, allow us
10 to add trash receptacles and bike racks and
11 benches in that zone. And that would leave us
12 with a 6-foot through clear space for the
13 amenity and then a planted zone that would be
14 up against the building. The building would be
15 set back 5 feet, so that would yield about an
16 8-and-a-half-foot frontage zone that will allow
17 us to have the landscape along that zone.

18 And from the aesthetics standpoint, like I
19 said, the intent there was to kind of continue
20 the aesthetic from a materiality standpoint
21 that you see on Riverplace Boulevard. So we
22 have the curving corners, perhaps, and some
23 (inaudible) in there to pick up on that
24 aesthetic.

25 And then the other thing that -- the lane
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1 reduction and the widening of the streetscape
2 there -- a full and complete streetscape that
3 allows us to get canopy in there.

4 So we have canopy not only embedded in the
5 sidewalk and that amenity zone, but we also
6 have the street tree planting and bump-outs
7 that would separate the parking area. That's
8 so that we get ample space to get the
9 40 percent coverage of shade that the
10 (inaudible) required. We did a quick
11 calculation. I think we're in the neighborhood
12 of probably 60 percent to 70 percent there.

13 As we turn the corner to come to the
14 drop-off area, as you -- if you know that space
15 well today, the splitter island that leads you
16 into the project is all concrete. There's a --
17 you need to go back to the site plan.

18 The interior median today is just turf
19 with a dead tree. Just to orient you, if you
20 haven't been able to study the plan in detail,
21 it's labeled -- the leasing office is right in
22 the center of the building to the right of
23 where the Parcel C label occurs. So that's the
24 front door, in essence. Just to the south of
25 that, where you see the wide bands going into

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1 the building, that's the access to the parking
2 garage.
3 So we felt like, you know, since our main
4 entrance and vehicular entrance is off the
5 museum, we wanted to create kind of a sense of
6 wayfinding with the landscape and to help kind
7 of signal a front door to make that kind of an
8 easy experience for users and the community.
9 So we're proposing with the plan, landscaping
10 that median so that would essentially kind of
11 begin the arrival experience. Also, we are
12 showing some landscape in that the interior
13 median island.

14 MS. MEZINI: Mr. Wishart?

15 MR. WISHART: Yes.

16 MS. MEZINI: So can you -- two options.
17 Either try to lower your volume again on your
18 device or, if it keeps happening and he's
19 unable to fix it, he could call you on your
20 phone and we could put him on speaker.

21 MR. WISHART: I can call in and just mute
22 my -- if I'm muted, are you still getting --
23 (Discussion held off the record.)

24 MS. TRIMMER: Donald, let's go ahead and
25 do that. You can keep your computer on, but
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1 mute it. And then use your cell phone for
2 sound, please.

3 MR. WISHART: Okay. Give me one second.

4 MS. MEZINI: Thank you, everyone, for your
5 patience.
6 (Brief pause in the proceedings.)

7 MR. WISHART: It's telling me that the
8 user is busy. Can I confirm the number that I
9 should be dialling into?

10 MS. MEZINI: All right. So if you want to
11 try (646) 558-8656.

12 MR. WISHART: And the area code?

13 MS. MEZINI: 646 was the area code.

14 MR. WISHART: Let me try that.

15 THE CHAIRMAN: In the interest of time,
16 could we have, maybe, another applicant take us
17 through the site plan?

18 MS. HERNANDEZ: I'd be more than happy to
19 do that. This is Beatriz Hernandez.

20 MS. TRIMMER: Thank you, Beatriz.

21 Donald, let us know if you get reconnected.

22 MS. HERNANDEZ: So this is Beatriz. So
23 maybe -- let me introduce myself. My name
24 is -- do I go ahead? Are we good, Cyndy?

25 MR. DIEBENOW: Go ahead. I'm not sure she
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1 pushed the button.

2 Go ahead, Beatriz.

3 MS. HERNANDEZ: Thank you so much.

4 My name is Beatriz Hernandez with MSA
5 Architects. My address is 8950 Southwest
6 74th Court, Miami, Florida 33156.

7 I'll be brief. I just want to -- I know
8 that Jeff talked about Related. I just wanted
9 to talk a little bit about who MSA is and how
10 we approach projects as well.

11 I know that Doug started talking about the
12 site plan, but I think it's important that you
13 sort of understand our mindset when we were
14 planning this project and this building and the
15 location that it's in. And just as Related
16 mentioned that they are not a one-off
17 developer, we are definitely not one-off
18 architects.

19 We've been in business over 40 years.
20 We've developed projects all over Florida and
21 the Southeast, even sprinkled our work over
22 into the West Coast. One thing about our motto
23 here is that we never really repeat a project
24 either. We've developed in all different types
25 of style of architecture, but we always look

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1 first at the site that we're working with, the
2 city we're in, and the markets that we're
3 trying to draw to the market, being our
4 residents.

5 And this site plan we feel -- and this
6 site, which is just unbelievably amazing. I
7 mean, I did a little bit of research on the
8 architect's design. The park and, really, the
9 fountain -- he was an incredible -- seemed like
10 an incredible person. Lived in Jacksonville a
11 while. And really allowed us to provide sort
12 of a place-making opportunity for a lifestyle
13 that I think is much needed in this district,
14 at least that Related felt was much needed.

15 So when we looked at this, we said, you
16 know, what is going to be the best look and use
17 for this project? And this is where we are
18 today. Although we've gone through various
19 iterations back and forth with staff as to
20 where certain elements would be placed, this is
21 what we feel is sort of the most appropriate
22 and best solution. And we're here in front of
23 you today to have that discussion as well.

24 So with that, I'm just going to walk you
25 around the site, talk about sort of all the

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1 front faces that -- on the project, not just
2 the street edge. And as Doug was mentioning
3 earlier, the sort urban edge, which is along
4 Museum.

5 MR. WISHART: I've dialed in now if you'd
6 like me to --

7 MS. TRIMMER: Thank you, Donald.

8 MS. HERNANDEZ: I'm on a roll, and then
9 maybe you can just jump in if I miss anything.

10 MR. WISHART: Okay.

11 MS. HERNANDEZ: If that's all right.

12 THE CHAIRMAN: Cyndy, what do you want?

13 MS. TRIMMER: I'd like to let Donald
14 continue working around the site plan, and then
15 Beatriz pick up with the elevations.

16 MS. HERNANDEZ: Okay. That's fine. Thank
17 you.

18 MR. WISHART: I'm going to mute my laptop
19 and put my audio on my computer. Can everybody
20 hear me?

21 MS. TRIMMER: Yes.

22 MR. WISHART: Is that better now in terms
23 of the connection?

24 MS. TRIMMER: Go ahead. We'll work it out
25 over here.

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1 MR. WISHART: What I was saying is the
2 leasing office and front door is just to the
3 right of the label "Parcel C," just to give you
4 some orientation. So that's our front door.
5 Just to the south of that with the wide
6 banding, that is the entrance to the garage.
7 So to -- again, to create some presence on that
8 roundabout and to kind of help signal and
9 create some identity at the front door, we
10 wanted to flank both sides of that entry to
11 create a kind of plaza effect right up against
12 that roundabout presenting itself up against
13 the edge.

14 There will be a small plaza area to the
15 north and a small plaza area to the south at
16 the vehicular entrance into the building.
17 There will be a special paving pattern that
18 would lead you from those (inaudible) entrance
19 to the building and entrance to the parking
20 deck all the way out and extending into the
21 roundabout. Both, you know, helping with the
22 wayfinding aspect of that, but also kind of
23 creating a door (inaudible) effect again. So
24 the wayfinding element is simple. You
25 understand where the entry to the building is.

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1 If you're a pedestrian, you can understand
2 where the entry to the building is from the
3 vehicular standpoint.

4 And to frame that, since we're close that
5 drop-off area -- to frame that out
6 architecturally, we have a group of three large
7 statement palms, which would be date palms in
8 this case, and is initially what we're
9 thinking. And that helps kind of step down
10 that architecture down to the human scale at
11 that turn-around.

12 So we felt like, between the hardscape
13 treatment, the landscape treatment at that
14 entrance, that we're doing a job of kind of
15 presenting to the street, making it clear where
16 the front door is, and making it clear from a
17 wayfinding standpoint.

18 As you continue around the building, to
19 the north there would be a walkway that would
20 kind of connect to those residential units on
21 that east side and would continue up the
22 project and would take you to the amenity
23 spaces on the river.

24 And down a little bit more, the amenity
25 space on the river kind of breaks down into

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1 three zones essentially. There's an amenity
2 space on this plan which is at the bottom, just
3 above that "amenity" label, that it's going to
4 be under the one-and-a-half-story structure, so
5 it will be within shade and covered by the
6 building.

7 The next zone in the amenity space where
8 you see the pool is kind of the pool deck
9 proper. Since we're kind of narrow there, we
10 have created a kind of linear pool format,
11 which would be anchored on the west end with a
12 summer kitchen, and on the east end with some
13 cabanas, and terminate on the west end with a
14 fire pit. That would be upper-level amenity
15 space.

16 And with what we're thinking, at least
17 preliminarily, with finished floor, it would be
18 at Elevation 7 -- the Riverwalk is currently at
19 Elevation of approximately 4, so that entire
20 amenity space where you see the pool and the
21 amenity space under the building would be
22 slightly elevated above the Riverwalk, at about
23 three-and-a-half feet.

24 And we feel like that's important because
25 it gives you just a little bit of separation

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1 between the public and the private realm in
 2 that respect. And, again, it kind of -- the
 3 zone -- in the Riverwalk it allows also a
 4 little bit of separation there as the landscape
 5 zone that you see kind of along the pool deck
 6 in that parcel, Parcel C.

7 THE CHAIRMAN: Let's take a quick pause.
 8 I'm sorry, we're getting feedback again.
 9 Can we take a minute and let the
 10 technicians see if they can't make some
 11 adjustments? Is that possible?

12 MR. CRESCIMBENI: (Inaudible.)

13 THE CHAIRMAN: We'll let him continue, but
 14 maybe we could move it along a little bit.
 15 Some of the aspects of the site plan are
 16 obvious. And some that maybe need to be
 17 explained could be explained. Just those kind
 18 of one moments where there is a challenge or
 19 difficulty or a specific moment instead of
 20 every single item around the site plan. Just
 21 as a suggestion.

22 MS. TRIMMER: Do you want me to go ahead?
 23 THE CHAIRMAN: Please.
 24 MS. TRIMMER: Don, go ahead and continue.
 25 (Brief pause in the proceedings.)

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1 MS. HERNANDEZ: Let's see if you get --
 2 I'll make it very brief. We're probably tight
 3 on time.

4 Just to pick up where we had left off, the
 5 waterfront amenities are, obviously, clear on
 6 the site plan. And the connectivity that we
 7 provide on the river to the boat basin or
 8 courtyard will be activated with passive
 9 seating areas, with grill areas, with the
 10 residential units that would be opening up into
 11 those courtyards, and there will be the ability
 12 to connect straight out to the waterfront.

13 So, you know, all sides of this project
 14 are activated either with amenity space, with
 15 our front doors, with residential stoops, and
 16 we feel have been integrated very well in terms
 17 of the site plan.

18 So that really sort of highlights what
 19 we're doing from a plan perspective. I think
 20 we probably want to maybe skip over and start
 21 discussing a little bit about -- we could come
 22 back to this.

23 I know this is probably more of a
 24 technical conversation, but this really is
 25 highlighting some of the shade coverage

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1 diagrams that we've been working with staff on.
 2 Some here that show the shade coverage.
 3 Diagram Number 3, which identifies what your
 4 Code requires.

5 But our proposal to provide a similar
 6 level of shade or canopy, but doing that with
 7 palms. And also to highlight the fact that the
 8 building itself, where it's located and
 9 situated, and the fact that the Riverwalk is on
 10 the north side of the project, we felt that the
 11 building would also provide sufficient shading
 12 along the Riverwalk to satisfy the intent of
 13 the Code.

14 So in our next slide, this provides a more
 15 highlighted and sort of blowup of the stoops
 16 along the museum. This is showing sort of the
 17 streetscape requirements that your Code
 18 envisions and how we feel that we are meeting
 19 that. There's just, you know, the amenity
 20 zone, the parallel parking, the travel lanes,
 21 the clear pedestrian zone, which would be the
 22 public sidewalk, and then the transition
 23 between the building and the pedestrian zone
 24 being with landscape as well as the stoops and
 25 stuff that lead out into that space.

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1 And now we come to, really, the
 2 architecture and massing of the building. And
 3 I think, probably, the most important topic of
 4 discussion that we're going to be having today
 5 about the project.

6 You know, as I started -- when I first
 7 introduced our firm and talking a little bit
 8 about how we approach projects, we felt it very
 9 important, looking at the site, that this --
 10 and as Cyndy mentioned in her initial, you
 11 know, presentation or starting off, that this
 12 is sort of the bookend of the Riverwalk. And
 13 bringing in residential into this corner was
 14 going to be very important for the developer,
 15 our client, and really identifying this project
 16 as a residential project.

17 Now, we can talk about style, and in our
 18 mind here this project is more transitional in
 19 style. We understand that there's very modern
 20 buildings surrounding this site, and
 21 historically this has been very contemporary in
 22 nature, but this project stands very important
 23 to be an icon for this district. And really,
 24 visual recognition that this is a residential
 25 project is really accomplished mostly not just

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1 at the pedestrian level, but what you see
2 across the river as you're coming over the
3 Expressway, as you're walking over the
4 Riverwalk.

5 We want people to understand that from a
6 distance, as you're looking back toward the
7 skyline of this district, that you see this
8 building and it's recognized as a residential
9 building. There's no doubt in anyone's mind.
10 We have looked at the transitional nature of
11 the style of architecture here with the
12 implementation of contemporary elements onto
13 the building.

14 If you were to look closely at the window
15 patterns, the railings that we're using, the
16 color palette, which is very contemporary white
17 with gray -- light gray tones. The base of the
18 building with some of the integration of the
19 cut coquina stone is not going to be a rough,
20 rugged stone, but it's going to be a
21 contemporary, sort of smooth-cut stone, very
22 elegant, very tangible as you're walking up
23 against the building.

24 From our perspective, this project is
25 iconic. It needs to be identified as a

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1 residential project and continue to be that way
2 for a long time, you know. Hence some of the
3 tower and rooflines that we have on our
4 building, which is what may give it a little
5 bit of a traditional look, but the intent of
6 this is to keep this project timeless, elegant,
7 and not fussy. So the details are very simple
8 and very straightforward.

9 So this is a view looking from the river.
10 Parking in the foreground, and our building
11 sort of bookending that park and creating sort
12 of a nice backdrop for Friendship Park. This
13 starts to show you some of those contemporary
14 details we feel that we're implementing into
15 the architecture of the building, you know.

16 In the top left bubble is essentially
17 those -- that sort of dark, gray, bay window
18 feel to the project, which is very, very, very
19 contemporary but still has a traditional touch
20 to it. The window pattern of the windows -- as
21 you can see, we're using horizontal sliders,
22 not single-hung windows which are traditional
23 in nature. Horizontal sliders are very
24 contemporary. And we're adding a little more
25 interest to the ones on the (inaudible). So

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1 that's what see in the second bubble there, is
2 the kind of window pattern that you are going
3 to be seeing here, which is, in our opinion,
4 very contemporary in nature.

5 There are some traditional elements that
6 we're placing on the building, such as the
7 trellis that you're seeing at our iconic tower
8 element, which is that very steep rooftop
9 element that we feel that you're going to see
10 very prominent as you're driving over the
11 Acosta Expressway or looking across from
12 Jacksonville and even along the Riverwalk.

13 And you could see some of that detailing
14 with the roof material in the upper right-hand
15 bubble of the image there, which shows that
16 we're going to be using a metal roof -- it's a
17 standing seam metal roof, very contemporary
18 material. And then we're highlighting with
19 brackets, but not very intricate ones, more
20 contemporary and streamlined in nature.

21 You can see, below that image, our picture
22 railings, also very contemporary. The color
23 palette for the window frames and for our
24 balconies are going to be black or bronze, so a
25 very dark color. And then, highlighted with

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1 our very white, contemporary-colored building.

2 As you come down a little bit further in
3 that bubble, it shows you the metal canopy
4 awnings that are sprinkled through the base of
5 our building to create a very pedestrian-scale
6 feel to the base of the project as people are
7 walking around the building. Again, a very
8 contemporary look on the building, nothing very
9 fussy or gingerbread.

10 And then we have a zoomed-in detail of
11 what we anticipate that stone to feel like at
12 the base of the building. As you put your hand
13 on it and rub it, it's going to be very smooth
14 and sort of similar to the fountain you see out
15 in the park. It's very smooth concrete, but a
16 very contemporary feel to it. It has a little
17 bit of a warm color, which is that (inaudible)
18 stone look that we wanted to bring into the
19 project to bring a little bit of earth elements
20 to the building. Of course, we're next to a
21 park, so we wanted to sort of bring some
22 natural elements onto your building as well.

23 So that's some of the design elements that
24 may not have revealed themselves in the initial
25 package that was submitted and we wanted to

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1 highlight here in this presentation.
 2 This is the view that you'll see from the
 3 St. Johns River waterfront. As you sort of
 4 wrap around the building, this is the look from
 5 the park. And as mentioned initially, the
 6 residential lobby is directly adjacent to our
 7 parking entry, which is very hidden.
 8 One thing that we ultimately look at,
 9 especially when we're looking, you know, at
 10 sites, is to make sure we screen garages as
 11 much as possible from the most prominent sides
 12 of our project, and, clearly, this park is one
 13 of them. So while we have to enter the garage
 14 from this area because of how we lease these
 15 projects and wayfinding for these projects, you
 16 could see that the entrance to the garage is
 17 very understated with the lobby just directly
 18 to the right. And over that lobby is where we
 19 have some more of those tower elements. And as
 20 you see here, some of the varying rooflines we
 21 want to introduce to the building.

22 And then you come around to sort of the
 23 south elevation, which is our street elevation,
 24 and you can see here, again, similar dynamic
 25 outline that we have for the roofline. The

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1 modern sort of bay window, dark corners that
 2 bookend the buildings, and then the metal
 3 canopy awnings that are framing the pedestrian
 4 base and scale to the project, which also
 5 identifies where our stoops are.

6 Each stoop will have, probably, its own
 7 identity. We'll maybe have two or three
 8 different looks to those so that they have
 9 their own sort of sense of place, but it makes
 10 for a very comfortable and interesting walking
 11 environment. And you could see some of the
 12 tree canopies that also creates sort of that
 13 pedestrian base for the project.

14 And the next few, obviously, shows you the
 15 view from the boat basin and the -- not the
 16 marina, but the dry lift boat ramp -- boat
 17 ramp -- thank you.

18 You can see on the left, on this west
 19 elevation, our iconic tower. This is a very,
 20 very, important element for us to really
 21 identify and brand the project as a residential
 22 project for the Manor that Related mentioned
 23 for their brand.

24 And then you can also see how the building
 25 has a tremendous relief. You know, we carved

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1 out that west facade with that courtyard so the
 2 ground level, when people sort of come around
 3 the Riverwalk to this side, there's a nice
 4 visual relief of the building. So the
 5 courtyards will bring a lot of landscaping,
 6 vegetation, and a nice place to walk.

7 And then, obviously, this is where the
 8 garage exposes itself. It's where our service
 9 areas are, where our trash will be picked up,
 10 but will not be sort of seen from the public
 11 way as you're coming into this district because
 12 we bookended it with residential. And also,
 13 please remember that, you know, the overpass is
 14 a pretty high overpass, and that garage will be
 15 screened as you're sort of coming down off the
 16 overpass from the (inaudible).

17 Some sections here that show you how we're
 18 really lining the building with our residential
 19 product, the building being the garage.

20 And then this just shows you how we -- the
 21 massing of the project and how important this
 22 project will be to bookending and highlighting
 23 Friendship Park. You know, I think if you look
 24 at this without the massing, Friendship Park
 25 needed some friends. And I think we brought --

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1 we're bringing a life to this area that after
 2 doors of offices close for the night, the
 3 residential comes to life. The park is going
 4 to have a life pretty much all the time.
 5 You'll have residents looking over the park,
 6 eyes on the park, eyes on the street, and we
 7 feel this is a very nice solution to bookending
 8 the end of the Riverwalk.

9 And then we have some additional massing
 10 that also shows you sort of how we're revealing
 11 the (inaudible) breaks that we have wrapped
 12 around the sites. And you can see in the
 13 background the tall office buildings that will
 14 still have use over our buildings over to the
 15 St. Johns River as well.

16 And then this is just another massing view
 17 from Friendship looking back at our building.
 18 As you can see, the amenities carved out from
 19 under our building and the layers that we
 20 mentioned in the initial presentation of the
 21 pool and the Riverwalk, and there will be many
 22 connection points to activate that waterfront
 23 and the park.

24 Again, this is another massing view
 25 showing how we bookend at the museum, coming

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1 off the Acosta Expressway, and how the garage
2 is being sort of set back pretty far from that.
3 And the residential becomes that corner, that
4 invitation into Museum Circle Drive [sic].

5 And, again, this is just a close-up study
6 of the massing and double-height amenity space
7 that we're going to have under the building
8 that would reactivate the park and the walkway.

9 And this is just some examples of what
10 these stoops may feel like as you're walking up
11 Museum Circle. And they provide a very -- sort
12 of that two-story feel. Even though the stoops
13 sort of extend up the building, we always break
14 it at the second- and third-story level to
15 create a more pedestrian-level experience.

16 And these are just the diagrams that we've
17 been working with staff in presenting to them.
18 We (inaudible) to be the mass; meaning, bulk
19 and open space areas, and I think we'll
20 continue to develop this as we move forward on
21 the project.

22 So, with that, I would welcome any
23 comments or questions that the board may have,
24 and I thank you for your time.

25 THE CHAIRMAN: Thank you.

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1 Ms. Trimmer, any more comments from your
2 team?

3 MS. TRIMMER: No, thank you. I think
4 we'll go ahead to questions.

5 THE CHAIRMAN: Thank you.

6 I'll open it up to public comments.

7 Ms. Mezini, are there any hands raised?

8 MS. MEZINI: Yes. We have Nancy Powell's
9 hand raised.

10 So I will lower your hand and start the
11 timer. You may speak.

12 AUDIENCE MEMBER: Sorry. Yeah. Can you
13 hear me? I know you had some audio problems.

14 THE CHAIRMAN: Yes. Please state your
15 name and address.

16 AUDIENCE MEMBER: Thanks.

17 Nancy Powell. My address is 1848 Challen
18 Avenue, Jacksonville, Florida 32205.

19 And first of all, you know, I want to
20 thank Related Group for their interest in
21 Jacksonville. I understand this is your first
22 project, and you have a very good reputation.
23 So that's great.

24 I wanted to just touch on a couple of
25 different things; the transition in bulk and

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1 scale and the Riverwalk or riverfront zone
2 standards, I think that's the main thing right now.

3 I understand you're supposed to go from 0
4 to 45 to 75 feet in the different riverfront
5 zones. And I also know that there's these
6 volume exceptions which, apparently, you guys
7 are invoking to meet those standards. And I
8 would say to the DDRB, this is the second
9 project where these are not being followed
10 because of the volume, and I think that has a
11 real impact on the project because there is --
12 you know, it would be a lot more pleasing from
13 the park and from the street if you -- if you
14 had a stepped back -- you know, go up to 45, go
15 back a little bit, go up to 75, go back a bit,
16 go up to 110 feet is top -- tallest that you have.

17 So when you're looking at this project,
18 you go from 0 to 8 stories, 110 feet; it's a
19 pretty stark kind of thing. And especially if
20 you're at the park, the views in, like,
21 Exhibit 6.2. When you're looking at this
22 massing, there is no variability in the massing
23 of this. It's just one big project.

24 So I think that -- that is something that
25 I would like to see more -- so variability in

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1 height, variability in depth.

2 On the west side of the project where the
3 courtyard is, I don't personally understand why
4 that is there. It's facing the boatyard and
5 it's facing the Acosta Bridge. It looks like a
6 nice amenity space. It would have been better
7 if that was at the river and so the building
8 was set back further.

9 And I don't understand the Riverwalk. I
10 just don't get where the Riverwalk is supposed
11 to be. I wish it was, you know, how you get
12 around to the boat ramp. And where that's
13 going, I think that needs to be outlined.

14 And then, I guess what I thought when you
15 guys got approved before, that the restaurant
16 was going to be integrated into this project.
17 So it looks like it's now going to be a
18 stand-alone building inside or near -- I guess
19 it's in your property, but anyway, that -- I
20 was mis- -- I misunderstood that last time, so
21 I -- I think that's going to have an impact on
22 how it's viewed.

23 I appreciate the staff's recommendations
24 on shade trees, not palm trees. You know,
25 we're not South Florida. We have way too many

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1 palm trees. They don't provide shade. They
2 don't provide --

3 MS. MEZINI: That's time, Ms. Powell.

4 MS. POWELL: Thank you.

5 THE CHAIRMAN: Thank you.

6 Ms. Mezini, are there any other hands
7 raised?

8 MS. MEZINI: No additional hands, but I
9 did receive public e-mails. So I'll read
10 those.

11 The first one is from David Uible, 3695
12 Hedrick Street, 32205.

13 "As a citizen who cares about the image of
14 our city, from what I can see of the River City
15 Brewing apartments project, it is a visual
16 disaster. The look is described as Key West
17 resort-style architecture, but what I see from
18 the rendering is an enormous prism with some
19 undersized pointy hat roofs placed here and
20 there to give it a look. What does Key West
21 style have to do with Jacksonville anyway?

22 Remember Crawdaddy's? The rusted,
23 unsightly heap that was supposed to invoke
24 Florida cracker charm next to the school board
25 building? It finally had to be torn down

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1 because it was such an eyesore. Cute concept
2 ideas don't cut it. This is a premiere spot on
3 our river, and this building should deliver
4 quality design and impressive architecture.

5 Please make these architects do their job
6 and design a building this city can be proud
7 of. We are going to be stuck with this
8 behemoth for a long time."

9 End comment.

10 Next comment from is from Catherine
11 Negaard at 2131 Myra Street, 32204.

12 "My main concern regarding Related Group's
13 proposal for the plan for the Southbank
14 surrounds the existing COJ public boat ramp,
15 St. Johns Marina. It is located directly west
16 of the project.

17 Today it offers roughly a dozen parking
18 spots long enough for vehicles with trailers
19 attached to them. It is not clear to me
20 through the proposed design whether or not
21 those extra-long spots are preserved. In fact,
22 it looks like there is a proposed marina office
23 and residential building that overflows into
24 existing COJ public boat ramp parking area and
25 thereby restricts the available space for

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1 extra-long parking spots. Without these
2 trailer parking spots, the boat ramp is
3 essentially rendered useless. This is the only
4 public boat ramp in the downtown area, and any
5 parking restriction on it would cause a great
6 loss for the downtown community.

7 I ask that the proposed plan accommodates
8 the public boat ramp and assures the
9 availability of extra-long parking spots for
10 vehicles with trailers attached to them.

11 Thank you very much."

12 End comment.

13 Next comment is from Brandon Pouch at
14 1078 Deerwood Park Boulevard 32256.

15 "My name is Brandon Pouch. I'm a
16 registered architect and past president of the
17 Jacksonville AIA.

18 While architectural quality is impossible
19 to legislate and entirely subjective, I will
20 provide my thoughts as related to the criteria.

21 Personally, I feel the conceptual plans do
22 not fit in with the context of downtown
23 Jacksonville and the Riverwalk. A more
24 contemporary design would be appropriate to
25 help establish Jacksonville as a

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1 forward-looking city rather than drawing
2 inspiration from past styles from other parts
3 of Florida.

4 The conceptual plans bring to mind
5 Southside and Town Center developments, and the
6 massing and scale appear as though a design for
7 a four-story building was simply stretched up
8 to an eight-story building. More glass and
9 transparency in the public areas of the project
10 would also be appropriate to provide a more
11 engaging experience for the pedestrians along
12 the Riverwalk and Friendship Fountain. The
13 facade differentiation should go beyond placing
14 a gabled roof on every other row of windows.
15 Not having any outdoor space on the roof is
16 also a missed opportunity.

17 The staff report did a great job spelling
18 out most of my concerns with the conceptual
19 plan, so I won't take up any more of your time.
20 I would like to thank the board for your
21 service to our community, and encourage a more
22 authentic and progressive design that reflects
23 the wonderful context of the site.

24 Any architect would dream of a site along
25 a beautiful river in a downtown setting. It

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1 would be disappointing if the architecture is
 2 not more inspired by this site.
 3 Thank you."
 4 End comment.
 5 And the last comment is from Bruce Fafard
 6 at 1025 Museum Circle 32207.
 7 "I am writing as CEO of MOSH and potential
 8 neighbor of the development proposed at the
 9 River City Brewing site. And while we support
 10 Jacksonville development, we are concerned how
 11 this project will impact MOSH's operation.
 12 We currently utilize a portion of the
 13 surface lot for our visitor parking. The
 14 developer or their agents have not contacted us
 15 to discuss these concerns about how we might
 16 collaboratively work together to address them.
 17 Thank you."
 18 End comment.
 19 And that is it for public comment.
 20 THE CHAIRMAN: Thank you, Ms. Mezini.
 21 Ms. Trimmer, I'll allow your team to
 22 respond to all the comments once we've heard
 23 from everybody. You'll just have one shot at
 24 it.
 25 So I'll start with board comments, and
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1 I'll start with Mr. Jones.
 2 Mr. Jones, are you still online?
 3 BOARD MEMBER JONES: Yes. Can you guys
 4 hear me?
 5 THE CHAIRMAN: Yes, we can. Go ahead.
 6 BOARD MEMBER JONES: Thank you.
 7 Again, I want to thank the applicant
 8 and -- very excited -- and I would be remiss in
 9 not noting how successful Related projects have
 10 been. I'm very familiar with your Harbour
 11 Island project and ICON.
 12 Just for everybody's information, it was
 13 the -- probably one of the most -- the
 14 highest-valued apartment complex that ever sold
 15 in the Tampa area, so there's tremendous value
 16 here. So very excited to be working with this
 17 group. And I think this is a wonderful
 18 opportunity here for Jacksonville.
 19 Again, I think I will sort of agree with
 20 the need to look at the architecture a little
 21 bit differently here. Agree with the staff
 22 assessment and some of the comments that we've
 23 heard about having sort of a more
 24 forward-looking and progressive concept.
 25 From the site plan I'm, you know, pleased
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1 overall with the layout. The big concern I
 2 have is just the shade aspects along the
 3 riverfront. So I want to make sure that we
 4 kind of revisit that and ensure that we have
 5 more than just palm trees there.
 6 But other than that, I think from a
 7 conceptual standpoint, pleased and excited to
 8 have them on board working in the Jacksonville
 9 area. And I think we can work through the
 10 process to come up with a project that
 11 everybody will be pleased with and proud of.
 12 That's all.
 13 THE CHAIRMAN: Thank you, Mr. Jones.
 14 Mr. Schilling has a hard stop at 3:45.
 15 So, Mr. Schilling, can we hear your comments?
 16 BOARD MEMBER SCHILLING: Thank you,
 17 Mr. Chairman.
 18 So one to share, this looks like an
 19 exciting project. Very happy to see it coming
 20 forward. And so just some thoughts and
 21 comments.
 22 I know as I looked through the
 23 application, a couple of things that jumped out
 24 at me. One is with the facade of the parking
 25 garage facing the Acosta Bridge. I ask that
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1 y'all take some time to maybe look at doing
 2 some additional screening so folks aren't
 3 looking right into the parking structure as
 4 you're coming across the bridge. So that
 5 jumped out at me.
 6 I know one of the public speakers
 7 mentioned about the Exhibit 6 -- I think it was
 8 6.2, looking at the eastern facade. And I know
 9 when I went through the package, it really
 10 stood out to me, just the mass of that. Again,
 11 I'm not going to -- I know architecture is not
 12 within my wheelhouse, so I'm going to leave
 13 that up to the architects on board to talk
 14 about the overall architecture. But I would
 15 say just in looking at that, anything that
 16 could be done to provide more, maybe,
 17 undulation or something such that it's not just
 18 such a large mass on that eastern facade I
 19 think would go a long way.
 20 Cyndy, I'll share that I don't know that I
 21 followed all the swapping of the parcels,
 22 but -- so I will share that, you know, one of
 23 the things I was looking at -- and, again, I
 24 don't know if I followed the Parcel E and D
 25 swap, but I guess in looking at it, a concern I
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1 have -- and, again, this was also mentioned in
2 one of the public comments -- is with the
3 changes that are proposed to the boat ramp
4 area. I don't know that I fully understand how
5 someone with a trailer can actually get in
6 there and get turned around to back their boat
7 in. So I think that's an area that needs some
8 more attention and little bit more work. And I
9 did notice that it looks like the longer spaces
10 that were there -- that are there today for
11 folks with trailers to park at, it looks like
12 that they may be going away.

13 So I don't know if y'all have given any
14 thought to how we would be able to accommodate
15 folks with trailers in the future, but I would
16 recommend, before y'all come back for final,
17 that that be something y'all take a look at and
18 maybe develop a little bit further.

19 And those were the comments I have, and
20 look forward to seeing this project hopefully
21 come back to final.

22 Thank you, Mr. Chair.

23 THE CHAIRMAN: Thank you, Mr. Schilling.
24 Mr. Harden.

25 BOARD MEMBER HARDEN: All right. We're
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1 I think that the architecture -- I think
2 it's very, you know -- has been well said
3 several times. To me, it doesn't seem to make
4 sense in Jacksonville. I looked at it and it
5 looked like some kind of mix of the Grand
6 Floridan and the Polynesian Resort at Walt
7 Disney World. Honestly, it just didn't make
8 any sense. I don't have a suggestion of how to
9 change it. It just doesn't make sense in this
10 context. So I think that needs to be addressed.

11 I think that the way the building mass --
12 I think that is a -- you know, I understand the
13 need for density and trying to achieve that,
14 but it is a lot -- you know, squashed on that
15 site.

16 And when you look at it, there's a lot of
17 different angles that were provided for the
18 waterfront. We want things to be engaging for
19 the waterfront, and I think that's part of the
20 reason the Code was drafted, to not have such a
21 heavy mass and try to use volume on, you know,
22 triangular pieces of the property adjacent to
23 it at an alternative volume.

24 I get that's what's in the Code and that's
25 been used, but I don't know if it's something
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1 really jumping around here, aren't we?
2 So I've got a couple comments. I think,
3 first of all, we're always excited to have an
4 another reputable developer, and so we
5 appreciate the interest and talent,
6 particularly in downtown. And it's good to
7 hear from some of the other board members that
8 have some experience or knowledge of the work
9 you've done.

10 I think that my perspective in reading
11 this this week and seeing the staff report is
12 it seems like there's a lot in here. We rely
13 on staff, you know, to really look at the
14 technical nature of these developments, and I
15 know there's a lot of meetings that occurred
16 prior to this. And I looked through this, and
17 there's just a lot of things -- I don't think
18 it is necessary to go through every single
19 element because I think staff has already done
20 that. Seems like, to me, it's really just not
21 ready to be in front of us with all of these
22 different items because a lot of the things
23 would really materially change what we're
24 looking at, you know, here in front of this
25 board today.

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1 we want to make a habit -- it seems like it
2 doesn't really achieve the stated goal of
3 creating the right view corridors and
4 preventing the mass/view from sitting so
5 heavily on the river.

6 So, yeah, I think that's, you know, really
7 my main comments, but I think, you know,
8 looking at some of the staff suggestions and
9 coming back and addressing that and then
10 looking at the project will give us a better
11 opportunity to assess whether we can support
12 this. Not that we won't support it, but in its
13 current form, I have a hard time, you know,
14 supporting it right now.

15 THE CHAIRMAN: Thank you, Mr. Harden.
16 Mr. Allen.

17 BOARD MEMBER ALLEN: Thank you,
18 Mr. Chairman. Thank you to Related for coming
19 in front of us.

20 I think the way that the project is
21 brought forth at this point, it would have
22 probably been more appropriate for a workshop
23 than for conceptual. There's a lot of things
24 about the layout in the architecture that I
25 just can't quite get behind.

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1 I do agree that this is one of the best
2 sites in Jacksonville, and that's one of the
3 reasons why I would really encourage my
4 colleagues on this board, let's fight and work
5 hard to make sure we have a building on this
6 piece that is equivalent to the piece of land
7 that it is.

8 Just a couple of points. I won't belabor
9 the architecture either. I think the facade on
10 the Friendship Park side -- you know, if you
11 step back and look at it, it comes off as just
12 a massive wall.

13 As far as engaging the river, I don't
14 think that this current layout does that at
15 all. Everything that I see along the river
16 parking site, I'm presuming it'd be for
17 resident access only. I doubt that that pool
18 is available for the public. I'm not sure
19 about the courtyard. I would be willing to --
20 that's probably for resident access only as
21 well. Also, I think it's a missed opportunity
22 to not have the courtyard on the park side.

23 I noted that the marina office is -- this
24 plan wasn't, obviously, developed by boat
25 owners. The marina office is as far away from

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1 the docks as it can be. Marina offices are
2 typically pretty close to the docks. I also
3 don't see a way that a boater with a trailer
4 can get in here. There's also an inflow and
5 outflow, it looks like, in the parking garage,
6 so I think on a congested day of residents
7 coming in and out, I think that boat ramp would
8 be rendered unusable.

9 Also, I understand that -- based on a
10 technicality, there is a restaurant going in
11 the project somehow, some way. My vision for
12 this parcel, though, is something much grander,
13 and I think it's an opportunity we can seize.
14 We're losing -- by taking away River City
15 Brewing Company, whether you like it, don't
16 like it, whether you've been there or haven't
17 been there, it's several thousand square feet
18 of restaurant space, several thousand square
19 feet of venue space as well. And by swapping
20 that out with a couple-thousand-square-foot
21 restaurant is a missed opportunity.

22 I want to get behind this project. I
23 think there is a need for this project here. I
24 just think we need to do a lot more work before
25 it's in a position where I can support it. In

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1 its current form, it's pretty underwhelming, in
2 my opinion.

3 Thank you.

4 THE CHAIRMAN: Thank you, Mr. Allen.
5 Ms. Durden.

6 BOARD MEMBER DURDEN: This is new
7 technology. I have to keep my finger on the
8 button. It's hard for a person who talks with
9 their hands.

10 Thank you very much. I'm very familiar
11 with a lot of Related projects; they are
12 excellent. It's an excellent company, and I
13 just want to reiterate that I'm happy to see
14 Related have an interest. This is, as you
15 heard, one of the best sites that the city has
16 on our riverfront, and what happens there is
17 going to be there a long time.

18 So I'm going to go through these very
19 quickly. I have some concerns -- I'm not
20 seeing much ground-floor activation along
21 Museum Circle. You know, it still is, you
22 know, a little more activation along there.

23 Number two, the step back and the
24 riverfront, the volume. I worked on the
25 changes that we adopted -- that the City

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1 adopted, for a year. And this whole concept
2 about the volume seems to me to really just
3 yank out and destroy, quite frankly, the intent
4 of those setbacks. And it's -- it's -- it's
5 disheartening to see that this volume is
6 even -- you know, this whole concept about the
7 volume is being tweaked to really gut the real
8 goal of the provisions in the Code.

9 You've heard a lot about the mass and the
10 bulk. I think that's a real issue. It's
11 especially shocking when you take a look at
12 Exhibit 7 and also 8-1, 8-2, and 8-3. You can
13 really -- it's very stark when you look at
14 those exhibits.

15 I think that there -- I would like to
16 see -- when you come back, I would like to see
17 you bring much more information about the
18 pedestrian access. It's very unclear how that
19 is going to work between the Riverwalk and the
20 connection to the Museum Circle.

21 And also, how that restaurant is actually
22 going to look. When you look at -- which
23 exhibit -- Exhibit 5.3, it's hard to see how
24 that restaurant is even going to fit in there.
25 I would reiterate what Mr. Allen said. We are

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1 starving in this city. We're starving for
2 restaurants on our riverfront, and we're going
3 to lose one. So I would agree with Mr. Allen's
4 comments about trying to elevate that aspect.

5 And I would like to see, when you come
6 back, the plans not only for the pedestrian
7 access and issues associated with the Riverwalk
8 but also plans for how that restaurant is going
9 to fit and what you see because it's -- when
10 you look at some of the exhibits, it's -- like
11 I said, 5.3 for instance -- it's hard to see
12 where the restaurant is going to fit along with
13 the access.

14 The marina has been mentioned. I think
15 when you come back you should bring more
16 clarity and show us some plans about how that
17 boat ramp and access to the boat ramp is all
18 going to work, because it is confusing to
19 understand how Parcel E is going to become part
20 of the project and still be able to get in
21 there.

22 And I had a question. This is probably
23 more -- oh, last thing is just on the garage.
24 You've heard people say "screening on the west,
25 fifth elevation." And it's very hard -- in

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1 would be going through the mayor's budget
2 review committee, ma'am.

3 BOARD MEMBER DURDEN: Okay. Just for
4 clarity, it's not going to back through DIA,
5 then, or it is?

6 MR. PAROLA: It goes back to DIA next
7 Wednesday. That date is the 20th.

8 BOARD MEMBER DURDEN: And then it will go
9 through City Council?

10 MR. PAROLA: Yes, ma'am.

11 BOARD MEMBER DURDEN: Thank you very much.

12 I appreciate your time. I know it sounds
13 very negative. I want you to know I do want to
14 see the project happen. I just think that
15 there's things that need to be clarified and
16 things that need to be considered, and that's
17 the whole point of coming to us and hearing our
18 comments.

19 So thank you very much.

20 THE CHAIRMAN: Thank you, Ms. Durden.
21 Mr. Davisson.

22 BOARD MEMBER DAVISSON: I see you've
23 brought in some new materials since at least
24 the first package, which is somewhat of an
25 improvement, but I tend to agree with most of

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1 looking on Exhibit 5, it's very hard -- which
2 is the site plan -- to understand where the
3 entrance into the garage is actually going to
4 be.

5 And my last question is for staff. Is the
6 development agreement final on this project?

7 MS. RADCLIFFE-MEYERS: Board Member
8 Durden, through the Chair, no. It went through
9 the Strategic Implementation Committee this
10 morning, and then it needs to go through the
11 full board and then --

12 BOARD MEMBER DURDEN: Is it scheduled to
13 go soon?

14 MS. RADCLIFFE-MEYERS: I'll defer to Guy
15 Parola.

16 MR. PAROLA: Through the Chair, in
17 November of this past year the redevelopment
18 agreement went to the Downtown Investment
19 Authority. There were some modifications that
20 were approved by the Strategic Implementation
21 Committee today. A week from yesterday is our
22 DIA board meeting, so we will reaffirm what was
23 approved in November as modified today, and
24 then it would have to go through the
25 legislative process. And our (inaudible), that

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1 what the staff has to say as well as some of
2 the citizens that had comments, that, you know,
3 I see this -- you know, its context and
4 character with the Southbank. And I hear in
5 the presentation the words used like "iconic
6 architecture," "transitional," "contemporary,"
7 "contemporary materials." I just don't make
8 that connection.

9 And it's been said that -- when I see the
10 elevations -- to me, this is a -- it's just
11 unsettling. It's a -- you know, this endless
12 and redundant mass of, you know, redundant
13 elevation. The punched windows that are all
14 just the sameness. We're not talking about
15 style. We're just talking about the
16 composition of a building that stretches a
17 great distance.

18 And I've looked at the websites of MSA as
19 well as Related, and I've seen good work, so
20 I'm -- I support the project moving ahead. I
21 just -- not in this manner, though.

22 That's all.

23 THE CHAIRMAN: Thank you, Mr. Davisson.
24 Mr. Loretta.

25 BOARD MEMBER LORETTA: Hello.

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1 Thank you all for being here and coming to
2 go Jacksonville. I appreciate it. I've got a
3 few things.

4 I think this is an interesting parcel, and
5 the way that the property situates, it also
6 kind of creates the conflict that everybody is
7 talking about, which is large massing and so
8 forth. I do think that I'd almost ask the
9 applicant and staff to work together when y'all
10 come back, and I think, maybe, coming back for
11 conceptual again, but have some context that
12 relates this to parcel to what -- if I asked,
13 what building just got approved as, or what --
14 the Broadstone River House or even the
15 apartment complex that's outside of Acosta.

16 For example, Broadstone River House, it's
17 got the garage in the middle, it's probably
18 just as long. I think we all, you know --
19 granted, we all want to strive to get better --
20 bigger and better, and, you know, better and
21 whatnot, but we also have to be realistic to
22 what we have approved in the past.

23 So again, I'd like to understand the
24 massing of the Broadstone River House in
25 comparison to this. I think it may be a little

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1 bit more in the applicants's favor to some
2 extent. But that all being said, you know, we
3 still are striving for greatness downtown here.

4 I am concerned on the boat ramp. I do see
5 you guys are showing a parking lot or parking
6 connection to the parking lot underneath the
7 bridge. I'd love to hear about that because
8 I'm guessing that's solid and some of the
9 situation there.

10 That being said, I've got to imagine the
11 whole parking lot needs to be reconfigured.
12 So, you know, I think that's the type of thing
13 that needs to be resolved before we can approve
14 conceptual.

15 I would say, at the southwest corner where
16 the number 19 is on the sheet here, we really
17 need to make sure that that radii is spread out
18 for boats and trailers and two-way traffic in
19 that area. Right now it looks tighter than
20 what exists today, and that needs to have some
21 evaluation put into it.

22 I'm concerned that there's 535 cars going
23 into a 24-foot-wide driveway throat on the west
24 side of the roundabout. Maybe y'all can
25 provide a little more context of other

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1 projects. I would tend to think that that
2 large of a parking garage would have more than
3 one vehicular connection in and out, but I'll
4 allow you-all to provide that in further
5 detail. I do want to see that because, again,
6 I don't believe we have too many garages that
7 have that many spaces that have just one
8 24-foot-wide ingress/egress. So that's a
9 little concerning.

10 You know, the restaurant -- I think
11 everything could be designed and intriguing,
12 work well. In the end, you know, I believe
13 that this is private enterprise. We can't
14 force people to do stuff that doesn't make
15 economic sense. Yes, we're losing a restaurant
16 on the river, but we can't force you to put a
17 restaurant on the river here, in my opinion.
18 And so, you know, I think that -- you know, a
19 little bit better understanding on how that
20 incorporation works is going to be ideal.

21 My biggest concern that I haven't gotten
22 to is really, I think, something that, Cyndy,
23 you brought up, which was brought up to me or
24 by me to Lori, which is a concern that I think
25 staff, quite frankly, is not visioning twenty,

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1 thirty-plus years or more when maybe the city
2 is more successful, has more money and all
3 sorts of stuff.

4 I think if -- we're really pigeonholing
5 ourselves if we only allow a 6-foot sidewalk on
6 the west side of the building. I really think
7 you need to get back at least to 12 feet, if
8 not back to 16 feet. I don't understand how
9 the Riverwalk does not turn around there. I
10 mean, it's kind of funny because GAI is
11 creating the guidelines, and so this gives them
12 an opportunity to play around with some stuff.

13 At some point we have ability to basically
14 go underneath the Acosta Bridge, (inaudible)
15 the Riverwalk, go over the railroad, and then
16 connect down with the apartment complex on the
17 other side. I mean, we should be striving for
18 that. Not saying that's your dollar figure,
19 but I do think that the current site plan as is
20 really prohibits somebody from jogging and
21 making that transition.

22 And so, I mean, I think that's it.
23 Really, I think the biggest -- my biggest
24 concern is, quite frankly, that western side
25 and maybe just that northwestern side with the

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1 6-feet [sic] sidewalk right there. I don't
2 think I will ever support it at just 6 feet.
3 I'll just say that.
4 And regardless of what staff says at this
5 point -- but -- because I want to look to the
6 future for greatness here. I appreciate the
7 project, and I do think that, as a board, we
8 should probably table this for next month and
9 treat this as a workshop.

10 Thank you.

11 THE CHAIRMAN: Thank you, Mr. Loretta.
12 Mr. Brockelman.

13 BOARD MEMBER BROCKELMAN: Thank you,
14 Mr. Chairman.

15 And, Mr. Robbins, again, thank you for
16 being here, and I love having you guys looking
17 in this market. I've had pretty good
18 experiences at your other properties around the
19 state.

20 And so my comment is -- well, first, I
21 agree with pretty much everything that my
22 colleagues have said here. I guess I'll be
23 just a little bit stronger on the architectural
24 side. So maybe this is a comment for the
25 architects.

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1 To me, this concept is something that
2 would work well on the Intracoastal Waterway in
3 St. Johns or Flagler Counties. And so, when we
4 are offering our feedback here, at least for
5 me, the next time we discuss this project, if
6 the architects simply make a little bit of
7 tweaks here and there, that's not, I don't
8 think, going to be enough for me to support the
9 project.

10 So I just think the parcel is in too
11 perfect of a spot downtown, and I'm confident
12 that, if you guys have the right concept to go
13 here, that Related will have a very successful
14 development and will look at Jacksonville as a
15 great market moving forward for you.

16 So I hope you take our comments to heart
17 and look forward to continued discussion. I
18 don't quite think this is ready for conceptual
19 right now.

20 THE CHAIRMAN: Thank you, Mr. Brockelman.

21 A lot has been said today, and I think
22 they pretty much covered everything.

23 I would like to bring some attention to
24 Mr. Fafard's comment with the MOSH. I see that
25 he did allocate 30 spots to the MOSH, so I

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1 would like to hear if you have been working
2 with them. And if so, are there any spots that
3 they have now? Just give me the context on
4 that comment.

5 I do think it is important, as you pointed
6 out, Mr. Robbins, that this is the beginning
7 and the end of the Riverwalk, and so having
8 some engagement for the public at that moment,
9 is just really, really important. You know, I
10 look at this sort of northeast corner where
11 we've got a fire pit and an overlook with shade
12 canopies. It seems like a small thing to give
13 up to relocate the fire pit to potentially have
14 some retail. Maybe look at putting in a
15 restaurant there.

16 I look at the restaurant parcel, and I
17 think I couldn't find a worse spot for a
18 restaurant. You know, you can't really get to
19 it; you can't park near it. It's going to be
20 difficult to see once the city landscape's
21 around it. I think we're asking for that
22 restaurant to fail in that location.

23 And I understand that there are some
24 things we can and can't talk about, but
25 engagement is definitely one of them. So

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1 consider alternate engagements for the public
2 in both a true mixed-use project, not just
3 residential, with the outparcel at a later date
4 for a restaurant.

5 And, then, I'd agree with every single one
6 of the architectural comments. I don't think
7 that this is an architectural concept that I
8 could get behind either in its current form.
9 It does look like it could live in Flagler
10 County or St. Augustine even in our own Town
11 Center, but not on an iconic piece of
12 riverfront property. So I think there's more
13 work to do there.

14 And I do agree with Mr. Loretta as to
15 access at the end of the Riverwalk. If we
16 think how we can connect to Baptist and to the
17 other projects further down, this is an
18 important part of that potential pathway,
19 especially if you're considering this project
20 might serve as an access that would serve other
21 employers in this market. Having that
22 opportunity to get there on the pedestrian way
23 without having to cross traffic and potentially
24 along the river is a beautiful idea that I
25 think you should take into consideration.

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1 With all that being said, I'll close board
 2 comments and allow the applicant to respond.
 3 Thank you.
 4 Ms. Trimmer.
 5 (Ms. Trimmer approaches the podium.)
 6 MS. TRIMMER: Thank you.
 7 So I am sorry for all the technical
 8 difficulties earlier. I think we would have
 9 handled a lot of these questions had Donald
 10 been able to actually walk through everything
 11 with you. So I'm going to back up and try to
 12 cover some of it.
 13 I do want to reiterate, this is a
 14 mixed-use project that has been focused on the
 15 marina and focused on integration with MOSH.
 16 We have a very extensive development agreement
 17 that has gone through and been approved by DIA
 18 with a couple modifications that we'll go
 19 through, but I want to highlight some of the
 20 points. And then I'll let Steve Diebenow come
 21 up behind me and clarify anything I've botched.
 22 But reconfiguring boat access was one of
 23 the first things we worked with the City on.
 24 Lori Boyer actually went out with a tape
 25 measure and walked the western side of this

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1 site to find a way to make the access better.
 2 So the entirety of that parking that is
 3 underneath there now that is not being utilized
 4 at its fullest extent is going to be redone.
 5 There will absolutely be the appropriate
 6 parking for boats with trailers. And new
 7 access -- if you want to look at the screen
 8 with the pointer -- is going to be -- to come
 9 in off of Museum Circle, through here, so you
 10 can then pull forward, back your boat in to
 11 access the ramp, and then come back to the
 12 parking. And it will be new and improved
 13 parking. And it will absolutely have all of
 14 the access you need for getting your trailers.
 15 On the site as well, the western access
 16 point that comes to the back part of the garage
 17 on the left side of the building is actually a
 18 loading access. That is all of our
 19 ancillary-type uses. The main access for all
 20 of our residents will be from the eastern
 21 portion of the property in the small traffic
 22 circle. That will also be the access point for
 23 MOSH parking.
 24 Our development agreement preserves the
 25 access to the 30 spaces that are open to the

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1 public. They will be ground floor and you will
 2 be able to come out and go straight into the
 3 park. So that is absolutely part of the
 4 development agreement, and those will be
 5 available. And I know the new director is
 6 coming to the museum. I'm sorry he was not
 7 apprised of that, but we're not taking away
 8 MOSH's parking spaces. Nobody would have let
 9 us do that.
 10 I also want to highlight, again, the
 11 pedestrian access from the Riverwalk. I would
 12 love to give you more detail about that.
 13 Unfortunately, we are not charged with the
 14 designing of it, and it just hasn't been
 15 designed yet because part of this process has
 16 involved Related giving an entire new parcel to
 17 the City.
 18 So with that, the City's Parks Department
 19 is designing -- again, if you -- it will come
 20 from the Riverwalk. It is going to come down
 21 to the circle, and then right here at the
 22 southeast corner of our building is the
 23 crosswalk that then goes straight down to
 24 San Marco. That is where the City has
 25 determined it is appropriate to direct

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1 pedestrian traffic. And that is being designed
 2 by the Parks Department. We have had meetings
 3 with them. They just don't have images
 4 available yet. So I can make the
 5 representation to you, but that is what they
 6 have told us is the plan, and that is their
 7 priority.
 8 They did not want us to direct pedestrians
 9 around the western side of our property, and we
 10 were actually asked to take the Riverwalk-type
 11 designs with that undulating brick pattern and
 12 everything off that site because that's not
 13 where we want to be directing pedestrians. We
 14 can absolutely go back to them and explain the
 15 conversation that we have had today and the
 16 board's directives and revisit that aspect. We
 17 have the space for it on that side of the
 18 building. We were just specifically asked to
 19 remove it.
 20 BOARD MEMBER HARDEN: Through the Chair, I
 21 think there's a pedestrian plan that connects
 22 from the Fuller Warren Bridge -- pedestrian
 23 bridge, all the way back to this site. And I
 24 think there's an alternative path because we
 25 looked at it with the development in front

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1 of -- on the other side of the railroad tracks,
2 where it comes back up the road, across the
3 railroad tracks and back. So you probably
4 should look at that before you take that into
5 account of the plan. I think you're right.

6 BOARD MEMBER LORETTA: Again, if I may,
7 through the Chair, I understand and fully
8 understand -- realize that, but if we can look
9 at the bigger pictures -- with the money we
10 could create a connection underneath the
11 bridge, over the train track, for the future.

12 And so, you know, I just ask, you know -- I'll
13 reach out to Jill (phonetic) and voice my
14 opinion of that. It's kind of that simple.

15 They do have the room. They could skootch the
16 whole northern corner -- northern portion of
17 this 6 feet to the right, give them room. If
18 we don't allow room for it, we'll never be able
19 to have it in the future.

20 THE CHAIRMAN: Thank you, Mr. Loretta.
21 Ms. Trimmer, continue.

22 MS. TRIMMER: The last thing I want to
23 touch on is the restaurant.

24 So, like I said, the siting of it -- we
25 worked with the City. They do not want that to
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1 be pulled up into Parcel B to take over the
2 park space. There are other locations that are
3 being looked at to have restaurants along the
4 waterfront there. Everybody understands the
5 importance of that. This has been designed so
6 that it interfaces and provides some transition
7 between the park and the residential, and it is
8 going to be visual from the waterfront. You're
9 still going to get views.

10 The timing of it is controlled by our
11 development agreement such that when we come
12 back for final, we have to run conceptual
13 approval for the restaurant concurrently. And
14 then, before we are able to get Certificates of
15 Occupancy for our residential portion of the
16 product, we have to have Certificates of
17 Completion for the restaurant, so it will have
18 to go through final and get permitted before
19 we're able to. So that absolutely will be
20 developed, and that timeline is controlled by
21 DIA.

22 I think I'll pause and see if Steve has
23 anything to add.

24 (Mr. Diebenow approaches the podium.)

25 MR. DIEBENOW: Thank you.
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1 Steve Diebenow, 1 Independent Drive, Suite
2 1200. I'm here on behalf of the developer.

3 I guess the only thing I would add -- and
4 I want to thank everybody for their time and,
5 really, for dealing with all of the technical
6 issues. I know the meeting didn't get started
7 off in a good way.

8 The staff asked us to do this as a
9 workshop originally, and we requested that this
10 be considered as a conceptual meeting. And the
11 reason is because time frames on the seller --
12 on the current lessee are extremely tight. So
13 we had built in plenty of time to do this, but
14 we had COVID; we had other competing projects.

15 The end of 2020 was very difficult in
16 terms of trying to get things all squared away
17 and on agendas and pushing forward, and
18 throwing in COVID and -- anyway. So that's why
19 we were pressing today to have this be a
20 conceptual meeting.

21 And what I can tell you is that I think,
22 in listening to the conversation, what's really
23 missing is a lot of context and a lot of
24 history. As Jeff mentioned, there's been over
25 20 site plans for this site. There are

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1 competing interests and stories on every single
2 issue. I mean, you heard the story about the
3 hammerhead already on the boat ramp, and, you
4 know, Lori going out and measuring the concrete
5 and (inaudible) out there. She met with the
6 Parks Department -- with Public Works. We had
7 a conversation about closing the boat ramp.
8 That was one of the very first iterations, was
9 perhaps pulling the building back further off
10 the water and making it go more towards the
11 bridge, but that comes with a tradeoff of
12 losing the boat ramp.

13 We talked about widening the sidewalk on
14 the west side of the building that Mr. Loretta
15 mentioned, but that creates a conflict that if
16 you carry the Riverwalk over, you are creating
17 a conflict with the boat ramp because you're
18 asking people to walk down the Riverwalk and
19 then cross right through the middle of the boat
20 ramp to stay on the water and then go to the
21 other side. It's not even a math issue on the
22 bridge under FDOT -- or under the Acosta Bridge
23 between the CSX line and the Acosta Bridge.
24 There's no physical room to actually build a
25 pedestrian walkway underneath.

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1 So I guess I'm just giving you little
2 snippets of some of these issues because every
3 one of the objections, every one of the
4 concerns that have been raised, there's a very
5 good explanation. There's a reason why you're
6 looking at a site plan that's been, like I
7 said, through 20 iterations.

8 Even the restaurant. The restaurant --
9 one of the challenges with the restaurant is,
10 if you put it on the water and you have
11 multifamily behind it, it's virtually
12 impossible to service the restaurant on the
13 water. So we have drawings where it's on the
14 water, but then trying to figure out how to
15 service it with food and beverage and goods,
16 you're talking about bringing that stuff
17 through the building itself. We looked at the
18 restaurant on the street -- on Prudential, but
19 the flip side of having it on Prudential is
20 there's no exposure to the water. So, again,
21 every iteration had, you know, an attempt to
22 address these.

23 At this point, I think that if, you
24 know -- I think the suggestion Mr. Loretta made
25 of having this be considered a workshop is a
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1 we'll address but we'll have to talk to the
2 architects about, are comments about, you know,
3 the architecture and the facade and the
4 treatment of the facades.

5 And I'm not sure -- you've given us great
6 feedback, very candid feedback, which is
7 helpful, but I'm not sure how we're going to be
8 able to address that. So we would appreciate
9 the opportunity to come back for conceptual and
10 then maybe work with staff on scheduling to
11 maybe come back for final on a little bit
12 faster timetable if that's possible.

13 THE CHAIRMAN: Thank you, Mr. Diebenow.
14 I appreciate those comments.

15 MS. RADCLIFFE-MEYERS: I apologize.
16 Ms. Boyer is here, and she would like to speak
17 regarding the Southbank Riverwalk.

18 THE CHAIRMAN: Yes. Of course.

19 MS. BOYER: Thank you.

20 And I think Mr. Brockelman already knows
21 this -- this is Lori Boyer, CEO of the Downtown
22 Investment Authority. He served on the
23 Waterways Commission.

24 While we were trying to design a Riverwalk
25 that went under the Acosta Bridge and
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1 good one. I think that what we would ask is
2 the opportunity to work with staff to try and
3 figure out how to come back for conceptual and
4 final, maybe not on your exact regular meeting
5 schedule, but to help -- maybe work with us to
6 see if we can get on a schedule that makes us
7 have an opportunity to meet our contractual
8 deadlines and our obligations and our purchase
9 and sale agreement.

10 We do have some time. As Ms. Durden
11 noted, we're going to be at DIA next Wednesday,
12 and then, obviously, there will be time before
13 the development agreement gets drafted and
14 introduced at City Council. So we have a
15 little time. Our backs are -- after that, once
16 it gets into City Council, then we're -- our
17 backs are up against the wall.

18 So with all of that as background, I guess
19 what my parting comment would be, we appreciate
20 the opportunity to speak today. We'd love to
21 come and talk to you about all of the
22 individual issues. There's a story and
23 explanation for every decision that's been
24 made. And probably the only thing that I'm
25 really struggling with, that I'm not sure how

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1 connected, it is not physically possible unless
2 you do a tunnel under -- in the river under the
3 railroad track, because, unlike the Northbank,
4 you don't have enough height under the Acosta
5 Bridge ramp coming down to corkscrew up high
6 enough to get over the railroad track. So what
7 you approved on Ventures Southeast development
8 is a segment of the Riverwalk that comes from
9 Prudential Drive, back down parallel to the
10 railroad track to the river at that location.

11 And what is in the City's CIP is to take
12 the Riverwalk from Friendship Fountain, here,
13 out San Marco Boulevard, down to Prudential
14 Drive, and cross the railroad tracks at
15 Prudential. So it is not intended that the
16 Riverwalk wouldn't be continuous. In fact,
17 Haskell is designing the next segment that goes
18 in front of the old Aetna building, the
19 One Call building now, in front of Baptist to
20 connect to the multiuse path. And then it goes
21 in front of Nemours and connects to Nira Street
22 and Children's Way.

23 I think it would be beneficial for this
24 board -- as I listened to you, and you were
25 kind of perplexed by some of these things -- if

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1 at one of your meetings coming up very soon, we
2 could schedule a little bit of time where I
3 could run through all of the capital projects
4 that we have in the works downtown, both on the
5 river and off the river, and how they might
6 impact your decisions because I'd hate for you
7 to be operating without all the information we
8 have. So if that would be an opportunity we
9 could do in the future, I wanted to share that.
10 And I wanted to share on this particular site,
11 not that the boat ramp might not be redeveloped
12 someday in the future. There may not be
13 another vision there.

14 I'll also tell you, just for your
15 information, if you look on this particular
16 slide and you look at the corner on the
17 opposite side of the boat ramp, that is
18 City-owned property that we have our eyes on
19 for a fish camp. And we've looked at the size
20 and are in conversations about it. So just so
21 you have the -- there's also a dock that's
22 being reconstructed with FEMA dollars right
23 now. So that gives you a little more context
24 that you may not already have on the site.

25 THE CHAIRMAN: Thank you, Ms. Boyer.
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1 Would you mind reading your address into
2 the record?
3 I'm sorry. Thank you.
4 MS. BOYER: 117 West Duval.
5 BOARD MEMBER LORETTA: If I may ask
6 Ms. Boyer a question.
7 THE CHAIRMAN: Sure.
8 BOARD MEMBER LORETTA: So I greatly
9 appreciate you coming forward and stating what
10 you did.

11 I think one of the things that us on the
12 board sometimes get pigeonholed and have
13 complications here -- because, you know, first
14 off, many of these things are very political.
15 Many people post different things online. And
16 then projects get before us and statements are
17 made and we just basically have to accept it,
18 and/or there are statements -- let's say that
19 staff has made this determination of this,
20 that, or the other. So sometimes it's
21 difficult because it seems as though the
22 project gets to us, and it's like we have to
23 approve it because it's already been negotiated
24 with yourself or with staff or all sorts of
25 stuff.

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1 So I think in some of these situations, I
2 would ask that maybe yourself or staff or
3 whomever is here to provide a little bit more
4 input and clarity and, let's say proof, that
5 the applicant is actually saying what's
6 correct. So that way we know that, yes, staff
7 had been determined this, this is why, and so
8 on and so forth because it's really
9 uncomfortable, at least on my end, in many
10 situations, especially in the last few months,
11 where I feel as though we've been put in a
12 situation where we're almost having to approve
13 things based on "staff says that we're supposed
14 to approve it."

15 So I'm just -- ask for you-all to provide
16 a little bit more clarity when we're in those
17 situations.

18 Thank you.

19 MS. BOYER: I'm happy to do that. And if
20 you would like me or someone else from the DIA
21 side to be able to attend your meeting and then
22 be able to weigh in on what conversations we
23 had in developing a property disposition, for
24 example, or something like -- or an incentive
25 package, which usually does not go to design,

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1 but clearly in this case -- like the property
2 swap was part of arriving at our return on
3 investment number, and therefore, does go to
4 design. So happy to do that.

5 BOARD MEMBER LORETTA: Thank you.

6 THE CHAIRMAN: Thank you, Ms. Boyer.

7 Thank you, Mr. Loretta.

8 Ms. Durden.

9 BOARD MEMBER DURDEN: Thank you,
10 Mr. Chairman.

11 I just want to say, I appreciate the
12 information about the Parks Department working
13 on the access. But I think, for this project,
14 in order for me to be comfortable with the
15 project on your site, I also need to understand
16 how that access is going to work in conjunction
17 with the restaurant and how it's going to
18 connect all the way up to Museum and the point
19 that Ms. Boyer was making.

20 So, you know, timingwise, I want to
21 encourage you to bring that information to us
22 when you come back, and I would hope maybe
23 staff could encourage the Parks Department how
24 important that is to every member of the board
25 that you've heard today. That's a really

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1 important part of us, to understand and relate
 2 that aspect of this to the proposed project.
 3 So thank you for the time, Mr. Chairman.
 4 THE CHAIRMAN: Thank you.
 5 I think I would like to take up Ms. Boyer
 6 on her offer to spend some time looking at all
 7 the projects that might be coming up. Let's
 8 talk about that, Mr. Parola.
 9 I do think that I heard from the applicant
 10 they would like to consider an accelerated
 11 conceptual and final at some point in the
 12 future. To me, that sounds like they're going
 13 to be pulling the conceptual request today. If
 14 that's true, I'm certainly open for it. If
 15 there's an objection by a board member, I would
 16 like to hear only the objections. If that's
 17 not true, if you would like us to vote on
 18 conceptual, we certainly can, and we can move
 19 forward with that.
 20 Mr. Teal.
 21 MR. TEAL: Thank you, Mr. Chairman.
 22 I did want to mention that it is on your
 23 agenda as "conceptual approval." What you
 24 would -- posturewise, what you would do is that
 25 you would move to defer the conceptual. And
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1 direction they want to take. But I agree with
 2 you, Mr. Allen, that is a challenge.
 3 MR. DIEBENOW: If I could, Mr. Chairman.
 4 THE CHAIRMAN: Please.
 5 MR. DIEBENOW: Again, my comments were --
 6 I think I was trying to be precise that I was
 7 expecting that there would be two different
 8 meetings. I wasn't asking that we come back
 9 and do both all at once. I was asking for --
 10 let us come back for conceptual and work with
 11 staff on the schedule that we could maybe --
 12 it's -- again, I know it's an incredible burden
 13 on this board to ask you to come to an
 14 off-cycle meeting. So I want to talk with
 15 staff about schedules and what else you have on
 16 agendas before I make that ask today.
 17 But in any event, my hope is that we could
 18 come back for two different meetings. And one
 19 would be conceptual and one would be final.
 20 Certainly, there has to be some time in between
 21 for the architects to do the work they need to
 22 do as well. But, yes, it wasn't a request to
 23 do both at the same time.
 24 THE CHAIRMAN: Thank you, Mr. Diebenow.
 25 I think that you heard a lot of support
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1 you can't just convert it to a workshop, but
 2 you can defer the conceptual approval to some
 3 other meeting in the future.
 4 THE CHAIRMAN: Thank you, Mr. Teal.
 5 That's exactly what I meant to say.
 6 BOARD MEMBER ALLEN: Mr. Chair, I don't
 7 know procedurally if this is where I should
 8 bring this up, but if the applicant is asking
 9 us to go back for conceptual and final whenever
 10 the next hearing is, personally, I think there
 11 is so much that needs to be changed that there
 12 needs to be another conceptual and final. I
 13 don't want to be pigeonholed into, you know,
 14 assuming that all of these concerns and
 15 comments are going to be addressed. And, you
 16 know, then have the applicant up against some
 17 sort of a deadline to where we're having to
 18 vote on the merits of the project in totality
 19 at that point.
 20 THE CHAIRMAN: Excellent point and
 21 understand. It's something we've done in the
 22 past, a conceptual and a final at the same
 23 time. It's definitely at the risk of the
 24 applicant, and we'd have to rely on the
 25 applicant and staff to work on -- if that's the
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1 for this project overall. There are
 2 challenges, but I think that we want to see
 3 this as much as everyone else does, but I think
 4 we'd all be willing to make an off-cycle
 5 meeting happen in order to keep this project
 6 moving forward.
 7 MR. DIEBENOW: Thank you very much.
 8 THE CHAIRMAN: Sounds like we want to make
 9 a motion to defer. If there are no other
 10 comments, I'll take that.
 11 BOARD MEMBER BROCKELMAN: I'll move
 12 deferral.
 13 THE CHAIRMAN: So we have motion by
 14 Mr. Brockelman to defer.
 15 BOARD MEMBER HARDEN: Second.
 16 THE CHAIRMAN: DDRB 2020-023, I have a
 17 second from Mr. Harden.
 18 All those in favor of deferring, say aye.
 19 BOARD MEMBERS: Aye.
 20 THE CHAIRMAN: Any opposed?
 21 BOARD MEMBERS: (No response.)
 22 THE CHAIRMAN: So motion carries to defer.
 23 I have an approval from Mr. Brockelman,
 24 approval from Mr. Loretta, approval from
 25 Mr. Davisson, approval from Mr. Lee, approval
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1 from Ms. Durden, approval from Mr. Allen,
 2 approval from Mr. Harden, and approval from
 3 Mr. Jones.
 4 Thank you very much.
 5 We'll move on to old business. I don't
 6 see any listed.
 7 Ms. Radcliff-Meyers.
 8 MS. RADCLIFFE-MEYERS: No, Chairman Lee.
 9 THE CHAIRMAN: Wonderful. We'll move on
 10 to new business. I also see none listed. Is
 11 there any new business, Mr. Parola?
 12 MR. PAROLA: Thank you, Mr. Chairman.
 13 As you all know, because you've been
 14 contacted by the consultant, we're updating our
 15 Business Development Plan inclusive of the
 16 Community Redevelopment Area Plan. And as an
 17 attachment to that is the design guidelines.
 18 So specific to this board, I believe our
 19 consultants contacted each and every one of you
 20 via survey. We've got some really good
 21 information. And I just want to prepare the
 22 board that we're going to be reaching out to
 23 you as individuals -- not something you're
 24 going to vote on, just as individuals -- to
 25 expand upon your comments. The consultant has
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
)
 4 COUNTY OF DUVAL)
 5
 6
 7 I, Diane M. Tropia, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 20th day of January 2021.
 16
 17 _____
 18 Diane M. Tropia
 Florida Professional Reporter
 19
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1 given us three questions that go to the design
 2 guidelines that they will refer to, like
 3 information and comment on as board members, as
 4 individuals, and as users of the process. So I
 5 just want to prepare you for that in advance.
 6 Thank you for your time.
 7 THE CHAIRMAN: Thank you, Mr. Parola. I
 8 appreciate that.
 9 Any other new business?
 10 BOARD MEMBERS: (No response.)
 11 THE CHAIRMAN: Hearing none, I'll move to
 12 public comments.
 13 Ms. Mezini, do we have any public
 14 comments? Any hands raised?
 15 MS. MEZINI: No additional comments.
 16 THE CHAIRMAN: Thank you very much.
 17 I'll move to adjourn. Thank you very
 18 much. Appreciate it.
 19 (The foregoing proceedings were adjourned
 20 at 4:10 p.m.)
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