

CITY OF JACKSONVILLE

DOWNTOWN DEVELOPMENT REVIEW BOARD (DDRB) MEETING

DATE: Thursday, February 13, 2020

TIME: 2:00 p.m. - 4:30 p.m.

PLACE: City Hall at St. James Building
Lynwood Roberts Room
117 West Duval Street
Jacksonville, Florida 32202

BOARD MEMBERS PRESENT:

Christian Harden, Chairman
William J. Schilling, Jr., Board Member
Joseph Loretta, Board Member
J. Brent Allen, Board Member
Craig Davisson, Board Member
Brenna Durden, Board Member

ALSO PRESENT:

Michael Boylan, Council Member
Lori Boyer, DIA CEO
Guy Parola, DIA Operations Manager
Karen Underwood, DDRB Executive Secretary
Susan Grandin, Office of General Counsel
Lori Radcliffe-Meyers, DIA Redevelopment
Coordinator

This cause came on to be heard at the time and
place aforesaid, when and where the following
proceedings were reported by:

Ellen G. Watterson, RPR,
Notary Public, State of Florida
First Coast Court Reporters
2442 Atlantic Boulevard
Jacksonville, Florida 32207
904-396-1050

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P R O C E E D I N G S

CHAIRMAN HARDEN: All right. I believe we have a quorum. So I'm going to bring this February 13, 2020, DDRB meeting to order.

One item that I want -- I want to go ahead and move a couple of things around on the agenda. We've had some conversation here to reorient.

So we're going to move Item B to -- I guess it will be E. So we will be moving forward with the approval of the minutes. Then Item C, JTA Special Sign Exception; Item D, the 121 Financial Ballpark Special Sign Exception; Item G, the Conceptual/Final Approval for Baptist Health Parking Lot; and then the Final Approval for FIS New World Headquarters, and as well as Items listed E and F, to finish out.

So with that being in mind, I just want to recognize our attendees.

Council Member Boylan.

COUNCIL MEMBER BOYLAN: Thank you.

CHAIRMAN HARDEN: Mr. Allen,
Mr. Loretta, Mr. Schilling, Mr. Davisson,

1 and Ms. Grandin. Oh. We have one more.
2 Ms. Durden, Ms. Radcliffe-Meyers, and
3 Mr. Parola from the DIA.

4 A couple items of note: If you do speak
5 at the meeting, before you speak, if you
6 could, say your name and address for the
7 meeting minutes. Also, if you do wish to
8 speak and have not already, please fill out
9 a speaker request card over here on the
10 table in blue and provide that to
11 Ms. Underwood.

12 And then I'll also make a note, for any
13 board members that had ex parte
14 communication with any of the applicants on
15 any of these items, if you could just state
16 that prior to your comments on the actual
17 application.

18 All right. We will start with the
19 approval of the January 9th, 2020, DDRB
20 regular meeting minutes.

21 BOARD MEMBER SCHILLING: Move to
22 approve.

23 BOARD MEMBER LORETTA: Second.

24 CHAIRMAN HARDEN: Moved by
25 Mr. Schilling; second by Mr. Loretta. All

1 in favor say aye.

2 COLLECTIVELY: Aye.

3 CHAIRMAN HARDIN: Any opposed?

4 That carries.

5 Next we have Item C, DDRB 2020-003, JTA
6 Special Sign Exception. If that applicant
7 could please approach.

8 Do we have someone here from JTA?

9 BOARD MEMBER LORETTA: There's somebody.

10 CHAIRMAN HARDEN: That's good. You
11 could just -- right up here. All right.
12 I'll let staff provide their report.

13 MS. RADCLIFFE-MEYERS: Thank you,
14 Chairman Hardin.

15 My name is Lori Radcliffe-Meyers with
16 the Downtown Investment Authority, and I
17 will be presenting the Jacksonville
18 Transit Authority Special Sign Exception.

19 DDRB Application 2020-003 is seeking a
20 special sign exception approval for one
21 monument-style sign and four pylon/pole
22 style directional signs, which will be
23 placed at the new Jacksonville Regional
24 Transportation Center. The project site is
25 3.32 acres and is located in the LaVilla

1 Overlay District. The zoning is Commercial
2 Central Business District, and the land use
3 category is Central Business District.

4 To the west of the site is I-95, to the
5 south is West Bay Street, to the east is
6 Johnson Street, and to the north is West
7 Forsyth Street.

8 The monument sign is 5-feet-6-inches
9 high by 12-feet-6-and-three-eighth inches in
10 length, totaling 68.75 square feet. The
11 sign is constructed of painted aluminum with
12 acrylic and vinyl faces. The monument sign
13 will be internally illuminated with LED
14 modules. The sign materials represent high
15 quality, durable materials appropriate to an
16 urban setting.

17 The monument sign continues the design
18 and color theme with the use of the vibrant
19 red coloring that is used throughout JTA
20 signage design.

21 The four pole/pylon style directional
22 signs are 7 feet high by 2-feet-3-inches in
23 length, totaling 14.6 square feet each. The
24 signs again are constructed with the same
25 materials used for the monument sign,

1 painted aluminum with acrylic and vinyl
2 faces. The directional signs will also be
3 internally illuminated with LED modules.

4 Based on the foregoing, the Downtown
5 Development Review Board Staff recommends
6 approval of DDRB Application 2020-003 for a
7 Special Sign Exception to the Downtown
8 Overlay District to allow for one
9 monument-style sign and four pylon/pole
10 directional signs as identified in the
11 attached Signage Application Request for
12 Approval.

13 This concludes the staff report. Staff
14 is available for questions. Thank you.

15 CHAIRMAN HARDEN: All right. Thank you.

16 I'll provide some time for the applicant
17 to provide a presentation.

18 MR. MARTINEZ: My name is Miguel
19 Martinez. I'm with POND, Michael Baker, the
20 design firm.

21 Basically, we're proposing these as the
22 monument signs as sort of a front entrance
23 to the JRTC project and requesting approval.
24 I think it's somewhat explanatory as she has
25 depicted.

1 CHAIRMAN HARDEN: All right. We'll work
2 around.

3 Council Member Boylan. No comment?

4 COUNCIL MEMBER BOYLAN: No comment.

5 BOARD MEMBER ALLEN: No comment.

6 BOARD MEMBER DURDEN: No comment.

7 BOARD MEMBER LORETTA: I have no
8 comment.

9 CHAIRMAN HARDIN: Mr. Schilling.

10 BOARD MEMBER SCHILLING: No comment.

11 CHAIRMAN HARDIN: Mr. Davisson.

12 BOARD MEMBER DAVISSON: This question is
13 to you, Lori. Why is this a special
14 exception?

15 MS. RADCLIFFE-MEYERS: Because the
16 monument sign requires a special sign
17 exception per the ordinance and also the
18 pole/pylon signs require a special sign
19 exception. So it had to come to DDRB for
20 approval.

21 BOARD MEMBER DAVISSON: Thank you. No
22 comment.

23 CHAIRMAN HARDEN: Okay. I have no
24 further comment. We'll look to the Board
25 for a motion to approve.

1 BOARD MEMBER ALLEN: So moved.

2 BOARD MEMBER SCHILLING: Second.

3 CHAIRMAN HARDEN: The motion by
4 Mr. Allen, second by Mr. Schilling. All in
5 favor aye.

6 COLLECTIVELY: Aye.

7 CHAIRMAN HARDEN: Any opposed?
8 The motion carries. Thank you.

9 MR. MARTINEZ: Thank you.

10 CHAIRMAN HARDEN: Okay. Next we've got
11 DDRB 2020-004, 121 Financial Ballpark
12 Special Sign Exception.

13 Ms. Radcliffe-Meyers.

14 MS. RADCLIFFE-MEYERS: Thank you,
15 Chairman Harden.

16 So I will be presenting the 121
17 Financial Ballpark Sign Package.

18 DDRB Application 2020-004 is seeking
19 approval for a sign package to allow for the
20 installation of the renaming and rebranding
21 signage of the Jacksonville Baseball Grounds
22 to the new 121 Financial Ballpark Stadium.

23 The project site is 3.32 acres and is
24 located in the Sports and Entertainment
25 Overlay District. The zoning is Commercial

1 Central Business District and the land use
2 category is Central Business District.

3 At the time the agenda was posted, a
4 Special Sign Exception was part of the
5 application. The sign necessitating the
6 Special Sign Exception has been removed from
7 the application. However, due to a
8 peculiarity of the Ordinance Code specific
9 to the measurement of sign areas, the way
10 the text and logo above the home plate
11 entrance are affixed to the building cause
12 each text/logo block to be a sign onto
13 itself. Consequently, even though when
14 combined the total sign area is less than
15 what is otherwise permitted in the Ordinance
16 Code, multiple signs on a facade require
17 DDRB Approval.

18 The Home Plate Gate signage square
19 footage totals 147.5 square feet. All of
20 the other facade signage meets the Ordinance
21 Code and, if permitted separately, would not
22 require DDRB Approval.

23 The location is -- to the west of the
24 site is the VyStar Veterans Memorial Arena,
25 to the south and east Adams Street and North

1 Georgia Street respectively, and to the
2 north is the Jacksonville Fairgrounds.

3 Currently these are the existing
4 conditions, and this is the Home Plate Gate.
5 And this is what's being proposed. So the
6 121 Financial Ballpark signage with the Home
7 Plate Gate signage and logo.

8 This is the existing conditions at the
9 Third Base Gate entrance, and this is the
10 proposed gate signage with the logo.

11 Again, the existing conditions at the
12 right field stairwell, and this is the
13 proposed signage.

14 And then this is existing conditions at
15 the North Outfield building, and then the
16 proposed signage.

17 Based on the foregoing, the Downtown
18 Development Review Board Staff recommends
19 approval of DDRB Application 2020-004 Sign
20 Package for the renaming and rebranding of
21 the Jacksonville Baseball Grounds to 121
22 Financial Ballpark as identified in the
23 attached Signage Application Request for
24 Approval.

25 This concludes the Staff report. Staff

1 is available for any questions. Thank you.

2 CHAIRMAN HARDEN: All right. Thank you.

3 Do we have anybody with the applicant?

4 MR. BLAHA: Good afternoon.

5 CHAIRMAN HARDEN: Good afternoon.

6 MR. BLAHA: I'm Noel Blaha with the

7 Jacksonville Jumbo Shrimp.

8 MR. HELFER: Todd Helfer with Fastsigns.

9 MR. PENNELL: Patrick Pennell with
10 Fastsigns.

11 MR. BLAHA: And just as you can see in
12 the application as well as in our
13 presentation here, this is signage based
14 upon City Council approval of the name
15 change of the facility.

16 The signage package includes the signage
17 that is visible on all sides of the building
18 as well as the two main entry points of the
19 building as well, at the Home Plate Gate as
20 well as the Third Base Gate.

21 You can see the renderings here from the
22 view from the Home Plate Gate with the back
23 illuminated sign. That is the only
24 illuminated sign in the package. Here's the
25 night view. And, again, replacement of the

1 Home Plate Gate signage that is currently in
2 place below that is original to the ballpark
3 construction in 2003. An image there of
4 both of the new signs next to the existing
5 signage that's there currently.

6 Again, the Third Base Gate sign, not
7 illuminated, and replaces the existing
8 signage from the ballpark construction in
9 2003 as well. There's the existing and the
10 new signage as well.

11 This is the east side of the building
12 there, some signage identifying the building
13 as well. The currently existing area with
14 the signage. There's a look at that sign as
15 well, a rendering, a view from Lot P, a
16 500-foot view.

17 This is the north side of the building
18 facing towards the Fairgrounds, about 150
19 feet there view, existing area and the
20 update and signage there as well.

21 CHAIRMAN HARDEN: All right. Thank you.
22 Start on this side.

23 BOARD MEMBER DAVISSON: I have no
24 comments.

25 CHAIRMAN HARDEN: Okay. I'd like to

1 also point out that Ms. Boyer is here in
2 attendance. I missed that previously. I
3 apologize.

4 Mr. Davisson.

5 BOARD MEMBER DAVISSON: No comment.

6 CHAIRMAN HARDEN: Mr. Schilling.

7 BOARD MEMBER SCHILLING: No comment.

8 CHAIRMAN HARDEN: No comment.

9 Mr. Loretta.

10 BOARD MEMBER LORETTA: I don't have any
11 big comments. I do think some of the signs,
12 like in the right field stairwell and the
13 right field and some of the signs on the
14 outside, are really large for the -- in the
15 area, although that's being said that
16 somehow they're meeting code.

17 So although I'm not a big fan of those
18 signs, they meet code, so...

19 CHAIRMAN HARDEN: Ms. Durden.

20 BOARD MEMBER DURDEN: Thank you. I have
21 a similar comment.

22 Those two signs do seem quite large for
23 the facility; however, they're unlit; is
24 that correct?

25 MR. BLAHA: That's correct.

1 BOARD MEMBER DURDEN: Both of them are
2 unlit?

3 MR. BLAHA: Correct.

4 BOARD MEMBER DURDEN: So that, you know,
5 makes a difference to me that, you know,
6 they're not going to be shining out in the
7 middle of the night. So -- I wish that they
8 were a little smaller, but I understand if
9 they meet code. We probably need to start
10 working on our sign code. Thank you.

11 BOARD MEMBER ALLEN: No comment.

12 COUNCIL MEMBER BOYLAN: Well, first of
13 all, how long is -- I don't -- we've not
14 seen it at the City Council yet. Has it
15 come to us yet?

16 MR. BLAHA: No. On the 25th.

17 COUNCIL MEMBER BOYLAN: On the 25th.
18 And so what is the arrangement in terms of
19 contract, the term?

20 MR. BLAHA: It's a 13-year term.

21 BOARD MEMBER ALLEN: Oh, wow.

22 COUNCIL MEMBER BOYLAN: Okay. I'm not
23 sure of the amount of money, but it sounds
24 like they got their monies worth, whatever
25 it is. It's an awful lot of signage. You

1 certainly will know where you are. I'll
2 look forward to having the council address
3 it.

4 CHAIRMAN HARDEN: Okay. We did have one
5 speaker card on this. So if -- Ms. Powell.

6 If you gentlemen don't mind, if there's
7 maybe one microphone, to make a little bit
8 of room so she can speak.

9 MS. POWELL: Hi. Nancy Powell. I'm a
10 downtown advocate. You guys have seen me
11 before.

12 So, first of all, I just want to thank
13 121 Financial for their investment in the
14 ballpark. The front entrance gate and the
15 gate signage look very appropriate and well
16 done. I did want to comment about the
17 stairwell sign. I don't think it meets
18 code. It's 200 square feet and they're
19 supposed to be, if I understand the code
20 correctly, 10 percent of a wall, and that
21 looks like it's much more than 10 percent of
22 the wall.

23 So maybe I have something wrong, but I
24 think it's -- those particular ones, the
25 one, you know, on the wall, are really out

1 of scale for the building that it's against.

2 You know, if it were me, I would put the
3 horizontal, like they have at the gates, up
4 -- higher up so it could have that
5 visibility and, you know, smaller size.

6 So 200 square feet I don't think meets
7 the code. Maybe I'm wrong. Thank you.

8 CHAIRMAN HARDEN: Thank you, Ms. Powell.

9 Did you want to comment? So in terms of
10 the criteria, just to reiterate the nuance
11 of the code that we were addressing here at
12 DDRB today?

13 MS. RADCLIFFE-MEYERS: Yes. Thank you,
14 Chairman Harden.

15 The code actually is street frontage.
16 So for a building of that size, it's up to
17 300 square feet or the street frontage,
18 whichever is less.

19 So that street that that stairwell sits
20 on, North Georgia Street, is a fairly
21 lengthy street. So we look at it that way.
22 So then the sign would meet the code.

23 CHAIRMAN HARDEN: Okay.

24 BOARD MEMBER DURDEN: I'm sorry. What
25 did you say the street was?

1 MS. RADCLIFFE-MEYERS: Yeah, it's North
2 Georgia Street. I calculated it earlier. I
3 don't recall offhand what the frontage is,
4 but it's North Georgia Street -- is what
5 that side stairwell sits facing. The right
6 field's stairwell --

7 BOARD MEMBER DURDEN: Right.

8 MS. RADCLIFFE-MEYERS: -- faces North
9 Georgia Street.

10 BOARD MEMBER DURDEN: And what is the
11 provision in the code? Some percentage of
12 that.

13 MS. RADCLIFFE-MEYERS: Correct. The
14 code reads that whichever is less is what
15 the sign can be. So it's up to 300 square
16 feet --

17 BOARD MEMBER DURDEN: Or.

18 MS. RADCLIFFE-MEYERS: -- or the
19 percentage of the street frontage.

20 BOARD MEMBER DURDEN: What is the
21 percentage in the code?

22 BOARD MEMBER LORETTA: Ten percent she
23 said.

24 BOARD MEMBER DURDEN: Is it 10 percent?

25 MS. RADCLIFFE-MEYERS: I believe it's 10

1 percent.

2 BOARD MEMBER DURDEN: So if the street
3 was a thousand -- if you had frontage of a
4 thousand feet, then it would be a hundred
5 square feet.

6 MS. RADCLIFFE-MEYERS: But it -- well,
7 it's whatever --

8 BOARD MEMBER DURDEN: Or 300, whichever
9 is less.

10 MS. RADCLIFFE-MEYERS: Yes. Yes.

11 BOARD MEMBER DURDEN: So what is --

12 MS. RADCLIFFE-MEYERS: No. Hold on.

13 BOARD MEMBER ALLEN: It's probably
14 whichever is greater.

15 MS. RADCLIFFE-MEYERS: I don't have my
16 Downtown --

17 BOARD MEMBER LORETTA: If I'm not
18 mistaken, it's the square footage of the
19 wall across the entire frontage of that
20 street.

21 And so what Staff is evaluating is, you
22 have the wall, you have the stairwell, and
23 you have the rest of the overall structure,
24 and they're counting that towards the
25 overall square footage of that side of the

1 building.

2 So even though, I think, Brenna and my's
3 objection is -- and the reason why maybe the
4 code should be adjusted at some point, is
5 because it really is just kind of a wall
6 there. The rest really isn't truly
7 structure. But because they're getting away
8 with the rest of the structure counting
9 towards this, that's how it's meeting code.

10 MS. RADCLIFFE-MEYERS: Correct.

11 MR. BLAHA: That's it.

12 MS. RADCLIFFE-MEYERS: Yeah.

13 CHAIRMAN HARDEN: Okay. I did not have
14 any comments. I was going to comment that I
15 did have ex parte communication with the
16 applicant and their staff prior to this
17 being brought to the agenda, but I have no
18 further comments.

19 Any other comments from the Board?

20 Seeing as there is none -- there are
21 none, would someone like to move for
22 approval?

23 BOARD MEMBER ALLEN: So move.

24 BOARD MEMBER LORETTA: Second.

25 CHAIRMAN HARDEN: So a motion by

1 Mr. Allen, second by Mr. Loretta. All in
2 favor say aye.

3 COLLECTIVELY: Aye.

4 CHAIRMAN HARDEN: Any opposed?

5 None? Motion carries. Thank you.

6 MR. BLAHA: Thank you.

7 CHAIRMAN HARDEN: So we're going to move
8 next to DDRB 2020-002, Conceptual and Final
9 Approval for the Baptist Health Parking Lot
10 Expansion.

11 Sorry for jumping around. Thank you.

12 MS. RADCLIFFE-MEYERS: That's okay.

13 Thank you, Chairman Harden.

14 So I'm going to be presenting the
15 Baptist Health Parking Lot Expansion.

16 DDRB Application 2020-002 is seeking
17 Conceptual and Final Approval for the
18 expansion of an existing surface parking lot
19 with the addition of 167 spaces.

20 The project site is 1.92 acres and is
21 located in the Southbank Overlay District.
22 The zoning is Commercial Central Business
23 District and the land use category is
24 Central Business District.

25 The site is bordered to the north by

1 Prudential Drive, to the south by I-95, to
2 the east by a vacant lot, and to the west by
3 the Kings Avenue Skyway Station.

4 The project is proposing the expansion
5 of an existing surface parking lot. The
6 parking lot will serve as both an onsite
7 parking lot and offsite parking lot which
8 will serve the Baptist Health Campus. Staff
9 finds that the proposed expansion conforms
10 to Section 656.361.6.2.K, Off-Street
11 Parking, and Section 656.361.6.2.L,
12 Screening and Landscaping of Surface
13 Parking, Trash, Storage, and Loading Areas.

14 Based on the foregoing, the Downtown
15 Development Review Board Staff supports
16 Conceptual and Final Approval of DDRB
17 Application 2020-002.

18 This concludes the staff report, and
19 staff is available for questions. Thank
20 you.

21 CHAIRMAN HARDEN: All right. Thank you.

22 MR. MILLER: Good afternoon, everybody.
23 Zach Miller, 841 Prudential Drive. And I've
24 just got a couple of quick points I want to
25 add to staff's. Hoping this works.

1 Here's the zoning of the location. It's
2 actually the southeast border of the CBD in
3 the Downtown Overlay. Actually, 95 is sort
4 of the border of it. So we're right up
5 against being in the Downtown Overlay.

6 The zoning is CCG-1, but I think that's
7 probably outdated. It's probably been
8 changed to CBD. It's just a grassed-over
9 area. There's actually a fence line
10 separating the current parking lot from this
11 area. This is sort of a view. It's -- I-95
12 kind of towers over this. You can see the
13 existing fence line. This is just another
14 view of the fence line.

15 That's the area of the expansion.
16 Immediately to the west of this is actually
17 the Kings Avenue Station. Immediately to
18 the east is a -- actually, it's Montana
19 Street right-of-way, but it's not improved.
20 It's not open. So we're shielded on all
21 angles from a public right-of-way. You
22 won't be able to see this parking lot.

23 As Staff noted, this is part of our
24 overall campus, which includes sort of the
25 entire downtown area. I know that the

1 office buildings here I probably frequent at
2 least three or four times a week. It's
3 about a half a mile from my office.

4 As more doctors' offices are going in
5 there, they're actually traveling back and
6 forth between the main hospital and
7 examination and patient visitation in this
8 area, along with administrative staff.

9 This is just our lighting plan, and then
10 our landscaping plan.

11 With that, I'm happy to answer
12 questions. We also have Kevin White from
13 ETM if you have any questions regarding
14 landscaping.

15 CHAIRMAN HARDEN: All right. Thank you.
16 Start over here. Council Member Boylan.

17 COUNCIL MEMBER BOYLAN: Just curious.
18 This parking, is this public parking, or is
19 it for employees, doctors, contractors?

20 MR. MILLER: It's for employees,
21 however, it's open to public. There is no
22 towing. Baptist does not --

23 COUNCIL MEMBER BOYLAN: There's no fee
24 associated with parking?

25 MR. MILLER: There's no fee associated.

1 In fact, because it's right next to the
2 Kings Avenue Station and because our hours
3 are mostly 8:30, 9:00 to 4 of 5 in the
4 afternoon, if the public wants to use it to
5 access transit and after hours and on
6 weekends, we're fine with that.

7 COUNCIL MEMBER BOYLAN: Excellent.

8 BOARD MEMBER ALLEN: It looks like a lot
9 of parking to me, but with it being right
10 next to the interstate, I don't know that
11 there's another better use for it. So it
12 makes sense. No further comments other than
13 that.

14 BOARD MEMBER DURDEN: Thank you.

15 Zach, where -- I think I heard Staff say
16 that it's onsite and offsite. What building
17 is onsite?

18 MR. MILLER: Those -- you can kind --
19 let me see if I can't --

20 BOARD MEMBER DURDEN: I'm just trying in
21 my head to --

22 MR. MILLER: Sorry. It's -- you can
23 barely see it; but those two towers just
24 north, those are the onsite buildings.

25 BOARD MEMBER DURDEN: Are those Baptist

1 buildings?

2 MR. MILLER: They are.

3 MS. BOYER: It used to be Dupont Center.

4 BOARD MEMBER LORETTA: Didn't HDR used
5 to be there? Are they --

6 MR. MILLER: Could have been.

7 BOARD MEMBER DURDEN: Is that what the
8 old Dupont -- what I used to call the Dupont
9 Center?

10 MR. MILLER: Yes.

11 MS. BOYER: Yeah.

12 BOARD MEMBER DURDEN: Okay. I didn't
13 know that the hospital had taken --

14 MR. MILLER: Right across from the
15 School Board.

16 BOARD MEMBER DURDEN: Okay. No further
17 questions.

18 BOARD MEMBER LORETTA: My only comments
19 are from landscape. I believe the way the
20 parking lot is laid out with the landscape
21 islands, you guys may have a little bit of
22 difficulty getting through code with Jeff
23 Lakowski, because if we're showing the
24 larger live oaks, he may want the landscape
25 islands to be 12-foot wide. And for

1 mitigation purposes, you really -- the
2 minimum tree size is three inches.

3 `So just -- you're probably going to
4 have to adjust that as you go forward.
5 That's it.

6 CHAIRMAN HARDEN: All right. Thank you,
7 Mr. Loretta.

8 Mr. Schilling.

9 BOARD MEMBER SCHILLING: Mr. Chairman, I
10 just wanted to state a couple things for the
11 record.

12 I know in the past that I've abstained
13 from voting on Baptist items because
14 Kimley-Horn has provided service to them on
15 their main campus.

16 I did want to state for the record that
17 Kimley-Horn has had no -- provided no
18 services, and I've provided no services
19 related to this project. And I think that
20 our relationship with Baptist does not cloud
21 my judgment on this item. So I'm planning
22 to vote. And so I just want to state that
23 for the record.

24 And then I did, through the Chair, have
25 a question for staff -- was just to confirm

1 that it appears that they're not seeking any
2 deviations, and this does comply with the
3 Overlay.

4 MS. RADCLIFFE-MEYERS: Yes. Board
5 Member Schilling, through the Chair, you're
6 correct. They're not seeking any
7 deviations. It does meet code.

8 BOARD MEMBER SCHILLING: Okay. Great.
9 Thank you. And that's all I have.

10 CHAIRMAN HARDEN: All right. Thank you.
11 Mr. Davisson.

12 BOARD MEMBER DAVISSON: No comment.

13 BOARD MEMBER DURDEN: Mr. Chairman.

14 CHAIRMAN HARDEN: Yes, please,
15 Ms. Durden.

16 BOARD MEMBER DURDEN: I do recall that
17 Council Member Boylan asked about the
18 public's abilities to use, and Mr. Miller
19 said that that would not be a problem. I'd
20 like that to be reflected in the approval,
21 if you want to repeat, you know, some
22 specific statement.

23 MR. MILLER: Sure. Baptist doesn't
24 charge or limit public parking there. If
25 the public wants to park here, that's fine.

1 BOARD MEMBER DURDEN: And at no charge.

2 MR. MILLER: At no charge. This isn't
3 going to be gated either way, so...

4 BOARD MEMBER DURDEN: Okay. So I would
5 like to propose that that be a condition
6 added to our approval so that it's reflected
7 in the record, if the Board feels that
8 that's appropriate.

9 CHAIRMAN HARDEN: All right. Well, are
10 we comfortable with defining the language
11 that you'd be held to at this point or --

12 MR. MILLER: I actually proposed, as
13 part of our application, a license agreement
14 for spaces after hours, just to formalize
15 the after hours. Obviously, we're not going
16 to tow anybody, or we wouldn't know how to
17 tow somebody if it wasn't after hours.

18 I'm happy to have that executed and that
19 be the condition, since that's already
20 submitted as part of the application.

21 BOARD MEMBER ALLEN: Mr. Chairman, I'd
22 be curious, through the Office of General
23 Counsel, whether we even have the authority
24 to require them to do that.

25 MS. GRANDIN: Susan Grandin, with the

1 Office of General Counsel. That can be a
2 condition, if you want to put that on the --
3 as part of the approval of this. It's a
4 conditional approval.

5 BOARD MEMBER DURDEN: And it's being
6 volunteered.

7 MR. MILLER: And I'm happy, since that
8 was part of the -- and I think staff already
9 reviewed it -- it's a license agreement. So
10 you'd have no interest in the property, but
11 to formally use after hours, on weekends,
12 the parking lot, and then during -- on our
13 on hours. It's not like we're going to tow
14 anybody.

15 BOARD MEMBER DURDEN: Right. I want to
16 say thank you to Baptist for doing that,
17 Zach, because, really the -- it helps all of
18 our city, our downtown areas, to have shared
19 parking, and even if it's not a formal, but
20 to allow that to happen is really of major
21 help and something that I know that we in
22 the downtown struggle with trying to have
23 shared -- you know, parking that is
24 available to everybody.

25 So I want to thank Baptist. If you'll

1 carry that home, I'd appreciate it.

2 MR. MILLER: Okay.

3 CHAIRMAN HARDEN: So I'll make a comment
4 on that. And hopefully this reaches your
5 goal, Ms. Durden; but because I know
6 sometimes the language by which that would
7 be governed can be complicated with access
8 and parking and hours, perhaps the
9 condition would be that the applicant could
10 work with DIA to find suitable language that
11 meets the interest of Ms. Durden's comment
12 but still, you know, is something that
13 you're able to stand by.

14 MR. MILLER: Okay.

15 CHAIRMAN HARDEN: Is that fair for you?

16 BOARD MEMBER DURDEN: Yes, it is. Thank
17 you.

18 CHAIRMAN HARDEN: Okay. So that would
19 be the condition, if that's understood.

20 Would you want me to repeat that?

21 MR. PAROLA: And to the Chair, we have
22 several of these out there. It's not going
23 to take long to execute.

24 CHAIRMAN HARDEN: Sure. I just want to
25 make sure we don't state something that we

1 can't -- state a promise we can't keep, for
2 the applicant's purpose at this point.

3 MR. MILLER: I appreciate that.

4 CHAIRMAN HARDEN: Okay. All right. So
5 with that being said, do we have a motion,
6 with that requirement?

7 BOARD MEMBER DURDEN: I'll move
8 approval --

9 CHAIRMAN HARDEN: So moved --

10 BOARD MEMBER DURDEN: -- with the
11 condition.

12 CHAIRMAN HARDEN: -- with the condition
13 by Ms. Durden.

14 BOARD MEMBER LORETTA: Second.

15 CHAIRMAN HARDEN: Second by Mr. Loretta.
16 All in favor say, aye.

17 COLLECTIVELY: Aye.

18 CHAIRMAN HARDEN: Any opposed?

19 Seeing there is none, motion carries.
20 Thank you.

21 MR. MILLER: Thank you very much.

22 CHAIRMAN HARDEN: Okay. So we will move
23 to DDRB 2020-001, Final Approval for FIS New
24 World Headquarters.

25 I'll thank the applicant in advance for

1 your patience. We thought this would leave
2 us a little bit more time to be able to
3 discuss this in greater detail, if there's
4 any questions. This is a major project, and
5 we want to give it its due.

6 I'll let Ms. Radcliffe-Meyers provide
7 the Staff report.

8 MS. RADCLIFFE-MEYERS: Thank you,
9 Chairman Harden. I'll just give a quick
10 recap of the FIS New World Headquarters.

11 Again, DDRB Application 2020-001 is
12 seeking final approval for the development
13 of a 12-story office tower with an 8-story
14 parking structure.

15 The project site is 5.71 acres and is
16 located in the Brooklyn Overlay District.
17 The zoning is Commercial Central Business
18 District and the land use category is
19 Central Business District.

20 At the meeting on January 9th, 2020, the
21 Downtown Development Review Board voted for
22 a Conceptual Approval of Application
23 2020-001, subject to the following
24 recommendations:

25 At final review, the developer shall

1 provide enough detail so as to illustrate
2 the Pedestrian Zone meets the definition of
3 such in the Ordinance Code and meets the
4 various requirements and design/amenity
5 features for the Pedestrian Zone;

6 Interactive Public Art, Public Art or
7 Sculptures shall be placed within the Urban
8 Open Space areas which are identified on the
9 Landscape Plan as special features. At
10 Final, the detailed Landscape Plan must show
11 all required items, to include a detail of
12 the proposed green wall;

13 To continue the visual aesthetics
14 between the two buildings by incorporating
15 the landscape treatment, the trees utilized
16 on the open balcony of the main tower to the
17 upper level of the parking deck perimeter.
18 This will help visually tie the two
19 buildings together and soften the view of
20 the deck from the upper floors of the office
21 complex;

22 Signs to and from the Riverwalk shall
23 follow the Riverwalk Design Criteria for
24 signage;

25 And, due to the unconventional size of

1 the retail/office space proposed, a user
2 shall be identified at the time of issuance
3 of a Certificate of Occupancy.

4 Again, the project site is bounded to
5 the east and west by the St. Johns River and
6 Riverside Avenue respectively, and to the
7 north and south by the Northwestern Mutual
8 Building and the TIAA Bank Building
9 respectively.

10 The project is proposing the development
11 of a 12-story, 358,092 square foot, office
12 tower and an 8-story, 570,000 square foot,
13 parking structure, which will provide 1603
14 parking spaces, along with the newly
15 expanded 6,000 square feet of mixed-use
16 office space.

17 The project also proposes a large,
18 urban, open space along Forest Street, which
19 will provide additional landscaping,
20 seating, and public art. Public art has
21 been shown at each end of the urban open
22 space, and creative, interactive features
23 have been added throughout the Garden Walk.
24 These will be areas of engagement and
25 enjoyment and will help activate the project

1 space as shown by the character imagery,
2 which you will see later.

3 Forest Street is shown here for context;
4 and the Forest Street realignment is a City
5 of Jacksonville Improvement Project, and is
6 not part of the FIS Headquarters project.

7 Based on the foregoing, the Downtown
8 Development Review Board Staff supports
9 Final Approval of DDRB Application 2020-001.

10 This concludes the staff report, and
11 Staff is available for questions. Thank
12 you.

13 CHAIRMAN HARDEN: All right. We have
14 four at the table. If you could just state
15 your name, prior to speaking, for our notes.
16 Thank you.

17 MR. GARDNER: Sure. Thank you, Chairman
18 Harden.

19 My name is Lane Gardner. My address is
20 11512 Lake Mead Avenue, Suite 603,
21 Jacksonville, Florida 32256.

22 Do you want us to just go down the row,
23 or as we speak?

24 CHAIRMAN HARDEN: As you speak, please.

25 MR. GARDNER: Okay. Great.

1 Again, my name is Lane Gardner. We're
2 pleased to be here to present the Final
3 Application for FIS' New Global
4 Headquarters. I want to thank Ms. Boyer and
5 the staff for working closely with us on
6 this.

7 I also have my associates here, Chris
8 Stuart, who's the architect for the
9 building, with Gensler, and Christian Lemon,
10 who is the landscape architect for the
11 project. And we have T. R. Hainline, land
12 use counsel, here as well, as well as a
13 civil engineer and the rest of the team in
14 the room to help answer questions as
15 necessary.

16 As you know, FIS is making a major
17 investment in Jacksonville by keeping their
18 headquarters here. We're thrilled about
19 that. The governor just announced a major
20 grant for MTech training for the workforce
21 here, which is fantastic, and I think a
22 result of FIS really reinvesting here as
23 well.

24 Gensler has created a great design.
25 It's a very modern building with glass, a

1 fantastic look and an incredible
2 headquarters that we think will enhance the
3 Jacksonville skyline.

4 The application that you have in front
5 of you meets all the code and overlay
6 provisions, and we're seeking no deviations.

7 And then we have worked hard to address
8 the comments that we received and the
9 feedback we received from the initial
10 conceptual. So what we'd like to do is walk
11 you through those comments. And we're not
12 going to go through every page. It's a very
13 thick package and, hopefully, we've provided
14 a tremendous amount of detail as required.
15 And then we'll be glad to answer questions.

16 We also have material samples over to
17 the right that we'll walk you through, as
18 requested by the staff.

19 With that, again, based on the feedback,
20 one of the major things, starting on page
21 24, if you want to -- I seem to be stuck
22 with the clicker.

23 Is there a way to go to 24?

24 MS. RADCLIFFE-MEYERS: See if that
25 works.

1 MR. GARDNER: Okay. There we go. Okay.
2 Great.

3 So the first thing we had discussion on
4 in the conceptual was the amount of space
5 provided along Riverside Avenue along the
6 garage frontage to cover the 50 percent.

7 So one of the things we did to address
8 that is we deepened the space into the
9 garage. We reduced the number of parking
10 spaces by approximately 15. So we've grown
11 the space from about 3600 square feet to
12 6,000 square feet, really based on the
13 feedback we received from this committee.
14 So that's a positive movement there.

15 Then we added a lot of detail to the
16 landscape plans -- I'm stuck again -- which
17 if you could go to -- start on 33. If you
18 could go to 34, please. Thank you for
19 driving.

20 So some of the other comments we
21 received from our neighbors and from the
22 staff were to add trees to the top of the
23 garage. So we have added shade trees to the
24 top of the garage and above-grade planter
25 boxes there, to point that out.

1 The other thing that we've done along
2 the street frontage on Riverside Avenue is
3 we've removed the palms, and we've put
4 evergreen shade trees along Riverside Avenue
5 at the request of the staff and per the
6 discussion with the Board.

7 If you could go to page 34, please. I'm
8 sorry.

9 So we did add the public connection to
10 the Riverwalk along the garage, all the way
11 down to the Riverwalk. And if you'll go to
12 page 48 and 49, please. We've added the
13 required signage as well, which matches the
14 existing Riverwalk signage along the path
15 there, so that someone can go all the way
16 from Riverside Avenue down to the Riverwalk,
17 as discussed and requested.

18 If you could go back to page 35, please.
19 I'm sorry I'm jumping around here.

20 The other item was to demonstrate a
21 pedestrian area, and so we've diagrammed
22 those for you on page 35.

23 And then if you go to 40 and 41. We've
24 also added the detail of the city
25 streetscape, per the downtown streetscape

1 design guidelines, with benches, street
2 furnishings, the streetlights, et cetera.
3 So it's all detailed there for you.

4 And then if you'll flip over to page 43
5 and 44 -- let's start with 40- -- the
6 previous page, please. Back up one more.
7 There.

8 So we have added a lot of detail about
9 the locations of the public art, the
10 planters, the benches in the Garden Walk
11 area along the side of the garage there.
12 We've added swinging benches, and we are
13 going to activate that with some kinetic art
14 features. We added two major art sculptures
15 at either end. We've also added some art
16 along Riverside Avenue on the north end
17 there, which is the top picture as well, as
18 well as the benches there.

19 If you'll flip to page 45, please.

20 It was requested for more detail on the
21 green wall. So here's the green wall system
22 that will go alongside the garage with the
23 structure there and what it should look like
24 as it's grown out.

25 CHAIRMAN HARDEN: Can you just point out

1 where that would be, back on the landscape
2 plan?

3 MR. GARDNER: Sure. If you want to back
4 up, please, to 43.

5 And maybe, Christian, why don't you
6 introduce yourself and then take a minute to
7 walk through some of these images if you
8 will. If that's okay, Chairman Harden.

9 CHAIRMAN HARDEN: That Christian.

10 MR. GARDNER: This Christian. I'm
11 sorry.

12 CHAIRMAN HARDEN: I was going to say,
13 better you than me.

14 MR. LEMON: Christian Lemon, Lemon-Brook
15 Landscape Architecture, 56 D Winthrop
16 Street, Concord, Massachusetts.

17 MR. GARDNER: If you could back up maybe
18 one page, please.

19 So the bottom is the Garden Walk along
20 the street extension there on the south side
21 of the garage.

22 MR. LEMON: Yeah. So the green wall
23 will be extended from here, all along this
24 edge here.

25 BOARD MEMBER SCHILLING: Excuse me.

1 Through the Chair. But also on the river
2 side.

3 MR. LEMON: And the river side, too,
4 yeah.

5 BOARD MEMBER SCHILLING: Okay.

6 MR. LEMON: Here as well. So both of
7 these are open spaces. So those are the two
8 portions along the street.

9 MR. GARDNER: Could you point out the
10 swinging benches locations as well?

11 MR. LEMON: Yeah. So the swinging
12 benches are here, here, and here, as well as
13 there. These are all raised planters here,
14 approximately 18 inches high with benches on
15 them. And there should be more significant
16 art pieces at the corner here, that's very
17 visible from the corner, as well here, and
18 then more kinetic pieces that connect
19 through the open space.

20 And the smaller pieces would happen as
21 well with the landscape and the larger piece
22 at the corner here of the building.

23 MR. GARDNER: Could you flip forward,
24 please, one slide -- or back up one, please.

25 So these are some of the images of the

1 benches at the raised planter boxes, which
2 we're contemplating for that area in the
3 Garden Walk. To make it interesting, they
4 will be built into the planter boxes there.

5 If you'd flip to the next page, please.

6 The bottom left is an example of a
7 swinging bench, and then some of the other
8 art features to further activate the space,
9 whether they're kinetic sculptures or some
10 type of chimes that a child or someone could
11 walk down and play with, a number of
12 features there, but we have added locations
13 for those as well.

14 Okay. So if you could -- I'm sorry. If
15 you could back up again. Just to clarify --
16 back up one more, please.

17 To clarify, Christian, could you go
18 through the sizes of the trees there in the
19 streetscape --

20 MR. LEMON: Yeah.

21 MR. GARDNER: -- as well as what's
22 proposed.

23 MR. LEMON: So right now we're proposing
24 six-inch caliper trees here, along Dupont
25 and Riverside. The Code asked for four, so

1 we're upsizing those. Those would most
2 likely be live oaks. We wanted -- in
3 talking to staff, we wanted evergreen shade
4 trees there.

5 There is a secondary tree that is within
6 the open space here, and those would most
7 likely be a multi-tree that would be 12 feet
8 in height and, you know, roughly five to six
9 feet in caliper to start. We have looked
10 through the code where, you know -- we were
11 cognizant of drawing the canopies at 20-year
12 maturity level, and that the canopies aren't
13 overlapping here -- or very little.

14 MR. GARDNER: If you would, back up to
15 page 34.

16 So the trees on top of the garage, do
17 you want to state the caliper of those?

18 MR. LEMON: Yeah. So these are the
19 trees on top of the garage. We've combined
20 the -- this is the roof garage top, and this
21 is the base floor here. So it would be
22 these trees here. They're spread out
23 through here. And those currently are
24 expected at a three-inch caliper tree.

25 MR. GARDNER: Height?

1 MR. LEMON: Height. So they would go in
2 roughly 10-foot tall, five-to-six-foot wide,
3 you know, and maybe in 10 years they're
4 roughly 15 by 15 feet.

5 MR. GARDNER: Thank you. There is in
6 the package on page 47, which we don't need
7 to go there, there's detail on the planter
8 areas, the way the trees are strapped down
9 to the garage. So we're considering wind
10 code and issues there. There will be,
11 again, an above-grade planter boxes, so
12 they're being secured below grade with
13 strapping there as well, as required, to
14 make sure we're safe there.

15 And then there's also detail in the
16 package about the street tree plantings and
17 the soil volumes and so forth to meet the
18 requirements in the code and make sure the
19 trees are healthy and live.

20 Next, if you would, we have added -- if
21 you go to page 27, please. Thank you for
22 jumping around with us.

23 We've added the wayfinding and building
24 signage locations as was requested. I think
25 that's the wrong page. Yeah. There you go.

1 So at the meeting you asked us to add
2 more detail about the location of the
3 signage. We do have public parking in the
4 garage on the ground floor after hours. I
5 think there's a minimum of 130 spaces that
6 are required there. So we've also added the
7 P, the public parking signs, and things of
8 that nature as requested.

9 And then what we'd like to do next --
10 that addresses all of the feedback and
11 comments that I believe we got last time;
12 and, again, the main ones being the space
13 along Riverside Avenue with connection to
14 the Riverwalk, and then addressing the
15 landscape details.

16 So what I'd like to do now is have Chris
17 Stuart with Gensler walk you through the
18 building materials samples for a couple of
19 minutes, and then we'll open it up for
20 questions, if that's okay.

21 MR. STUART: Kristopher Stuart, 5518
22 Lyubar Drive, Houston, Texas.

23 Lane, should we pull up an image of the
24 building to go along with the --

25 MR. GARDNER: Sure. If we could go back

1 to page 9, please.

2 MR. STUART: So as Lane pointed out, the
3 building is very modern. It's a very
4 contemporary building. The palette is very
5 simple. And we think that's part of the
6 elegance of the project.

7 The main material for the building, if
8 we have -- let's just start with the
9 renderings -- is the glass on the office
10 tower.

11 So we're proposing two types of glass.
12 The main body of the building, the curving
13 facades, is going to be the glass I'm
14 showing you here. I'm assuming the lighting
15 in here doesn't do the glass justice. But
16 the effect that the glass will have in the
17 natural setting under daylight conditions is
18 very similar to what you see on the screen.
19 It will be slightly reflective. It will
20 pick up the sort of crystal and blue from
21 the sky, the clouds. It will have a general
22 blue tint, but is not tinted blue glass.
23 The coloration comes from the
24 high-performance coating that's on the
25 glass. So our expectations will -- this

1 piece of glass is going to give us exactly
2 what you see on the screen there.

3 The second glass type is exhibited on
4 the corners, the hard rectangular corners of
5 the building, and that would be here at the
6 executive corner and then at the arrival
7 corner. This glass is going to be a
8 slightly brighter, more silver in appearance
9 glass. And similar to the previous glass,
10 it will also reflect the sky in a very
11 crystalline way, but give you a sort of
12 cleaner, silver coloration that will
13 emphasize those corners.

14 The metal on the building, the
15 curved-wall system, is going to be a very
16 light and bright silver. And that's the
17 moldings that will be holding the glass in
18 place. So you'll see that as a two-to-three
19 inch expression on the verticals and the
20 horizontals throughout the current wall
21 facade. Very simple, very clean, very
22 elegant.

23 The other exterior material on the
24 building, which isn't highly noticeable but
25 we'll show it to you, is a natural stone

1 that will be utilized on the exterior, sort
2 of grand stair, sitting stair, the social
3 stair, that connects Level 3 Terrace to
4 Level 2 Terrace. Our goal is something
5 that's very light and very timeless, sort of
6 a nice, cool, clean grayish. This one has a
7 slight green tint, so perfectly compatible
8 with the rest of the building.

9 Lane, if we could jump to the garage,
10 the structured parking facades.

11 Three major materials there. One is
12 going to be glass. And so the most visible
13 corners of the building will be utilizing
14 the same glass that we're using on most of
15 the building. So that would be at the
16 corner of Dupont and Riverside Avenue, and
17 that will be this glass, slightly bluish in
18 appearance.

19 MR. GARDNER: That would be 22, please.
20 There you go. Thank you.

21 MR. STUART: So, again, the main glass
22 that we're using on the building will also
23 be utilized at the arrival corner at
24 Riverside Avenue and Dupont Place, as well
25 as the arrival porch for the building, so

1 adding a little bit of an upgraded look,
2 tying it back to the building itself.

3 The remainder of the facade of the
4 structured parking is going to be a variety
5 of metal panels. We'll be utilizing several
6 colors for the facade, most of which will be
7 kind of a bright silver, similar to what
8 we're using on the curtain wall for the
9 building, but then we'll also be using some
10 slightly darker accents to emphasize some of
11 the forms of the garage. So the depressed
12 areas, and then these depressed verticals to
13 begin to modulate the facade a little bit
14 more and break it down in scale.

15 The main body of the structured parking
16 will be perforated panels, exactly like
17 this. So they'll be ribbed texture to give
18 us some modulation, about 12-feet-12-inches
19 wide, that gives us that detail on the
20 facade, a little bit of shadow. And we'll
21 be installing them, with the bright one
22 standing proud, and then the darker gray
23 panels in between will push them back to
24 recess them to give some relief. And we'll
25 shift the color on those as well. They will

1 be perforated, as you see, to allow us
2 having an open, naturally ventilated garage.
3 And under daylight conditions you don't see
4 through them. So they --

5 MR. GARDNER: Could you flip to 25,
6 please?

7 So there was a question on lighting on
8 the garage.

9 MR. STUART: Yes.

10 MR. GARDNER: So we added this as well.

11 MR. STUART: So this is the current
12 design for the garage, those horizontals
13 that kind of break the facade vertically.
14 We'll install lights on those to uplight the
15 recessed panels. It will be slightly
16 darker. So as we push those back, we'll
17 also illuminate those at night to get a
18 really nice effect, some of what you see
19 right here.

20 In addition, we'll be doing some
21 lighting effects on the building, and then
22 the corner of the garage will be treated in
23 a similar fashion where we'll accentuate the
24 geometry of the building.

25 Those are the basic materials of the

1 project. Very simple.

2 MR. GARDNER: Great. Thank you.

3 So just a couple of closing points, and
4 then we'll open it up for questions.

5 We have continued to meet with our
6 neighbors, the owners of the TIAA Building,
7 the owners of the Dupont Foundation
8 Building, to seek their input. We'll
9 continue to meet with them as we go forward
10 in this project, as the street improvements
11 are not part of this application but will be
12 important there. So we're coordinating with
13 them on that as well.

14 And, again, I just want to thank the
15 Board and the Staff for the review and the
16 time. Our application meets all the code
17 provisions, and we're not looking for any
18 deviations. We will continue to communicate
19 with the neighbors as this goes forward, and
20 we request approval of the proposal.

21 Thank you.

22 CHAIRMAN HARDEN: All right. Thank you.

23 We do have one speaker card, Ms. Powell,
24 before we go to the Board comments.

25 MS. POWELL: Hi. Nancy Powell. I

1 wanted to thank FIS for investing in
2 Brooklyn and with the signature building
3 that will add to the skyline and replaces a
4 surface parking lot. So that's real
5 positive.

6 I also appreciate a number of other
7 pieces or parts to this application. The
8 use of trees on the roof of the parking
9 garage, I think that might be a first in
10 Jacksonville, so I hope to see more of that.

11 The Garden Walk features look very
12 attractive and well-designed for pedestrians
13 and visual interests. So we want to see
14 more of that too.

15 I like the green wall in the Garden Walk
16 and the first floor to hide the parking, as
17 well as on the riverfront. And the retail
18 ground floor at Riverside Avenue is
19 definitely a positive.

20 I also want to commend you for putting
21 public parking in the Sidney Gefen Park and
22 Riverwalk, as well as allowing that ground
23 floor to be a shared use for the public.

24 I would like to say a few things about
25 what, in my view, would make the project

1 better over the longer term.

2 I want to really emphasize that they
3 need to make sure the infrastructure under
4 the sidewalk on the roof for these trees are
5 really going to allow them to thrive, with
6 the big shade trees that we need.

7 The other advice I would have is to have
8 a Plan B for the green wall. I love the
9 idea, but the two that we have here in
10 Jacksonville have not thrived. And I'm not
11 clear, you know -- I'm not a landscape
12 architect, but if they don't work, I'd like
13 to see a Plan B.

14 It would have been better if the 8-story
15 parking garage had been integrated into the
16 building. I'm really frustrated with seeing
17 so many standalone parking facades -- or
18 parking garages, and this seemed like a
19 prime opportunity to be able to put a few
20 more stories on this building at Riverside
21 Avenue and -- which would have perhaps
22 allowed them to step back the heights
23 according to the riverfront standards.

24 I have read the volume analysis. I
25 understand there's this workaround that is

1 apparently legal, but I think it's
2 unfortunate because it seems to not -- it
3 seems to be contrary to the spirit of what
4 the overlay was presented last year. And
5 I'm not sure that the view corridor tradeoff
6 is sufficient.

7 The Garden Walk would have been better
8 on the riverfront because people swinging on
9 nice benches would really want to be looking
10 out at the river and not at the TIAA Bank.
11 No offense to the TIAA Bank. But that
12 Forest Avenue is going to be really a busy
13 street with people coming in and out into
14 the parking garage and into this building.
15 So while it's going to look nice, I'm not
16 sure that it's the public space that is --
17 would have -- could have been better, in
18 other words.

19 So I do encourage, as the DIA and the
20 DDRBR reconsider those volume analysis
21 tradeoffs and keep that riverfront 175 feet
22 plan more intact for the future. I
23 understand it's late at this point.

24 Thank you.

25 CHAIRMAN HARDEN: Thank you, Ms. Powell.

1 Did you want to speak on the project? I
2 didn't mean to skip you earlier.

3 MS. BOYER: No. When you get there, I
4 might address the height part, but --

5 CHAIRMAN HARDEN: Okay.

6 MS. BOYER: I can wait till you
7 discuss --

8 CHAIRMAN HARDEN: Okay. Board comments
9 first. Okay.

10 All right. We'll start with
11 Mr. Davisson.

12 BOARD MEMBER DAVISSON: It's a striking
13 building and --

14 CHAIRMAN HARDEN: Oh. I am sorry. We
15 do have one more speaker card. I apologize.
16 Late entry. Paul Harden.

17 MR. HARDEN: Paul Harden, 501 Riverside
18 Avenue. I'm in the building next door, as
19 is my brother, with the partners -- who, you
20 know, coincidentally, is right after this,
21 as well as the ownership group.

22 We have been meeting with the FIS folks
23 as well as the Hines folks as well as T. R.
24 and the ETM folks with some comments.

25 And in fairness, kind of following up on

1 what Nancy said, and I'm sure Ms. Waters is
2 going to give her thoughts on it as well.

3 The purpose of the stepback workaround,
4 I guess, Nancy called it, was to allow for a
5 view corridor at about 500 feet at that
6 location. But the spirit of that is killed
7 when you put the great wall of China right
8 behind it, an 8-story parking garage. It
9 follows the rules, so I'm always about
10 following the rules. And so we're not
11 beefing about that at this point, although I
12 think you're going to get some beef.

13 What we've asked to do is to soften the
14 look, because our building now looks
15 straight onto the great wall of China there.
16 And so we've been talking to them about
17 landscaping, and particularly along Forest
18 Street at that location. And I want to
19 clarify some things, and maybe the landscape
20 artist or whatever can help me with this.

21 You said that along the frontage on
22 Forest Street you're going to start with
23 six-inch caliper live oaks.

24 MR. LEMON: That is correct.

25 MR. HARDEN: And I didn't see it on --

1 that change made on the document, but I'll
2 take your word for it, if we need to clarify
3 that.

4 MR. LEMON: Okay. Yeah.

5 MR. HARDEN: The last one we had had
6 three inches.

7 Second, the trees behind that -- and I'm
8 sure that you misspoke when you said that --
9 will be five- or six-foot caliper maybe. I
10 want to clarify that, that I know you meant
11 inch, not foot. But I'd like to call those
12 out as six-inch caliper trees at that
13 location as well. Is it on there?

14 MR. GARDNER: Yeah. Would you like me
15 to state that?

16 MR. HARDEN: Yeah, you can, or you can
17 point it out to me.

18 MR. GARDNER: Yeah. So on page 34, the
19 street trees, No. 9 listed here, is six-inch
20 caliper. So that's these trees here.

21 MR. HARDEN: Right. Yeah, he said that.
22 But then he described the other ones as --

23 MR. GARDNER: On 10, on Riverside,
24 because there's not as much area for
25 five-inch caliper. He may have said five

1 feet, but it's five inch though.

2 BOARD MEMBER LORETTA: It's No. 11 --
3 No. 11, excuse me, is the other tree that
4 Mr. Harden is speaking about.

5 MR. GARDNER: Yeah. So No. 11 would be
6 within the Garden Walk, and those are
7 four-inch caliper. And those are likely to
8 be multi-stemmed. So whether they're crapes
9 or something of that nature -- I believe we
10 have crapes all back there; right?

11 MR. LEMON: So you couldn't grow any
12 more trees in there. And then there's the
13 provisions about how canopies overlap and so
14 forth. So there's a lot of smaller trees
15 compared to the live oaks that are six-inch.
16 So they'll be -- if they're standards,
17 they're three- or four-inch orange caliper;
18 if they're multis, they'll be like 12 to 14
19 feet.

20 MR. HARDEN: So I've read the code
21 before.

22 MR. LEMON: Yeah.

23 MR. HARDEN: But the point of
24 those caliper -- and it's the same thing on
25 the rooftop as well. This is a request we

1 made.

2 Again, all of our tenants, as well as
3 Ceree, are looking straight out at this
4 parking lot. We're stepped back because the
5 river is at a different location there. And
6 we asked for some softening on the parking
7 garage, which is what we'll be looking down
8 on. We're going to do it on our parking
9 garage on -- behind, albeit nobody's looking
10 down on it.

11 But now they've proposed -- and we asked
12 to start with larger caliper trees there.
13 They've now proposed three-inch caliper
14 trees. And we'll each share what we think
15 is three inches, but three inches is what it
16 is.

17 That's a spindle, and it goes up 10
18 feet. And the explanation I've been given
19 is they don't want to start with anything
20 bigger because of hurricane issues, and
21 they're afraid that bigger than three inches
22 will cause wind problems.

23 The whole goal is not to have a
24 three-inch tree there. The whole goal is to
25 start with a tree, and that it grow in in

1 three years, which is what the code
2 suggests, to be of a size that you don't
3 have to start out with a huge tree at that
4 location.

5 So the question it begs is, is the
6 intent to always have three-inch caliper
7 trees there? If not, there's no reason not
8 to have them start at six and grow up to
9 whatever they can grow up to and still be
10 hurricane proof, if you will.

11 And he may have told you that -- I've
12 stayed in Atlanta next to the mall -- what's
13 the mall there called?

14 BOARD MEMBER: Lenox or Phipps.

15 MR. HARDEN: Yeah. I think I've paid
16 for part of it.

17 But, yeah, on top of there they have at
18 these -- it's a huge parking garage. They
19 have these trees in there. And they're much
20 larger now. Agreed they're not 8 -- it's
21 not an 8-story building. It's a 4- or
22 5-story building. But there is a
23 methodology to do it.

24 But it doesn't make sense to excuse
25 starting with a smaller caliper tree that

1 it's going to get big. That's the goal.
2 And if you have to have a shorter, fatter
3 tree to soften it, then so be it.

4 But it's the same thing on the street
5 frontage. Don't start with a four-inch
6 caliper tree because you're saying there's
7 no more room. It's supposed to get bigger.
8 They're supposed to grow in together.
9 They're supposed to grow in and give you a
10 -- both a softening and a filling in on
11 those locations.

12 So we're continuing to work on other
13 issues. As I think T. R. or somebody said,
14 we have an issue on traffic that we're
15 working through, and I'm sure we'll come to
16 a resolution.

17 But because of the issue that Nancy
18 raised on the view corridor -- and, again,
19 if the rules allow it, the rules allow it.
20 But what's happened is, because of the
21 parking garages, they were trying to deal
22 with it another way with this landscaping.
23 We want to make sure that -- starting out,
24 that it is significant so that in the next
25 year or so as it grows in, hopefully it will

1 actually be for what the purpose was.

2 If you go out there today, you can look
3 at the trees that the City planted on Forest
4 when they did it, I guess, 10 years ago.
5 And they started out as three-inch caliper
6 trees and now they're empty. There's no
7 leaves on them. They're spindly. They're
8 still three-inch caliper trees, albeit I
9 think you guys are going to have some
10 irrigation on yours. And we're hoping
11 you'll maintain yours better than it's been
12 maintained so far on the frontage.

13 But you can see what's ended up in a
14 decade there starting with the three-inch
15 spindles. And you can look across the
16 street on the other side of Riverside
17 Avenue, I guess, on the west side of
18 River- -- the west side of Riverside Avenue.
19 Those trees have been there for almost a
20 decade, and they're spindly sticks sticking
21 in the ground still.

22 So I'm just asking if we could start
23 with something, hopefully, in good faith
24 they can be maintained, and they'll grow and
25 get bigger. But starting with six inches on

1 the roof and on all the trees isn't, we
2 think, a unfair request, particularly when
3 the response is, Well, if they're bigger,
4 they're going to get blown over by the
5 hurricane. The goal is to make them bigger.

6 So, thank you.

7 CHAIRMAN HARDEN: All right. Thank you.

8 Come back to the Board, and then we can
9 come back after for comments, if that's all
10 right.

11 Mr. Davisson, could you start?

12 BOARD MEMBER DAVISSON: Yeah. It's a
13 big project and it's a striking building.
14 And I see a lot of good energy and good
15 design into the streetscape. And I'll just
16 focus on the one area, and that's on the
17 Riverwalk.

18 That seems to be pretty underwhelming,
19 considering the energy that you've got on
20 the rest of the block. In fact, it appears
21 to be almost a barrier to your building.

22 The pedestrian doesn't really engage in
23 it except at one small portal up at the
24 northeast corner. Everything else is a
25 retaining wall. And maybe -- when I look at

1 the plans, I see one thing. I've looked at
2 an elevation, I see doors on the bottom
3 floor.

4 If you could just further explain on the
5 concept of your Riverwalk. It's just -- my
6 comment is it's very disengaged from the
7 Riverwalk.

8 MR. GARDNER: Are you talking about the
9 side on the riverfront or the --

10 BOARD MEMBER DAVISSON: Correct.

11 MR. GARDNER: -- the walk from Riverside
12 down?

13 BOARD MEMBER DAVISSON: The riverfront.

14 MR. GARDNER: Why don't I make a couple
15 comments on that?

16 Some of the things that were taken into
17 consideration there is the shading.

18 MR. LEMON: Could we go to sheet 50
19 though?

20 MR. GARDNER: So some of the things
21 there that are in play are the shading along
22 the Riverwalk and the shade criteria. There
23 are existing trees there. They're actually
24 pretty nice and growing pretty well. So
25 we're looking to try to preserve as many of

1 those trees as we can along the Riverwalk.

2 The other things, there's some slope and
3 some grade there --

4 BOARD MEMBER DAVISSON: Sure.

5 MR. GARDNER: -- that we're dealing
6 with.

7 The client is looking at the resiliency
8 of this building and trying to -- they've
9 done a sea level rise study and some other
10 things there to raise the building so -- for
11 it to last a really long time.

12 One of the walls that was added in here
13 is actually part of that resiliency
14 strategy. It's a wave wall, and it serves
15 as a landscape wall there as well to create
16 a landscape bed.

17 The other considerations our clients are
18 looking at are security as well, as they
19 have to think about, being a global company
20 and a financial company. So if there is
21 some separation there, you're correct.
22 And -- but to try to create a nicer
23 landscaping.

24 And just an overall comment I'll make,
25 really in response to some of the comments,

1 this is an owner-occupied building. It's
2 not a multi-tenant speck building owned by a
3 developer. FIS will own this building and
4 it will be their -- it is their headquarters
5 for the next 50 years hopefully.

6 They want the landscaping to be nice and
7 appropriate, and if there are things that
8 die, they're going to be replaced. So they
9 are -- you know, it's their headquarters.
10 It's an important image there.

11 If you want to address what's going on
12 in more detail.

13 MR. LEMON: I think you've covered it
14 all.

15 BOARD MEMBER DAVISSON: Yeah. I
16 understand the elevation. I guess your best
17 explanation would be security. However, on
18 the Riverwalk at that grade, you know, again
19 you've put some good energy into what you've
20 done on Forest Street.

21 And I guess this question goes back to
22 the City. Who -- where does the budget for
23 the Riverwalk? Enhancement? Or who's going
24 to be providing that improvement? Is it
25 private or public?

1 CHAIRMAN HARDEN: Let me ask this also,
2 maybe to clarify the question.

3 Do we have an image of what the
4 Riverwalk looks like today, what's in
5 existence, and how it would change, so we
6 could delineate where the improvements would
7 be?

8 MR. GARDNER: If you flip to 51 -- I
9 mean, this is kind of a -- this is a cross
10 section. I don't think we have a picture.

11 I mean, the things that we are looking
12 to do along the Riverwalk is to replace the
13 riprap that's there. It's -- right now it's
14 some old construction debris. And so our
15 client is interested in cleaning up that
16 riprap. If you look down in Gefen Park,
17 it's nice and clean and uniform. So they
18 are looking to do that.

19 We're looking to try to preserve the
20 existing trees there for the shade quality
21 that's already there along the Riverwalk,
22 and then landscaping from the edge of the
23 Riverwalk back to the facility.

24 BOARD MEMBER DAVISSON: Okay.

25 MR. LEMON: I would just add that the

1 existing improvements on this portion of the
2 Riverwalk there are -- you know, at least in
3 the immediate kind of vicinity left and
4 right, I would say that they're more
5 improved than other portions, in that there
6 are existing trees in the middle of the
7 Riverwalk. There are benches, lights and so
8 forth, trying to meet some of the shade
9 ordinance and so forth. But there's already
10 an amount of infrastructure there. I would
11 say, you know, it's a good portion of the
12 Riverwalk kind of left to right. And as
13 Lane had mentioned, there are existing trees
14 even as you move towards the building.

15 MR. GARDNER: The trees are quite nice,
16 actually, in that section.

17 MR. LEMON: So that was part of the
18 thinking.

19 CHAIRMAN HARDEN: All right.
20 Mr. Schilling.

21 MS. BOYER: Mr. Chairman, do you want me
22 to answer that question that was posed about
23 the Riverwalk?

24 CHAIRMAN HARDEN: Sure.

25 MS. BOYER: Okay. So real quickly.

1 All along this segment of the Northbank,
2 there are already existing easements that
3 were granted when the Riverwalk was
4 constructed a number of years ago. And so
5 the easements run to the benefit of the
6 City, and the City has the right within that
7 area to construct additional Riverwalk
8 improvements and amenitize the Riverwalk.

9 In many of the locations, and in most
10 cases when something is being redeveloped,
11 it is the developer's responsibility to at
12 least meet what the minimum Riverwalk
13 standard is.

14 So there's a minimum width of the path,
15 and there's design criteria for what the
16 type of light fixture is, or what the type
17 of bench is, or those kinds of things, which
18 I believe this meets.

19 And to their point, there's a new
20 criteria about shade on the Riverwalk. So
21 the idea of preserving the existing trees
22 rather than planting new, smaller trees is a
23 desirable one because we're trying to
24 provide more shade for people utilizing the
25 Riverwalk.

1 It would be possible for the City to
2 come back and further enhance at another
3 time any portion of that segment if we felt
4 that there was some other amenity to add.

5 I would add that it's an interesting
6 thing on the Northbank, the riprap issue.

7 So what we found, after the recent storm
8 events, were the segments of Riverwalk
9 adjacent to riprap held up better than the
10 segments of Riverwalk adjacent to bulkhead.
11 And while having a bulkhead on the waterward
12 side of the Riverwalk might create more land
13 area that you could landscape and put
14 benches on and put trees in, it doesn't seem
15 to be as durable and as resilient, and the
16 riprap is working better.

17 So I think the idea that they would
18 replace it with a cleaner, fresher, you
19 know, new riprap is a positive and is really
20 the direction we're going in to having more
21 resilient shoreline along here.

22 But clearly it would be possible to
23 further amend -- I'm looking on page 9,
24 which is what I kind of see as the -- that's
25 the only one I see that's somewhat of a

1 street view of what the riverfront may look
2 like. Is that --

3 MR. LEMON: Yeah. And I would say the
4 existing conditions more there are benches
5 and existing shrubs and lights and so forth
6 there.

7 So, you know, in defense of Gensler
8 taking our drawings and not modeling the
9 full landscaped area, it is -- the existing
10 condition looks better than that.

11 MS. BOYER: And what we will have
12 eventually will look better than that
13 because it will have more of what's already
14 there.

15 MR. LEMON: Yeah. That's correct.

16 BOARD MEMBER DAVISSON: All right.

17 CHAIRMAN HARDEN: Yeah. I mean, I think
18 that's a good response. I know that you've
19 spent a lot of time with the Riverwalk and
20 place-making prior to this project, and I
21 know there's been extensive conversations
22 with Staff. You know, I commend everyone on
23 Staff. I know there's been a lot of time
24 spent to making sure that we bring something
25 to this Board that meets all the feedback

1 we've given.

2 And it seems like that area along Forest
3 Street is very, very well landscaped, and
4 it's very well articulated the way -- so
5 we're probably a little spoiled from the way
6 that lays out to what we're looking on the
7 Riverwalk because that's a favorite spot,
8 and it's a public space.

9 I think that, while the walkway from
10 your building to the Riverwalk is important,
11 it's even more important that the Riverwalk
12 is addressed appropriately. And so it seems
13 like there probably will be another
14 conversation, not to be stipulated at this
15 Board but with DIA, to make sure that that's
16 done appropriately.

17 So are there any other comments on that
18 particular issue while we're --

19 BOARD MEMBER DURDEN: On the Riverwalk?

20 CHAIRMAN HARDEN: Just so we don't
21 bounce around from different things. On the
22 Riverwalk, yeah. Go ahead.

23 BOARD MEMBER DURDEN: First, I am not
24 going to be able to vote on this due to work
25 that I do for FIS, however, the rules do

1 allow me to comment. And so I just have a
2 couple of questions for Staff or, perhaps,
3 Ms. Boyer.

4 I would like to -- I would like to
5 understand, if you could just explain the
6 setback along the riverfront, because I know
7 that we spent a lot of time working on
8 those, if you will, stairsteps back, and if
9 you could just explain that.

10 And then the other comment that I have
11 about the Riverwalk -- or question, is how
12 long -- I wasn't aware of the City's
13 easement that we have along there. Could
14 you -- in looking at page 50, could you just
15 tell us how -- excuse me, not 50 -- 51, how
16 wide our easement is in that area?

17 MS. BOYER: I cannot tell you how wide
18 it is without going upstairs and getting the
19 actual book of easements because they vary.

20 BOARD MEMBER DURDEN: Okay.

21 MS. BOYER: Some of them are 20 feet,
22 some of them are 25 feet, some of them are
23 40 feet. But it is -- the original
24 easements were given so that the Riverwalk
25 could be constructed along the frontage.

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BOARD MEMBER DURDEN: Okay. Thank you.

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In relation to 51, if you look at page 51, is it generally this area that we're talking about up to the stepped landscape area? I guess that would be the furthest towards the building. Generally that area that's got the -- if you will, the grasses are growing.

MR. GARDNER: Yeah. So you've got -- I mean, you have trees -- in this section you have trees in the middle of the Riverwalk --

BOARD MEMBER DURDEN: Right.

MR. GARDNER: -- in planters, and you have trees on the -- I guess it's the western or -- away from the river side that are labeled here as existing trees. Those are pretty mature trees that are there today. And so we wanted to try to preserve that.

And then the wall that you see here, this is the wave barrier wall where our resiliency study -- you can see a little rust which is -- Eric Olson, who's a local here, who did our study for us and is

1 recommending that we do that as a
2 preventative measure. But we're treating it
3 as a landscape wall.

4 BOARD MEMBER DURDEN: Is that the wall
5 that is kind of the upright at -- looking at
6 the -- you know, we've got the FIS building,
7 then the step landscaped area that is -- is
8 that that upright?

9 MR. GARDNER: It's the one between the
10 trees and the handrail there on the --

11 BOARD MEMBER DURDEN: Okay. Is that --
12 do you know the material that that wall is
13 going to be made of?

14 MR. LEMON: Let me get up to point to
15 where --

16 BOARD MEMBER DURDEN: Where the person
17 is standing; right?

18 MR. LEMON: Pardon me?

19 BOARD MEMBER DURDEN: Where the person
20 is standing?

21 MR. LEMON: Yeah. Well, so this is the
22 first wave attenuation wall here, and
23 there's some mitigation here, but this was
24 the one that Lane was just referring to.

25 We're looking -- this wall here will

1 have some of the same material as the
2 building.

3 BOARD MEMBER DURDEN: So what is that
4 upright?

5 MR. LEMON: This is a railing here.

6 BOARD MEMBER DURDEN: Oh, it's a
7 railing.

8 MR. LEMON: It's just a railing that's
9 transparent here. It's not a wall. So
10 you'll be able to see back and forth and if
11 people are standing there and, you know,
12 activity up on the terrace or in the
13 building.

14 BOARD MEMBER DURDEN: Right. Okay.
15 Thank you very much.

16 And then my last -- this is a comment,
17 and this comes from having been a tenant in
18 the adjacent building, not in Paul's
19 building, but in the -- what I still call
20 the St. Joe Building, the Raymond James
21 Building.

22 The area, if you look at -- I think it
23 was page 9. The area that has the
24 terrace -- I'll call it a terrace. It's a
25 -- you know, some kind of a paved area

1 there.

2 In our build- -- in the building that
3 I'm in -- I shouldn't say our building; but
4 in the building that we're in, there is a
5 restaurant in that lower level, and it draws
6 people -- quite frankly, a lot of people
7 from Fidelity right now and -- but what it
8 provides is a reason for the public to be
9 able to access basically that building, and
10 it makes it more engaged with the Riverwalk.

11 And I wondered if you-all have a design
12 already for that area that we can see along
13 the paved -- where it's paved. It looks
14 like a nice plaza there.

15 MR. GARDNER: On the upper level?

16 BOARD MEMBER DURDEN: No. Right -- it's
17 ground level. I would call it ground level
18 there. May I --

19 BOARD MEMBER LORETTA: If I may --

20 BOARD MEMBER DURDEN: No.

21 BOARD MEMBER LORETTA: Well, they've
22 already answered that this is going to be
23 private. So they're not really allowing the
24 public to access the back of this building.
25 So what you have at the old St. Joe Building

1 is not at all applicable here.

2 BOARD MEMBER DURDEN: Well, that's not
3 actually the point of my comment.

4 The point of my comment is that, to
5 respond to some of the issues about the
6 accessibility, the setback and the
7 step-back, if you will, for the -- is have
8 you considered making some area along --
9 some public space that -- like a
10 restaurant -- it's just a breakfast and
11 lunch spot. But that may would allow this
12 area to have more engagement with the
13 Riverwalk.

14 And I think that it's one of the things
15 that makes our Riverwalk kind of special, is
16 that we do have those places. And it also
17 kind of mitigates for the fact that the
18 building is quite close -- even compared to
19 your other buildings, quite close to the
20 Riverwalk.

21 So those are just some comments. I
22 would like to go back to my question for the
23 Staff about the stairsteps and how we got to
24 this. And like I said, you know, those are
25 the only comments I have.

1 I do congratulate FIS for choosing to
2 move the building. I think that you've done
3 a great job to try to fulfill your needs and
4 still address, you know, many concerns that
5 you've heard from the Hardens. And, also, I
6 want to say that I appreciate the work that
7 you're doing along Riverside Avenue in the
8 project too.

9 So thank you. And do you want to talk
10 about the --

11 CHAIRMAN HARDEN: About the massing
12 concept and that calculation, how that was
13 derived?

14 MS. BOYER: Sure. I would be happy to.

15 I feel like I'm back to, what, about a
16 year ago or a year and a half, when I came
17 before the Board and was trying to explain
18 it to you then.

19 So it initially started -- and
20 Ms. Durden and Ms. Grandin may remember
21 that -- that based on the old, previously
22 adopted downtown overlay, it addressed two
23 -- it was trying to address two concepts in
24 there. One was a stair-stepping of height
25 back from the river and the other was

1 increased views, view corridors. And they
2 were very narrow, the view corridors,
3 previously. A building could only have 150
4 feet of frontage, which meant that in a
5 block like the courthouse you'd have three
6 strips, which is substantial. We weren't
7 applying that. It seemed to be much.

8 But what we did when we looked at it was
9 try to go back to what was the intent. Why
10 were we trying to have these regulations?

11 And we believed that the concept of the
12 stair-stepping was to provide relief for the
13 pedestrian on the Riverwalk, so that they
14 did not feel closed in by a solid wall and
15 have an imposing wall next to them. And
16 that that was the rationale for
17 stair-stepping the height back.

18 So we maintained that as an option; but
19 we provided an alternative option, not a
20 workaround, an absolute, upfront alternative
21 way of getting there, which achieved the
22 same goal.

23 And that was -- I always think of it
24 like as Lego blocks. So we have different
25 zones of width away from the river. And the

1 first zone -- so you have the first 50 feet
2 where you don't have any height.

3 Now, when you get into the next zone, I
4 believe it's 45 feet of height you're
5 allowed, and you could go all the way from
6 one edge of your block to the other edge of
7 your block at 45 feet with a solid wall.

8 But the idea is that if you don't choose
9 to do that, if a portion of that is left
10 open altogether, whether it's a view
11 corridor on the end or whether it's in the
12 middle and it doesn't create a view corridor
13 at all, if you leave that chunk of the
14 building out, it still provides relief for
15 the pedestrian on the Riverwalk.

16 And you could take the height that would
17 have been in that void and stack it on top
18 of one of the remaining pieces, and it
19 achieves the same goal for the pedestrian
20 that is on the waterfront.

21 And, hence, we allow the stacking of
22 height in those zones where you have voids.
23 You can take that volume from that void and
24 put it on top of another piece of your
25 building in the height calculation, because

1 you're still achieving --

2 BOARD MEMBER DURDEN: That relief.

3 MS. BOYER: -- the relief from the
4 waterfront.

5 The other goal relates to view
6 corridors, and you also get credit for
7 expanding view corridors. And if you expand
8 a view corridor, then you also get
9 additional height that is bonus height that
10 you can credit.

11 And that view corridor is measured a
12 certain distance back from the water. We
13 didn't measure it all the way to Park
14 Street. We didn't measure it -- you know,
15 and it -- the individual sites are going to
16 be different depending on where you are,
17 where the first road is or where the next
18 tier of buildings are. But we took it
19 back -- I believe it's 200 feet, and we
20 said, up to that point, if you create a view
21 corridor that far, you get credit for it and
22 you get to stack that height. But it is not
23 a view corridor of unlimited length that we
24 require.

25 BOARD MEMBER DURDEN: Okay.

1 MS. BOYER: So that's the criteria that
2 we have. And, frankly, I'm not yet seeing a
3 reason to think that those need to change.
4 I think that they -- as I'm seeing things
5 coming through, they're working to achieve
6 their intended goal.

7 BOARD MEMBER DURDEN: Thank you very
8 much. That does really help, I think,
9 under- -- certainly, you know, explain for
10 the Board how that came about and how --
11 where we are on this project.

12 CHAIRMAN HARDEN: Just one other comment
13 to close that. We can maybe put that issue
14 to bed, because I think that the applicant
15 is -- these are the rules. They have played
16 by the rules. I think going forward, I
17 think that what was designed or what was
18 intended with those rules I think was noble
19 and intelligent and very thought through.

20 I think with this there maybe are some
21 unintended consequences that have come
22 through with the two buildings on either
23 side and how that impacts them. And it's
24 probably worth -- I mean, I think it would
25 be worth a conversation at least to discuss,

1 because that's the big feedback we've had.
2 You know, would it have been detrimental to
3 the project to move the building back 30 or
4 40 feet? I don't know. And I don't think
5 it's even purposeful to go through that
6 exercise right now, but in the future --
7 this is a big site. This is a big site.
8 There's a big parking garage, and then
9 there's a setback issue.

10 So those are two things that probably
11 could have been solved if we had addressed
12 this differently.

13 So I think going forward we can discuss
14 it, but I don't have any other comments.
15 And, hopefully, we can just put that issue
16 to bed, unless anybody else has a new
17 revelation on that.

18 BOARD MEMBER ALLEN: I agree.

19 CHAIRMAN HARDEN: All right. I'll go
20 back to Mr. Schilling and let you comment.

21 BOARD MEMBER SCHILLING: Great. Thank
22 you, Mr. Chairman.

23 So a couple things. One is I applaud
24 the work that y'all have done. It's a
25 great-looking project. I'm fully in

1 support. And I can definitely see several
2 of the items that were discussed at
3 conceptual that y'all have addressed and,
4 again, done a great job.

5 I've just got a couple of questions,
6 maybe a couple things that I would just
7 offer suggestions to consider.

8 So the first is the retail space, which
9 I know that garnered a lot of discussion
10 last time y'all were here. And I think that
11 what y'all have done to expand that is
12 terrific. It looks really good. And,
13 actually, there I have a question to
14 Ms. Radcliffe-Meyers, through the Chair.

15 I know at conceptual there was the Staff
16 recommendation that because of the
17 unconventional size of -- and you may have
18 shared this and I missed it, but we had
19 asked that the user be identified at CO, or
20 prior to CO.

21 Given the larger size of the space now,
22 does Staff still recommend that as a
23 condition, or has that gone by the wayside
24 now that it is a much more traditional
25 space? I wanted to ask that question.

1 MS. RADCLIFFE-MEYERS: Yeah. Board
2 Member Schilling through the Chair.

3 We felt at this time, with the expanded
4 space, that we could let that go, that they
5 wouldn't need to actually have a user in
6 place because they did listen to the
7 comments made by the Board previously during
8 conceptual, and they expanded the space, and
9 now it seems to be a more viable space.

10 But, again, if it was -- if it please
11 the Board, I mean, that could be a condition
12 that would be added back on if need be,
13 so...

14 BOARD MEMBER SCHILLING: And I ask that
15 just in that my thought was that I fully
16 support that position, where Staff is now.
17 But I think because it is a much more
18 conventional space, I don't think we need
19 that condition. So I'm supportive of this
20 without the condition. So I just wanted to
21 clarify that.

22 Then, secondly, I wanted to follow up on
23 the green wall on the garage.

24 And so one thing that I'm not sure that
25 I could tell from the exhibits is how high

1 is that intended to be? Is it just the
2 first floor of the garage, or is it intended
3 to go the whole height of the garage.

4 MR. LEMON: It is the first floor of the
5 garage.

6 BOARD MEMBER SCHILLING: Okay. And so
7 that was -- and, again, not being sure of
8 that, that was an item that I was going to
9 suggest, that there may be consideration to
10 take that above the first floor, and that
11 may address some of the concern that
12 Mr. Harden has raised about what he's
13 looking at, if he's looking at more of a
14 green wall. So I throw that out as a
15 suggestion.

16 MR. GARDNER: Yeah. So we've got a
17 correction on page 23. It is the first two
18 levels.

19 BOARD MEMBER SCHILLING: Two levels.
20 Okay.

21 MR. GARDNER: And what we've tried to do
22 is give horizontal mullions in the garage to
23 make it look more horizontal than vertical.
24 So it's two levels on the green wall.

25 BOARD MEMBER SCHILLING: Okay. Great.

1 Got it.

2 So that was just going to be a
3 suggestion. And that may help address some
4 of the public's concerns that, maybe taking
5 that a little bit higher, may offset the
6 need for larger trees or anything to that
7 effect to make it more green and more
8 natural.

9 And then the next question I had was the
10 Riverwalk. I know there was discussion of
11 now making an access connection, and I don't
12 know that I fully followed that, and I
13 wanted to see if maybe slide 50 might be the
14 right one.

15 MR. LEMON: The connection to the
16 Riverwalk?

17 BOARD MEMBER SCHILLING: Is it on
18 both --

19 MR. LEMON: Yeah. So that would be 34.

20 BOARD MEMBER SCHILLING: So is it on
21 both the east and west side, or just the
22 west side of the building?

23 MR. GARDNER: Just the west side.

24 BOARD MEMBER SCHILLING: Okay.

25 MR. LEMON: The Garden Walk and the

1 streetscape here. So before we were
2 proposing new cross here. So there is a new
3 crosswalk. There's a crosswalk here. This
4 is existing public parking as it is today
5 that we're not changing.

6 BOARD MEMBER SCHILLING: Right.

7 MR. LEMON: And so that's why -- I say
8 that because the geometry is such that
9 there's an 8-foot clear pedestrian area, so
10 that carries through and around the walk and
11 then connects to an existing path.

12 BOARD MEMBER SCHILLING: Right. So can
13 we go to 50, please?

14 Right. So that shows the path going
15 back in.

16 So my comment there on the path is --
17 again, it's one of those where you're kind
18 of up along the building. You can see the
19 river, and then all of a sudden you got to
20 take kind of a hard right.

21 So the question I have and would
22 recommend is, is there any way we can, one,
23 make that not such an angular turn, put a
24 little bit more movement into the sidewalk
25 and make it a little bit more of a direct

1 connection to the Riverwalk? I think that
2 would be welcomed by the public.

3 MR. GARDNER: So are you suggesting just
4 straight from the --

5 BOARD MEMBER SCHILLING: More straight,
6 maybe put a little, a little of movement in
7 it.

8 MR. GARDNER: I think we were just
9 trying to connect into the existing walk.

10 MR. LEMON: There's two reasons. One
11 is, this walk exists today to here. So it
12 is a connection -- you know, once you get
13 past the parking lot, there's a small
14 connection here.

15 Secondly, the sort of energy of this
16 walk, you know, it comes in and out. This
17 was new. There was a bridge here previously
18 until the improvement. So your eye comes in
19 and out.

20 And we thought if you have this walk
21 here, when you come here, you're kind of
22 looking down here. It kind of -- maybe
23 someone gets confused or something like
24 that, there is the main circulation and then
25 this piece ties in like it does currently

1 today.

2 These are all -- these are existing
3 trees, oak trees out here. They're doing
4 fairly well. And then there is a fair
5 amount of new planting out there and so
6 forth.

7 So there are two reasons: existing
8 conditions and the natural flow of the
9 existing Riverwalk. That might not change
10 your mind.

11 BOARD MEMBER SCHILLING: Okay.

12 MR. GARDNER: You do have a connect.
13 It's not on the screen; but further south on
14 the plan, there is a connection on the other
15 side of the parking lot as well.

16 MR. LEMON: Yeah. There's a straight
17 connection that connects in here as well.

18 BOARD MEMBER SCHILLING: All right. I
19 better understand what you -- and I will
20 just say, if that's something y'all could
21 look at and maybe make it more of a direct
22 connection, I think that would be good.

23 And so on the east side there is not a
24 connection from Riverside to the Riverwalk?

25 MR. LEMON: There is an existing

1 connection on the north side of Dora Street,
2 so...

3 BOARD MEMBER SCHILLING: Okay.

4 MR. LEMON: That would be --

5 BOARD MEMBER SCHILLING: Got it. I see
6 it on the other side.

7 MR. LEMON: So it's this piece here that
8 connects, you know, to there.

9 BOARD MEMBER SCHILLING: All right.
10 Good. All right. I think that answers my
11 questions on that. We talked about the
12 retail space. That's everything.

13 And I apologize. I did not mention, and
14 I should have in the beginning, that I did
15 have an ex parte discussion with Mr. Hugh
16 Matthews about the project and about the
17 merits of the project. So I want that to be
18 on the record. And thank you very much.

19 MR. GARDNER: Thank you, sir.

20 BOARD MEMBER SCHILLING: That's
21 everything I had. Thank you, Mr. Chairman.

22 CHAIRMAN HARDEN: All right. Thank you,
23 Mr. Schilling.

24 Mr. Loretta.

25 BOARD MEMBER LORETTA: I'll introduce, I

1 did have some ex parte communication with
2 some of the Harden folks asking about some
3 of the landscape aspects on the project.

4 All and all I think everything is
5 fantastic, wonderful. I want to kind of
6 maybe respond to a couple of the comments
7 some folks have stated.

8 But I'll go with maybe my first
9 question. So if we can go to page 41, we've
10 got a detail. And so, the detail is kind of
11 hinting at utilizing an underground, you
12 know, web-based material, crape-based
13 material that may assist with root growth.
14 Hint at. It doesn't really say you're doing
15 it.

16 So walk me through what we're doing
17 here. And is this actually even applicable?
18 I mean, or is this just kind of thrown in
19 for fun, or is this actually something
20 you're showing you're going to do?

21 MR. LEMON: Well -- so I'll go back to
22 the ordinance.

23 I mean, for large street trees, they're
24 1800 cubic feet of soil, which is a fair
25 amount. If you link them together, I think

1 we can reduce it to 1200, and you have the
2 same size tree. So we're operating with
3 that number. So it's a fair amount of
4 volume.

5 And so, yes, we need to accommodate that
6 amount of soil. There was a comment
7 earlier, if we're going to put big trees in,
8 we need to provide an amount of soil.

9 And so, when we were putting this
10 together, we had put something in more
11 specific, but I think I haven't seen
12 anything locally in the codes or so forth of
13 how this would be addressed.

14 Previously, we've had date palms, which
15 do not have large soil volumes and need
16 suspended pavements or structural soil.

17 And so we've discussed it and, as a
18 practice, when we're working, you know, in
19 other towns or cities around the country, we
20 work a lot with Silva Cell versus suspended
21 pavement systems to do this, and DC
22 Intermix. So we're well attune to that and
23 how to do it. We recommend that more than
24 structural soil, which is starting to not
25 look as good as it was maybe 10 years ago

1 'cause of the amount of water you have to
2 put on it, and so we're trying to lower
3 water needs. But I think it's a discussion
4 with, you know, Staff.

5 And so if we're starting to propose this
6 under public right-of-way, which direction
7 do we want to go on this? Because it starts
8 to set a precedent of how it gets maintained
9 and what goes in there, so...

10 BOARD MEMBER LORETTA: No, I understand.
11 And so -- but I didn't -- did I get an
12 answer, other than it's a discussion? It's
13 not an end result or --

14 MR. LEMON: Well -- and, Lane, we can
15 talk about it more, but we know we have to
16 do something to achieve this soil volume in
17 a responsible way.

18 BOARD MEMBER LORETTA: Okay.

19 MR. LEMON: So it's either suspend --

20 MR. GARDNER: Yeah, we want the trees to
21 survive.

22 BOARD MEMBER LORETTA: No, no. That's
23 great. I mean, this is -- so certain
24 aspects of the code, and after the code
25 rewrite and the desire for shade trees,

1 really needs to start getting looked at, and
2 this may be, you know, almost the first
3 person to truly start realizing, Hey, wait a
4 second here. We're going to plant a large
5 tree, and it's two feet off a curb and --
6 you know, and there -- you know, it's a
7 five-by-six pit. And, eventually, if we
8 don't do something about this, we're going
9 to be -- 10 years from now we're going to
10 have a bunch of dead sticks out there, and a
11 lot of money on the City to redo all this.

12 So I don't know that we solve that
13 question tonight, and, hopefully, it gets
14 solved in the next couple of months so that
15 way we don't have too many more projects
16 being approved without having that
17 requirement, 'cause I don't really think
18 anybody, nor our staff, truly enforced any
19 sort of 1200 or 1800 square feet of soil up
20 to this point.

21 So I at least commend you on thinking
22 through that, and I pray that you continue
23 to think through that.

24 MR. LEMON: Well -- best practices on
25 other projects, and I think we thought of it

1 as a discussion 'cause it doesn't just come
2 from our end in that.

3 BOARD MEMBER LORETTA: I understand.
4 Okay.

5 So the green walls, you know, it will be
6 intriguing to see if it's a success here.
7 And so, as kind of stated, you know, I
8 don't -- we do have a little bit of a
9 different climate, significantly more humid,
10 and so it has not been all that successful.
11 But you may actually be having one of the
12 first green walls that has planting in front
13 of it. And so there's going to be more
14 soil, so it has maybe a better opportunity
15 for success. So hopefully that allows that
16 success.

17 MR. LEMON: Yeah, 'cause, specifically,
18 that's why we were being debated in the
19 office, of making sure that the offset to
20 where the pavement is, is like three-feet
21 wide, you know, so that we do get the soil
22 volume to get those vines up for two stories
23 height. I misread with the bars.

24 BOARD MEMBER LORETTA: So one of the
25 concerns that some folks had is, you know,

1 how well this thing is going to look, this,
2 that, and the other.

3 You know, it would be nice, in some,
4 way, shape or form, to maybe -- you know, I
5 know this thing is getting approved based on
6 this set here. It would be nice to make
7 sure that, you know, in permitting and/or
8 actually at construction, you know, we're at
9 least at 85 percent ballpark of what we're
10 conceptually showing here, 'cause there is a
11 lot of money and a lot of good being thrown
12 towards this streetscape, but it's also one
13 of the first things to get cut when you're
14 looking at costing on a project.

15 And so, you know, I would, you know,
16 really like to make sure that there's a way
17 that we confirm that this thing is going to
18 be there when this thing is built.

19 So my only last question is -- okay.
20 The roof. The roof of the garage.

21 So I understand Harden's concern. Y'all
22 obviously don't want to spend that much
23 money. One option, what about like a
24 12-foot overall size, 12-by-12 ligustrum?
25 That's not that big; it's in your planter;

1 it's already three-feet high, so it's going
2 to have another four-foot clear trunk, cars
3 can get underneath it, and it's -- but it's
4 creating -- it's going to grow to 16-by-16,
5 maybe a little bit bigger, and it's at least
6 going to be something that is immediate to
7 evergreen, and so something of that nature.
8 It may be something worthy of you guys
9 that -- you know, that we should do.

10 It's going -- I mean, it's going to cost
11 a little bit -- it will cost an extra \$8,000
12 on a \$50 million project, something like
13 that.

14 And so, yeah. I wouldn't mind hearing
15 -- we don't really actually know -- really a
16 part of the approval is to actually have
17 definitive answers on some of this stuff.
18 And so we really don't have -- you know,
19 like you're supposed to say what trees you
20 are planting, not, We're thinking about
21 this.

22 So, you know, I'm accepting that we're
23 going to have a live oak of some sort. I'd
24 maybe recommend a high-rise live oak, which
25 get a little bit smaller down here. The

1 standard crape, I think, is your best
2 application in the other situation.

3 And then I'd just like to hear your
4 opinion on -- a little bit further on what
5 that rooftop could be. And then, you know,
6 I just dreamt up the 12-by-12 ligustrum
7 'cause it's evergreen, or some sort of
8 blueberry or some sort of something like
9 that, but I just wanted to see what your
10 thoughts were.

11 MR. LEMON: We were thinking of a
12 southern wax myrtle, which is evergreen.
13 But that is not set in stone. So when you
14 say 12-inch, what --

15 BOARD MEMBER LORETTA: It's coming in.
16 It's just already 12 by 12.

17 MR. LEMON: Yeah.

18 BOARD MEMBER LORETTA: So, you know,
19 whatever that --

20 MR. LEMON: And so I would expect
21 that -- like what size caliper?

22 BOARD MEMBER LORETTA: I don't know
23 the -- when you specified that, you're not
24 really worrying about the caliper.

25 MR. LEMON: Yeah, it just comes. Yeah.

1 We can certainly look into that.

2 MR. GARDNER: And just so I'm clear, you
3 said \$8,000. You were calculating the cost
4 of the tree?

5 BOARD MEMBER LORETTA: Yeah.

6 MR. GARDNER: For all the trees.

7 BOARD MEMBER LORETTA: I'm just saying
8 -- I'm just saying if it's going to be an
9 extra thousand dollars a tree, we've got
10 eight of them or 12 of them, whatever, it's
11 going to be 8,000 extra dollars. I'm just
12 throwing out a fictitious number here
13 between a three-inch and this, basically.

14 MR. GARDNER: Yeah. I mean, I have no
15 problem considering a ligustrum.

16 BOARD MEMBER LORETTA: Yeah. I'm not
17 even saying a ligustrum. So we got, you
18 know, a wax myrtle. I'm just trying to come
19 away with something that's --

20 MR. GARDNER: Yeah. It needs to be
21 green.

22 BOARD MEMBER LORETTA: And with a little
23 bit more --

24 MR. LEMON: You think evergreen, wind
25 tolerant, you know, kind of bullet proof.

1 It can't be too finicky.

2 BOARD MEMBER LORETTA: Well, that's the
3 reason why the ligustrum. At least it's
4 shorter and squattier, but can get wide.
5 And so it was maybe --

6 MR. GARDNER: I like your idea.

7 MR. LEMON: That's fine.

8 BOARD MEMBER LORETTA: Anyway, I mean,
9 obviously it's a fantastic project, and I --
10 you know --

11 MR. GARDNER: Yeah. Thank you. I mean,
12 we're pioneering a little bit on the top of
13 the garage. So someone said we're the first
14 ones to do this. We hope other people will
15 do this. I think we're doing this in
16 response to our neighbors' concern, to be
17 good neighbors. And if it means a
18 three-inch, you know, evergreen or a --
19 we'll consider the ligustrum, we're happy to
20 do that.

21 BOARD MEMBER LORETTA: Thank you.

22 CHAIRMAN HARDEN: All right. Thank you,
23 Mr. Loretta.

24 Mr. Allen, do you have other comments?

25 BOARD MEMBER DURDEN: I do.

1 CHAIRMAN HARDEN: Okay. Go ahead.

2 BOARD MEMBER DURDEN: Thank you. I just
3 want to say, I do look out onto this parking
4 lot that's been there for about -- I guess
5 I've been in that building 12 or 13 years
6 now. I've been complaining about looking at
7 the parking lot for a long time.

8 And so, yes, I'll be looking at a
9 building, but it will be a building, and I'm
10 so excited about that. And, really, it's a
11 great thing for Jacksonville, and I'm very
12 happy about it.

13 MR. GARDNER: Thank you.

14 CHAIRMAN HARDEN: All right. Thank you.
15 Mr. Allen.

16 BOARD MEMBER ALLEN: Thank you,
17 Mr. Harden.

18 Picking up where Brenna left off, I
19 thank y'all so much for the investment into
20 Jacksonville. This is a great project for
21 Jacksonville and for Florida, in general.
22 It's going to be wonderful to look at in our
23 skyline.

24 Also, I would like to thank y'all for
25 the detail and the presentation that y'all

1 put together. We don't often get material
2 samples. So thank you for that.

3 I think it's pretty evident and very
4 clear that y'all addressed a lot of our
5 comments and suggestions from conceptual to
6 Final, and it made the project even better.

7 As far as the garage is concerned, I'm
8 kind of baffled that we're spending so much
9 time on it. This is the best-looking
10 parking garage I've seen come through us in
11 a long, long time. And the fact that you
12 are incorporating some softening components
13 on the roof is fantastic. You know, it's a
14 parking garage. It doesn't look like a
15 parking garage, and it looks really, really
16 good.

17 So I would just kind of tie it
18 altogether with one final comment that, you
19 know, this is a very significant project.
20 It's a beautiful project that needs to get
21 done, and I'm a little concerned why, you
22 know, some of the comments have been
23 nitpicking it so much.

24 I think this needs to go through without
25 any conditions put on it. It's a beautiful

1 project. Thank you.

2 MR. GARDNER: Thank you.

3 CHAIRMAN HARDEN: All right. Councilman
4 Boylan.

5 COUNCIL MEMBER BOYLAN: Just very
6 briefly.

7 We have heard some concerns. Ms. Durden
8 spoke to it as well. But were there any
9 specific issues relating to your neighbors
10 on the east, St. Joe's?

11 MR. GARDNER: No. But, you know, we've
12 worked carefully to try to align our loading
13 dock with where their loading dock is, and
14 to inset the service areas and things there
15 to match up. Their dumpster and their
16 screen wall and things match up with where
17 ours are. So we were sensitive to that in
18 the design. But, no, there's been no
19 discussions there.

20 COUNCIL MEMBER BOYLAN: Am I correct to
21 understand that this garage -- we'll have
22 public access to this garage?

23 MR. GARDNER: Yes. So the garage will
24 have two access points, one on Dora Street,
25 which is the street between the building,

1 you're asking.

2 COUNCIL MEMBER BOYLAN: Right.

3 MR. GARDNER: And one on the new
4 extension in moving Dupont, redoing the road
5 there.

6 COUNCIL MEMBER BOYLAN: So I was
7 wondering, perhaps, one of their concerns
8 might be the heavy use of that road.

9 MR. GARDNER: The public access will
10 only be from the Dupont side of the building
11 for that.

12 COUNCIL MEMBER BOYLAN: Okay. Thank
13 you. That's it.

14 CHAIRMAN HARDEN: Okay. I don't have
15 any comments. I was just going to ask,
16 what's your schedule right now? I mean,
17 assuming that you're able to -- I know that
18 there's some mechanisms with Florida Blue,
19 but what would you see the project
20 finishing?

21 MR. GARDNER: We're targeting a finish
22 date of June of 2022.

23 CHAIRMAN HARDEN: And would you be
24 constructing the road improvements at
25 Forest, or would that be done with the City?

1 How is that going to be --

2 MR. GARDNER: So we are in discussions
3 right now with the City on a mechanism to do
4 that with Public Works. ETM is the
5 engineer, and we've been working with the
6 neighbors on that as well, and the layout.

7 So there is a mechanism that we're
8 working on with them that's separate from
9 the project in itself to make sure that that
10 gets done in time.

11 CHAIRMAN HARDEN: Yeah. I think that's
12 an important element of this that's been
13 sort of overlooked by what we've done -- the
14 road diet that was completed a couple years
15 ago had advised about restructuring that
16 intersection. And so it's going to make a
17 huge improvement, I think, in the safety of
18 that neighborhood as well. So I'm glad that
19 that's going to catalyze that activity.

20 All right. I don't have any other
21 comments. To reiterate what Mr. Allen said,
22 I don't think we have any conditions right
23 now. We had a condition on the retail that
24 would -- that's been eliminated. Is that
25 clear? And have we made a motion that that

1 is no longer --

2 MS. RADCLIFFE-MEYERS: Yes, Chairman
3 Harden. Correct.

4 CHAIRMAN HARDEN: All right. Do we have
5 any further discussion?

6 All right. We'll look for a motion to
7 approve.

8 BOARD MEMBER ALLEN: So move.

9 CHAIRMAN HARDEN: Motion by Mr. Allen.

10 BOARD MEMBER SCHILLING: Second.

11 CHAIRMAN HARDEN: Second by
12 Mr. Schilling. All in favor say aye.

13 COLLECTIVELY: Aye.

14 CHAIRMAN HARDEN: Any opposed?

15 Seeing there is none -- we have Ms.
16 Durden abstaining -- motion carries. Thank
17 you.

18 MR. GARDNER: Thank you very much.

19 BOARD MEMBER ALLEN: Congratulations.

20 MS. BOYER: Mr. Chairman.

21 CHAIRMAN HARDEN: Please, yes. I have
22 Ms. Boyer.

23 MS. BOYER: Thank you very much.

24 I appreciate your support. This project
25 is so important for our downtown and City of

1 Jacksonville as a whole.

2 I did want to address real quickly
3 Mr. Loretta's comments about the soil
4 requirements regarding landscaping.

5 Ms. Cox is still here, I saw her in the
6 back, and can attest to the fact that DIA
7 attempted to enter into an RFP in about
8 August, with Public Works' assistance, where
9 we were trying to get some design standards
10 for what those soil requirements would look
11 like.

12 As it turned out, that particular one
13 wasn't awarded, didn't work, but we have
14 funds set aside this year to do that. And
15 what we're looking at is coming up with
16 some, if you will, models or examples that
17 could be used in different circumstances.

18 So if you have a bunch of underground
19 pipes and you have to deal with the
20 underground pipes, here might be what you
21 would do. And if you have more of a certain
22 width of sidewalk space and you have more
23 ability to add natural soil, here would be
24 the idea; but to have kind of a menu that
25 people could use as what we think are best

1 practices to actually achieve livability of
2 the plant materials we're trying to require.

3 So we're working on trying to get that
4 done. But if anybody else has that and
5 wants to share, we'll take the suggestions.

6 BOARD MEMBER LORETTA: Well, if I may,
7 really quick. I do think that some of that
8 may be able to get resolved just as a part
9 of the Land Development Code rewrite, and
10 that's just a part of your rewrite when
11 you're looking at the furnishing zone. I
12 think what you're describing just needs to
13 get put into that portion of the code right
14 there.

15 CHAIRMAN HARDEN: Thank you.

16 MS. BOYER: That's it.

17 CHAIRMAN HARDEN: All right. Let's move
18 on to DDRB 2019-018, Final Approval for
19 Southbank Crossing.

20 Let's let the crowd clear out here for a
21 minute before we start with your -- does
22 everyone want to take a quick break?

23 MS. RADCLIFFE-MEYERS: We can take a
24 quick break.

25 CHAIRMAN HARDEN: All right. Let's

1 adjourn for just five minutes real quick.

2 We'll come right back at 5:56 -- 3:56.

3 Sorry.

4 (Brief recess.)

5 CHAIRMAN HARDEN: All right. So we're
6 going to move to DDRB 2019-018 Final
7 Approval for Southbank Crossing. I'll let
8 Ms. Radcliffe-Meyers provide the staff
9 report.

10 MS. RADCLIFFE-MEYERS: Thank you,
11 Chairman Harden. And I'll just give a quick
12 recap of the Southbank Crossing project.

13 So, again, DDRB Application 2019-018 is
14 seeking final approval for the redevelopment
15 of two buildings for future
16 restaurant/retail use.

17 The project site is .99 acres and is
18 located in the Southbank Overlay District.
19 The zoning is Commercial Central Business
20 District and the land use category is
21 Central Business District.

22 At the meeting on December 12, 2019, the
23 Downtown Development Review Board voted for
24 Conceptual Approval of Application 2019-018,
25 subject to the following recommendations:

1 Prior to submittal for final review, the
2 developer shall meet with staff to identify
3 any deviations sought;

4 At final review, the developer shall
5 provide enough detail so as to illustrate
6 that the Pedestrian Zone meets the
7 definition of such in the Ordinance Code,
8 and meets the various requirements and
9 design/amenity features for the Pedestrian
10 Zone;

11 At final review, the developer shall
12 provide enough detail so as to illustrate
13 that Screening and Landscaping of Surface
14 Parking meets the definition of such in the
15 Ordinance Code, and meets the square footage
16 and depth required;

17 Streetlights, benches and street
18 furnishings shall be placed in the Amenity
19 Area;

20 And, additionally, there was discussion
21 from the Board requesting the applicant
22 review the landscape requirements regarding
23 the addition of a wall along Hendricks
24 Avenue similar to the treatment proposed
25 along Kings Avenue.

1 So, again, the location. The site is
2 bordered to the north by BB's restaurant and
3 Crop Creative Media, to the south by
4 American Nationwide Mortgage Company and
5 Dogtopia, to the east and west by Kings
6 Avenue and Hendricks Avenue respectively.

7 The project is proposing the
8 redevelopment of two existing structures for
9 future restaurant/retail use. The project
10 includes the demolition of 10,000 square
11 feet of Building B. The area cleared will
12 be converted to a surface parking lot with
13 an addition of 33 parking spaces.

14 Staff met with the applicant to discuss
15 the project and review any requests for
16 deviations. After meeting, it was decided
17 the applicant would need to request two
18 deviations from the Ordinance. Deviation to
19 Section 656.361.6.2.K, Off-Street Parking to
20 allow for the expansion of the existing
21 parking lot.

22 The request is to allow for the
23 additional surface parking spaces above the
24 allowed six spaces without wrapping the
25 street frontage with building along Kings

1 Avenue.

2 Also, the second deviation is Section
3 656.361.6.2.L, Screening and Landscaping of
4 Surface Parking, Trash, Storage, and Loading
5 Areas, to allow for a reduction in the
6 landscape area linear footage required.

7 The Ordinance requires a landscaped area
8 of not less than ten square feet for each
9 linear foot of parking lot street frontage,
10 including driveways. The depth of the
11 landscape area may vary, however, at least
12 50 percent shall be a minimum of a five-foot
13 wide strip. The project at this time is
14 able to meet 49.3 percent. So not a huge
15 reduction in that.

16 So based on the foregoing, the Downtown
17 Development Review Board Staff supports
18 Final Approval of DDRB Application 2019-018
19 with the following conditions and
20 deviations:

21 Pedestrian Zone paving shall follow the
22 Business/Interdistrict design contained in
23 the Downtown Streetscape Design Guidelines
24 along Hendricks Avenue;

25 Deviation to Section 656.361.6.2.K, Off

1 Street Parking to allow for the expansion of
2 the parking lot from the allowed six spaces
3 to 33 new parking spaces;

4 And deviation to Section 656.361.6.2.L,
5 Screening and Landscaping of Surface
6 Parking, Trash, Storage, and Loading Areas
7 to allow for a reduction in the landscape
8 area linear feet required from 50 percent to
9 49.3 percent along Hendricks Avenue.

10 This concludes the staff report. Staff
11 is available for questions.

12 CHAIRMAN HARDEN: All right. Thank you,
13 Ms. Radcliffe-Meyers. I will turn it over
14 to the applicant.

15 MS. TRIMMER: Hi. Cyndy Trimmer, One
16 Independent Drive, Suite 1200, attorney for
17 the applicant.

18 MR. BALANKY: Mike Balanky with Chase
19 Properties.

20 MR. MARKS: Noah Marks, architect, Ervin
21 Lovett & Miller.

22 MR. KLONE: Mark Klone, landscape
23 architect, Ervin, Lovett & Miller.

24 MS. TRIMMER: And we also have Doug
25 Skiles, the engineer for the project, with

1 us today.

2 I am going to go through the first
3 handful of these slides relatively quickly
4 because it's our third time here and the
5 vast majority of them are things that you've
6 already seen. So not to belabor those
7 points.

8 We're still in CCBD. We're still
9 located as Lori had indicated. All of our
10 surrounding buildings are still as they were
11 before.

12 Moving on to our site plan, the only
13 changes that we've really made here from the
14 last time you saw are working with
15 Mr. Reddick to kind of deal with landscaping
16 in here and see what could be beefed up; but
17 we'll get into that in more detail, and I'll
18 let Mark talk to that one to get to the
19 actual landscape plan. But otherwise the
20 vast majority of the site plan is what has
21 already been approved at conceptual and what
22 you've seen twice before. And in the
23 enhanced areas, nothing has changed on these
24 as well.

25 On floor plans, I'm going to steal a

1 little bit of thunder and just note that we
2 haven't programmed the space yet as
3 previously discussed; but we are committed
4 to doing the activated outdoor space on each
5 building, and we have put in the detail that
6 we've got the entrances on each of the
7 frontages as is required. Same with the
8 additional building.

9 MR. MARKS: All right. As for material
10 and elevations, we have some samples here
11 for review. I've brought four material
12 samples that represent the composite
13 appearance of the building elevation.

14 The first one and the most primary
15 material is a stucco, a painted stucco
16 finish, that you can see represented on the
17 large bodies of the elevations.

18 For accent materials, indicated on this
19 elevation as well at the base, there's a
20 painted brick. It will be a white paint
21 color. The diamond shingle pattern is a
22 fiber cement material that has a matte
23 finish. It is a neutral tone, and it has a
24 little bit of roughness to it. We can pass
25 all these around.

1 And the last material that's represented
2 in several locations is the trim material.
3 It's a prefinished fluoropolymer coating
4 that will be black. It will be on the
5 aluminum storefronts, the canopies, and the
6 roof trim elements.

7 Should I pass these around?

8 BOARD MEMBER LORETTA: Yes.

9 MR. MARKS: I can click through these
10 pretty quickly, and if there's any areas
11 where you'd like clarification, please just
12 let me know.

13 CHAIRMAN HARDEN: Okay. Does that
14 conclude the presentation?

15 MS. TRIMMER: Pretty close. Not -- we
16 do need to run through, I think, before you
17 go into comments.

18 I think that this might be one of the
19 first projects to come through with
20 deviations under the new overlay. So I just
21 want to make clear, if we're not going to
22 run through them in great detail, that they
23 were itemized in the applications and a
24 narrative as to each of the criteria for
25 each deviation was provided. And we just

1 want to make sure that any findings granting
2 them at least acknowledge those criteria.

3 CHAIRMAN HARDEN: All right. Thank you.

4 Let's start with comments to
5 Mr. Schilling.

6 Actually, before that, do we have any
7 other public comment? I didn't have any
8 cards, but did anybody else want to speak on
9 this project?

10 All right. We'll start with Mr. Allen.

11 BOARD MEMBER ALLEN: Thank you. First I
12 need to declare and disclose ex parte
13 communications before conceptual with
14 Ms. Trimmer. I haven't had any other ex
15 parte communications between conceptual and
16 now, final. And I can obviously view this
17 project in an unbiased way.

18 This is a great project. It's a really
19 clever solution to, you know, an existing
20 building that needed some life brought back
21 into it, and I hope that it turns out the
22 way it looks. And I can picture myself at
23 that little table right there having a beer
24 down the road. So I appreciate it. Thank
25 you.

1 CHAIRMAN HARDEN: All right.

2 Ms. Durden.

3 BOARD MEMBER DURDEN: I think I'll just
4 put dittos around what Brent just said.
5 It's -- I love it, and I'll be -- I'll have
6 to ride my bike up.

7 MR. MARKS: Perfect.

8 CHAIRMAN HARDEN: All right.

9 Mr. Loretta.

10 BOARD MEMBER LORETTA: Just to clarify
11 the variances, I did have ex parte
12 communication, I guess, with Staff and the
13 applicant, and just kind of went through a
14 few things. And so -- with Staff kind of
15 making the decision for the variances.

16 Nothing is substantively changed from
17 the prior application at conceptual. It's
18 just more of a technicality, to some extent,
19 why they have the variances.

20 So I'm fully in support of the project.
21 I appreciate the changes that have been
22 made. And, you know, the only comments I
23 may have are what I've stated in prior
24 meetings today -- tonight. So I won't
25 belabor that point. Thank you all.

1 CHAIRMAN HARDEN: All right.

2 Mr. Schilling.

3 BOARD MEMBER SCHILLING: I also need to
4 declare *ex parte*, that I have had
5 discussions about this project with
6 Mr. Michael Balanky, Mr. Michael McGowan,
7 Mr. Chase Balanky. I don't think I've
8 spoken with Ms. Trimmer about it.

9 MR. BALANKY: Doug, maybe.

10 BOARD MEMBER SCHILLING: But those three
11 folks I've spoken with.

12 Similarly, I don't think those
13 discussions have clouded my judgment at all
14 regarding my vote today. So I want to state
15 that for the record.

16 Also, I wanted to thank the applicant.
17 I know this is your third time here. Thank
18 you for doing the workshop with us. I think
19 that was super helpful and is part of the
20 reason why today is going so well, because
21 y'all listened to our feedback. Thank you
22 very much for doing that.

23 It's a great looking project. I support
24 both deviations, have no objections to them.
25 And the only question I had, which is as

1 much a question for staff as for the
2 applicant; I see there is, under
3 recommendations, Item A, that the Pedestrian
4 Zone paving shall follow the business
5 interdistrict design contained in the
6 Downtown streetscape design along Hendricks
7 Avenue. I saw that was a recommendation.
8 And I was just wanting to ask the applicant
9 to make sure that you had seen that, and
10 were there any objections to that?

11 MR. MARKS: I think our engineer is
12 behind me. Are you good?

13 MR. SKILES: We're good.

14 BOARD MEMBER SCHILLING: Good. Okay.
15 Great. That's all I have, Mr. Chairman.

16 CHAIRMAN HARDEN: Thank you.
17 Mr. Davisson.

18 BOARD MEMBER DAVISSON: Although it's
19 not a large-scale project, I think it will
20 be a significant project in this area, and
21 I'm excited to see it happen, and I look
22 forward to seeing it. So, thank you.

23 CHAIRMAN HARDEN: All right. I did have
24 one question, not really a comment.

25 But one of the areas that we focused

1 some redesign was on Kings Avenue. Could
2 you explain that a little bit? I think it
3 was hard for me to see on the elevation, you
4 know, what the benching, kind of that
5 step-down. Just explain that a little bit.

6 MR. MARKS: Doug, do you want to take
7 that?

8 MR. SKILES: Sure.

9 MR. KLONE: It's a landscape question.

10 MR. SKILES: All right. Go ahead.

11 MR. KLONE: It will probably be around
12 slide 46, if you're looking for a plan of
13 it.

14 Yeah. There's a picture. Is that the
15 area you're looking at there?

16 CHAIRMAN HARDEN: Yeah. Yeah.

17 MR. KLONE: And I'm sorry. Can you --

18 CHAIRMAN HARDEN: You're intending to
19 put the palm trees on the site?

20 MR. KLONE: Can you, I guess, restate
21 your question?

22 CHAIRMAN HARDEN: Well, that was an area
23 that we asked you to address. And I think
24 there was a couple of iterations. I mean,
25 it's seen a pretty big transformation from

1 where it was. And I think that the first --
2 and, I mean, it's nice that ELM is involved
3 because it's obviously something that you
4 guys will have to look at, so you want to be
5 proud of it.

6 And I think that was an area that, when
7 we looked at it, it just seemed like it --
8 the property is so facing on Hendricks
9 Avenue, and you want to make sure you
10 address that.

11 And I was just curious. I thought you
12 might be looking at making it more focused
13 towards your property so that -- it was a
14 little green space, but it just was a -- you
15 know, it was engaging to the pedestrians.
16 You've turned it the other way.

17 MR. KLONE: That's true. I'll just talk
18 briefly about it in general, if that's okay.

19 CHAIRMAN HARDEN: Sure.

20 MR. KLONE: As you said, our office is
21 across the street. It faces us and,
22 certainly, we're interested in that, but
23 really we're more interested in the
24 streetscape and the emerging corridor along
25 Kings and the feeling as you proceed down

1 the street and the businesses that will
2 ultimately be there.

3 The design idea was to create a sense of
4 rhythm and scale in this area by dividing up
5 the streetscape, having the wall and
6 screening elements, and kind of breaking
7 down the iron fence into the variety of site
8 walls and landscaping that work together to
9 create that visual screen, to provide the
10 shade trees there as well, and then also to
11 create a pedestrian entry gateway with the
12 trellis feature that brings you into the
13 site and establish that promenade along the
14 palm trees, kind of guiding the vehicles and
15 pedestrians into the site, and just marking
16 it as an entry and not a kind of forgotten
17 about the back side of the site.

18 So our hope is that it would enrich the
19 streetscape and the site equally, and we
20 would have a nice view of it from our
21 terrace.

22 CHAIRMAN HARDEN: All right. Yeah. I
23 mean, it's nice. I mean, I guess you could
24 have selfishly kept a little green space for
25 yourself to have, because I see that area --

1 you know, I think that, even though we were
2 allowing the excess parking, I think that
3 eventually that parking area will be
4 developable.

5 MR. KLONE: Sure.

6 CHAIRMAN HARDEN: And I think that --
7 you know, I envisioned, as a user of
8 restaurants around there, it could be a
9 green space or, you know, something else to
10 have. I hope that Kings Avenue area
11 continues to thrive and --

12 MR. KLONE: I think it will.

13 CHAIRMAN HARDEN: -- you can close it
14 down and have, you know, open street
15 festivals there.

16 MR. KLONE: That's exactly --

17 CHAIRMAN HARDEN: Yeah.

18 MR. KLONE: That's one of the things
19 we've talked about doing. That whole area
20 is prime for street festivals, if you will.
21 I mean, especially if they end up paving
22 that parking on the other side of Kings
23 Avenue right next to -- right behind the
24 garage there. There's 450 more spaces.
25 That could be an amazing opportunity down

1 there.

2 Ervin, Lovett & Miller and several of
3 the other merchants in that area have
4 created what's called the Creative District.
5 And so they have some ideas for the future
6 that they're going to be a lot of that kind
7 of stuff. I think you'll see that whole
8 Kings Avenue corridor get activated.

9 And that's one of the reasons that we
10 were willing to spend the kind of money on
11 this space that we're spending. Obviously,
12 it's a big investment. We think it's going
13 to be kind of setting the pace for going
14 forward for that whole corridor. So we're
15 excited about it.

16 CHAIRMAN HARDEN: All right. Great.

17 All right. Any further comments from
18 the Board?

19 Look for a motion to approve.

20 BOARD MEMBER ALLEN: So move.

21 BOARD MEMBER LORETTA: Second.

22 BOARD MEMBER DURDEN: Second.

23 CHAIRMAN HARDEN: It's a tie.

24 Motion by Mr. Allen, second by
25 Ms. Durden.

1 MS. GRANDIN: Mr. Chair.

2 CHAIRMAN HARDEN: Yes.

3 MS. GRANDIN: Since this is a deviation
4 and the ordinance code requires you to go
5 through each step, you could just adopt the
6 report of Staff, which does go through each
7 step and each criteria and each deviation.
8 So if you wouldn't mind making the motion --

9 CHAIRMAN HARDEN: So the motion that is
10 being --

11 MS. GRANDIN: -- on accepting the Staff
12 Report, or not accepting the Staff report.

13 CHAIRMAN HARDEN: Perfect. Thank you.

14 The motion that would be made would be
15 reflecting the Staff report from DIA.

16 BOARD MEMBER ALLEN: So made.

17 BOARD MEMBER DURDEN: Oh.

18 BOARD MEMBER ALLEN: Sorry.

19 BOARD MEMBER DURDEN: I think that it
20 might also be helpful to include the letter
21 from Driver, McAfee dated January 24th into
22 the record for the purposes of supporting
23 the two deviations that -- in addition to
24 the Staff report, please, 'cause it goes
25 through each and every criteria that we're

1 required to consider.

2 CHAIRMAN HARDEN: Okay. Well, I would
3 defer to Staff and the applicant, just to
4 verify that that's --

5 MR. MARKS: That's good with us.

6 CHAIRMAN HARDEN: Okay.

7 BOARD MEMBER PAROLA: It's part of the
8 record.

9 CHAIRMAN HARDEN: It's technically part
10 of the record. And so it's part of the
11 motion that has been stated by Mr. Allen.

12 MS. GRANDIN: Yes.

13 CHAIRMAN HARDEN: All right. Do we have
14 a motion by Mr. Allen?

15 BOARD MEMBER ALLEN: Yes.

16 BOARD MEMBER DURDEN: Second.

17 CHAIRMAN HARDEN: Second by Ms. Durden.
18 All in favor say aye.

19 COLLECTIVELY: Aye.

20 CHAIRMAN HARDEN: Any opposed?

21 (No responses.)

22 CHAIRMAN HARDEN: Motion carries. Thank
23 you very much.

24 MR. MARKS: Thank you, guys. We
25 appreciate it.

1 CHAIRMAN HARDEN: Last up -- last but
2 not least.

3 Last but not least we have DDRB-2019-019
4 Final Approval for LaVilla Townhomes.

5 Come on down. All right.
6 Ms. Radcliffe-Meyers, if you would.

7 MS. RADCLIFFE-MEYERS: Yes. Thank you,
8 Chairman Harden. I'll just do a quick
9 overview again.

10 So again, DDRB Application 2019-019 is
11 seeking Final Approval for the construction
12 of 88 townhomes in 14 separate buildings.

13 The project site is 4.16 acres and is
14 located in the LaVilla Overlay District.
15 The zoning is Commercial Central Business
16 District and the land use category is
17 Central Business District.

18 Again, at the meeting on December 12,
19 2019, the Downtown Development Review Board
20 voted for Conceptual Approval of Application
21 2019-019, subject to the following
22 recommendations:

23 Prior to submittal for final review, the
24 developer shall meet with staff to identify
25 any deviations sought; at final review, the

1 developer shall provide enough detail so as
2 to illustrate the Pedestrian Zone meets the
3 definition of such in the Ordinance Code;
4 street furnishings shall be in accordance
5 with the Downtown Streetscape Design
6 Guidelines; and Streetscape Design shall be
7 the Business Interdistrict design standard
8 utilizing brick pavers, which is consistent
9 with the area.

10 Again, the site is located as seen here
11 on the vicinity map, and it's bordered to
12 the north and south by West Adams Street and
13 West Forsyth Street, and bordered to the
14 east and west by Lee Street and Stuart
15 Street.

16 The project proposes 10 three-story
17 buildings with a total of 50 townhomes and
18 four two-story buildings with a total of 38
19 townhomes. Drive isles and parking have
20 been incorporated within the interior of the
21 complex, and each townhome has a rear load
22 garage which opens up the front of the
23 buildings.

24 Street trees, streetlights, benches and
25 trash receptacles are provided to meet the

1 Pedestrian Zone requirements. The area seen
2 along Lee Street does not show landscape at
3 this time.

4 The Heritage Trail, which is located
5 along Lee Street, along with the Lift Ev'ry
6 Voice and Sing Park, is a City project and
7 will be completed by the City. Once
8 complete the Lift Ev'ry Voice and Sing Park
9 along with the LaVilla Heritage Trail will
10 provide an additional amenity for the
11 community.

12 Based on the foregoing, the Downtown
13 Development Review Board Staff supports
14 Final Approval for DDRB Application 2019-019
15 with the following conditions: Streetscape
16 Design shall be the Business Interdistrict
17 Design Standard utilizing brick pavers which
18 is consistent within the area.

19 This concludes the staff report. Staff
20 is available for questions. Thank you.

21 CHAIRMAN HARDEN: All right. Thank you.

22 Turn it over to Mr. Hoover.

23 MR. HOOVER: I'm Glen Hoover, 3030
24 Hartley Road, Vestcor. I'm honored to be
25 the last up this afternoon. But I will --

1 CHAIRMAN HARDEN: Sorry we couldn't have
2 a crowd for your presentation.

3 MR. HOOVER: I know. It's kind of sad
4 they didn't want to stay. I guess it's
5 okay.

6 Much of this stuff you've already seen.
7 So we do have some new aerial photos taken
8 of the site so you can kind of see the
9 current, existing -- well, I guess one of
10 the things I'll bring up is one of the items
11 that was talked about originally was getting
12 the sides of the large buildings that face
13 -- well, several of the streets that had a
14 big wall.

15 You'll see on here, north and south of
16 the -- the buildings that are running north
17 and south -- it's really hard to see,
18 actually -- we do have landscaping there.
19 And we did add windows to the first floor
20 and second floor of that elevation, which I
21 will just click to real quick.

22 So here's one side. You can see down
23 there at the bottom we've added -- we made
24 the windows on top a little longer. We've
25 added landscaping at the bottom and then

1 some small, fixed windows on that first
2 floor, which is actually garage.

3 Here's the other side. This is facing
4 north, the one with the elevation, and then
5 the left side is what faces the park there.

6 As I mentioned here real quick, I don't
7 know what else anyone -- and I know you have
8 questions.

9 So here's some aerial shots. This is
10 looking north. This is very recent, so this
11 is how it looks now. This is facing east
12 back towards downtown. You can see JRDC in
13 the bottom right-hand side, lots on LaVilla
14 and lots on Monroe as well, and the
15 Salvation Army. Here's just some current
16 conditions.

17 Floor plans are included. I don't know
18 if anyone has questions about floor plans,
19 but here they are.

20 If you're looking to buy, the sales
21 trailer is not open yet, but we will take
22 sort of a waiting list. And here's just
23 some more elevations.

24 I'm happy to go over anything in
25 particular that anyone has questions about.

1 CHAIRMAN HARDEN: Okay. Do we have any
2 speakers? Anybody hiding behind the column
3 that wish to speak?

4 Seeing as there are none, we'll start at
5 this time with Mr. Davisson.

6 BOARD MEMBER DAVISSON: Okay. Well, I
7 think Bryan and his team addressed the
8 comments I had, which were basically on the
9 intersections and the corners of the
10 building.

11 And maybe this is not something that you
12 can answer, but on Lee Street, what's the
13 intent there? The City is doing streetscape
14 under a project for the Green Way?

15 MS. RADCLIFFE-MEYERS: Board Member
16 Davisson through the Chair, correct. So
17 that's a Parks and Recreation project,
18 LaVilla Heritage Trail and the Lift Ev'ry
19 Voice and Sing Park. That's -- Parks and
20 Rec is working with some people right now to
21 design that. And so that's a connection
22 with the Emerald Trail as well. So it is a
23 City project.

24 BOARD MEMBER DAVISSON: Is it going to
25 be a street to go through, or you don't

1 know?

2 MS. RADCLIFFE-MEYERS: Yeah, it's not
3 going to be a -- yeah. You mean a street
4 going through --

5 BOARD MEMBER DAVISSON: Or a path --
6 yeah. I mean an actual vehicular route.

7 MS. RADCLIFFE-MEYERS: No. No. It's
8 going to be a trail, a walking trail, yeah,
9 a path. And then they're going to do
10 something within the park, and the trail may
11 meander through the park. But they
12 requested not to put any landscaping along
13 there at this time because they're still
14 developing that entire side.

15 BOARD MEMBER DAVISSON: All right.
16 Thank you. That's all.

17 CHAIRMAN HARDEN: All right.
18 Mr. Schilling.

19 BOARD MEMBER SCHILLING: I think it's a
20 great looking project, and I don't have any
21 comments. Thank you.

22 CHAIRMAN HARDEN: All right.
23 Mr. Loretta.

24 BOARD MEMBER LORETTA: I think it's a
25 great project. That being said, I think I

1 would ask y'all to consider making some of
2 the landscape islands a little bit larger.
3 Of all the projects we've met today, this is
4 the smallest. So they're four-by-four pits.
5 And the Cathedral live oak that's being
6 recommended is the largest live oak out
7 there almost. And so I'd maybe recommend a
8 different live oak than that one.

9 But, you know, I'm -- my belief is maybe
10 different than staff's at this moment. I
11 believe that the intent of the new code was
12 to kind of create this four-foot amenity
13 zone, not kind of the old way where we have
14 two feet of special pavement and then the
15 rest is the sidewalk.

16 And so -- although I'd currently
17 disagree with staff at this point, but I
18 don't believe that this really meets the
19 intent of our current code.

20 That being said, hopefully we get that
21 resolved with better graphics and stuff into
22 the future.

23 My only request is, again, that y'all
24 really consider the ability for the trees to
25 grow, and especially even if you have to

1 plant these, and in a year and a half from
2 now they're dead and then the City makes you
3 plant them again. So just contemplate that
4 a little bit. So, thank you.

5 MR. HOOVER: I'll answer that real
6 quick, if I may.

7 So I think we only have -- you should
8 only have one live oak. That Cathedral on
9 here is where there's already an existing
10 one, which probably is not going to survive
11 anyway. We had changed them all to elms,
12 just as we don't like planting the oaks
13 anymore on the sidewalks just for what they
14 do over time. The elms seem to be much
15 better and still provide shade, but don't
16 quite destroy the sidewalks, so...

17 BOARD MEMBER LORETTA: Yeah, no. And I
18 do see you had the alliums on some. It's
19 just, I guess, unfortunately, I didn't get
20 the larger package. And when I looked at it
21 online a week ago, I thought I had seen a
22 couple more Cathedrals.

23 But, regardless, still the four-by-four
24 is a pretty small pit. And so even if you
25 just widen it four-by-eight, it's not

1 costing you any more money, and it may be a
2 little cheaper for you.

3 CHAIRMAN HARDEN: Less concrete?

4 BOARD MEMBER LORETTA: Yeah. Something
5 for consideration.

6 CHAIRMAN HARDEN: All right.

7 MR. HOOVER: And they actually vary in
8 size also. I think we had some up to six
9 feet. We have them at four where the size
10 is tight, where the sidewalk is tight.

11 BOARD MEMBER LORETTA: Yeah.

12 CHAIRMAN HARDEN: Any other comments?

13 BOARD MEMBER LORETTA: No.

14 CHAIRMAN HARDEN: All right.

15 Ms. Durden.

16 BOARD MEMBER DURDEN: Yes. Thank you
17 for revising that one wall, the facade of
18 that one wall. I think that does a lot for
19 the looks of the project and really helps
20 it. People will probably be happier with
21 those windows anyway. So thanks. No other
22 comments.

23 CHAIRMAN HARDEN: All right. Thank you.

24 Mr. Allen.

25 BOARD MEMBER ALLEN: No comments. Good

1 project.

2 CHAIRMAN HARDEN: All right. I will say
3 I had ex parte communication with Mr. Hoover
4 because I was not a -- I was not in
5 attendance for the first review. So I was
6 able to talk about some of the landscaping
7 items, because some of the elevations or the
8 aerial drawings didn't show all of the
9 landscaping that's reflected in the plans.
10 So -- and then also clarifying the plans
11 for, I guess, Lee Street where the -- and
12 that's a City project that's going to be
13 completed to connect to the park, so...

14 All right. Okay. So no further
15 comments from the Board. I'll be looking
16 for a motion to approve conceptual and final
17 approval, with the recommendation of staff
18 for the streetscape design.

19 BOARD MEMBER ALLEN: So moved.

20 CHAIRMAN HARDEN: A motion by Mr. Allen.

21 BOARD MEMBER SCHILLING: Second.

22 CHAIRMAN HARDEN: Second by
23 Mr. Schilling. All in favor say aye.

24 COLLECTIVELY: Aye.

25 CHAIRMAN HARDEN: Aye. Any opposed?

1 Motion carries. Thank you.

2 MR. HOOVER: Thank you.

3 CHAIRMAN HARDEN: All right. Do we have
4 any other presentations?

5 MS. RADCLIFFE-MEYERS: No.

6 CHAIRMAN HARDEN: No presentations.

7 No old business?

8 MS. RADCLIFFE-MEYERS: No.

9 CHAIRMAN HARDEN: No old business.

10 I will add this one comment that I will
11 commend staff for the preparation for this
12 meeting. I know we had some of the
13 applicants that brought some things close to
14 the deadline, and they were still able to
15 get this package out to everybody well in
16 advance. So thank you to you and everybody
17 in your team -- on your team for that
18 effort. We appreciate it.

19 MS. RADCLIFFE-MEYERS: Thank you.

20 CHAIRMAN HARDEN: Especially when you
21 have 260 pages of material to look at in one
22 week. It's nice to have a full week to
23 review that. So thank you. And for taking
24 the time to reach out and make sure there
25 wasn't any comments in advance. That's

1 really, really helpful.

2 All right. Well, seeing as though we
3 have no old business, no public comments,
4 Gentlemen, remaining members of our
5 audience -- it really thinned out in here.
6 All right. With that we adjourn the
7 meeting. Thank you.

8 (Meeting adjourned at 4:30 p.m.)

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C E R T I F I C A T E

STATE OF FLORIDA)

COUNTY OF DUVAL)

I, Ellen G. Watterson, Registered Professional Reporter and Notary Public, duly qualified in and for the state of Florida, do hereby certify that I was authorized to and did stenographically report the foregoing DDRB proceedings; and that the transcript is a true record of the proceedings.

I further certify that I am not a relative, employee, attorney or counsel of any of the parties, nor am I a relative or employee of any of the parties' attorney or counsel connected with the action, nor am I financially interested in the action.

Dated this 21st day of February, A.D., 2020.
