

CITY OF JACKSONVILLE  
DOWNTOWN DEVELOPMENT REVIEW BOARD  
MEETING

Proceedings held on Thursday, June 8, 2023,  
commencing at 2:00 p.m., at the Jacksonville Public  
Library, 303 North Main Street, Multipurpose Room,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

LINZEE OTT, Acting Chair.  
GARY MONAHAN, Secretary.  
TREVOR LEE, Board Member.  
JOANA BERLING, Board Member.  
WILLIAM J. SCHILLING, JR., Board Member.  
JOSEPH LORETTA, Board Member.

ALSO PRESENT:

SUSAN KELLY, Redevelopment Coordinator.  
CARLA LOPERA, Office of General Counsel.  
JOVIAL HARPER, Administrative Assistant.

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1 BOARD MEMBERS: (No response.)  
2 THE CHAIRWOMAN: Show the minutes adopted.  
3 Thank you so much.  
4 Our first item for consideration today is  
5 DDRB application 2023-013 for the First Baptist  
6 Church play area. We are going to open the  
7 public hearing on this item.  
8 Staff, would you like to read the report?  
9 MS. KELLY: Yes, ma'am.  
10 Okay. DDRB application 2023-013 is  
11 requesting a deviation from the screening  
12 requirements to install a maximum 5-foot solid  
13 masonry wall with a 4-foot metal, picket-style  
14 fence along the streetscape at 620 North Main  
15 Street. Located in the church district, the  
16 subject site occupies the southwest corner of  
17 North Main and West Beaver Street, and is part  
18 of the downtown campus of the First Baptist  
19 Church.  
20 The church plans to build a play area and  
21 recreational field for church use. Due to the  
22 grade change on the site, it needs to be  
23 relevelled to accommodate a level recreation  
24 field. As a result, a masonry retaining wall  
25 has been designed with a wrought-iron, metal,  
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1 PROCEEDINGS  
June 8, 2023 2:00 p.m.

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3 THE CHAIRWOMAN: All right. We'll be  
4 punctual and call the meeting to order at  
5 2:00 p.m. exactly. I believe I see a quorum  
6 established, so welcome, everyone.  
7 I hereby call the June 8th meeting of the  
8 DDRB to order. Thanks for being here today.  
9 Just a quick reminder, if you wish to  
10 speak and haven't already filled out the  
11 speaker card, please do so, and either get it  
12 to Ms. Harper or Ms. Kelly.  
13 I'm Linzee today, filling in for our  
14 Chair, Matt Brockelman, so please bear with me.  
15 Okay. First up is our May minutes. Has  
16 everyone had a chance to review the May  
17 minutes?  
18 BOARD MEMBER LORETTA: (Inaudible.)  
19 BOARD MEMBER MONAHAN: Second.  
20 THE CHAIRWOMAN: Great. I hear a motion  
21 by Mr. Loretta, a second by Mr. Monahan.  
22 All in favor of supporting the approval of  
23 the May minutes, say aye.  
24 BOARD MEMBERS: Aye.  
25 THE CHAIRWOMAN: All opposed?

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1 picket-style fence atop of the wall. These  
2 materials are consistent with the Downtown  
3 Overlay.  
4 The heights of both the wall and the fence  
5 are subject to the deviation request. The Code  
6 states that for the -- for a -- a wall/fence  
7 combination for screening, that the masonry  
8 wall should not exceed 3 feet, and the fencing  
9 placed on top of the wall should be no taller  
10 than 3 feet. So, basically, that the total  
11 height of the barrier should not exceed a  
12 maximum of 6 feet.  
13 The applicant is proposing a masonry wall  
14 that varies from 1-and-a-half feet, which would  
15 be mid-block on Beaver Street, to 3-foot-7,  
16 which would be at the corner of Beaver and  
17 Main, to 5 feet tall as you travel south on  
18 Main Street, and then a 4-foot fence on top of  
19 the retaining wall.  
20 With regards to the general deviation  
21 criteria, staff finds that, as currently  
22 designed, the -- the height of the retaining  
23 wall and its lack of visual interest are not  
24 consistent with the objectives, policies, and  
25 intentions of the BID Plan.

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1 The grade change across the site is mainly  
2 3 feet, with a 1-and-a-half to 2 feet drop in  
3 the southeast corner of the subject site,  
4 mid-block on Main Street. This grade change is  
5 an obstacle; however, the maximum proposed wall  
6 height of 5 feet is too significant to be  
7 consistent with the spirit and intent of the  
8 overlay. The BID Plan and the overlay seek to  
9 create activation along the streetscape and an  
10 inviting environment for those that come  
11 downtown.

12 As a result, staff has conditioned that  
13 the height of the masonry retaining wall  
14 structure be increased by 6 inches above the  
15 maximum allowed by code, which would be a total  
16 of 3-and-a-half feet, and that the solid wall  
17 structure be treated with art or landscaping or  
18 something similar in order to add visual  
19 interest along the streetscape.

20 For that southeastern portion of the  
21 subject site where the grid drops off, staff is  
22 recommending that the applicant design an  
23 alternative solution. Some design solutions  
24 might include setting that portion of the wall  
25 back so that a grade change is not as

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1 positive finding on each of the deviation  
2 criteria. Staff recommends approval with  
3 conditions. The conditions are in front of  
4 you, but I will briefly sum them up.

5 So the first one basically states -- says  
6 that approvals granted by the DDRB don't exempt  
7 the applicant from getting any other approvals  
8 that they might need from any other department.

9 The second one is the retaining wall, that  
10 it should be a maximum of 3-and-a-half feet and  
11 that -- just, you know, recommends that that  
12 southeast portion, that there's an alternate  
13 design solution that could happen there.

14 The third condition is that the height of  
15 the fence not exceed 4 feet, and that the fence  
16 needs to be that wrought-iron, metal-style,  
17 picket fence.

18 And the last one is about adding some sort  
19 of visual interest to the masonry wall along  
20 the street frontages.

21 And that concludes the staff report, and  
22 I'm happy to take any questions.

23 THE CHAIRWOMAN: Thank you.

24 Board members, any questions for staff?

25 BOARD MEMBERS: (No response.)

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1 significant, terracing the site to accomplish  
2 the grade change with a stepped approach, or  
3 altering the layout or locations of play  
4 equipment or the rec fields.

5 I do want to reiterate that staff does not  
6 dispute the grade change at all. We see that  
7 there's a grade change. We just feel like we  
8 cannot approve of the 5-foot-high masonry wall;  
9 that there has to be, like, an alternate design  
10 solution.

11 So staff has further conditioned that the  
12 fence be limited to 4 feet as currently  
13 designed. The additional foot, which is over  
14 the 3 foot code requirement, it might be  
15 useful, given the proposed use of the site and  
16 also the materiality and the transparency of  
17 the fence would not detract from the aesthetic  
18 along the street.

19 With regards to the fence, I do want to  
20 point out that the applicant met with staff and  
21 they worked with us to revise their initial  
22 submittal to get closer to the code criteria.  
23 So you can see how much they changed from it on  
24 your slide.

25 So, as conditioned, staff has reached a

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1 THE CHAIRWOMAN: All right. Great.

2 BOARD MEMBER LORETTA: I'm pressing the  
3 wrong button. How about that?

4 Hey, so I swear I saw a site plan that  
5 showed the playground stuff. It's maybe not in  
6 our -- okay. So it's not in our 11-by-17  
7 packet, it's just in the smaller packet; is  
8 that correct, I guess?

9 Okay. I just was -- I knew when I looked  
10 at this before coming here, I had seen a site  
11 plan, but -- no, it's not in the 11-by-17  
12 packet. So that's fine. I just was trying to  
13 find it here.

14 MS. KELLY: Through the Chair, if  
15 Mr. Loretta wants, we do have the agenda packet  
16 on the screen. If you need us to pull that up  
17 at any time, we can always do that.

18 THE CHAIRWOMAN: All right. Is there a  
19 presentation from the applicant?

20 (Mr. Hoskins approaches the podium.)

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

23 MR. HOSKINS: Coty Hoskins. I serve as  
24 executive pastor at First Baptist Church. My  
25 home address -- do you need my home or business

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1 address?

2 THE CHAIRWOMAN: The church is good.

3 MR. HOSKINS: Great.

4 125 West Ashley Street, Jacksonville,  
5 32202.

6 Good afternoon. Thank you for the  
7 opportunity to be here today. I want to start  
8 by actually just thanking the staff, Susan in  
9 particular, for their willingness to talk and  
10 work with us on this project.

11 And I thought it would be important that  
12 you -- before hearing more of the technical  
13 side of what we're talking to you about today  
14 from Mr. Sykes and Mr. Lopera here in a few  
15 moments, that it would be important for you to  
16 hear from me as the representative of the  
17 church. I want to try to help you guys  
18 understand what it is that we're doing with the  
19 playground.

20 And first, before getting into the details  
21 of the playground, I'll start more broadly and  
22 just say, as you know from working downtown,  
23 First Baptist Jacksonville has been downtown  
24 for a very long time, and one of the  
25 commitments of myself and current leadership is

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1 that we would actually be good participants in  
2 the development that's happening here in  
3 downtown Jacksonville. We have older  
4 buildings, and with all the exciting  
5 development that's happening, that you guys are  
6 even helping to influence, we are excited to be  
7 a part of growing and developing and being a  
8 part of what is happening here.

9 As we talk about the playground, I want to  
10 highlight just a few significant things. So  
11 first is we have over 2,000 families that come  
12 down every single week to First Baptist  
13 Jacksonville. Whether they're driving  
14 5 minutes or walking 2 minutes or driving  
15 50 minutes, our church is filled with families  
16 with tons of young children, and we are seeking  
17 to provide an incredible playground for  
18 families to spend time together and do things  
19 outside.

20 In addition to that, though, we also want  
21 to be a church that's very involved in the  
22 community, and we have desires to be able to  
23 utilize the space to engage the community.  
24 Every year, we do events where thousands of  
25 people from downtown and the surrounding area

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1 come to our campus, and it's very important  
2 that we have spaces like this where we can  
3 utilize those to engage the community, whether  
4 that's a trunk-or-treat, handing out candy,  
5 Easter egg hunts, et cetera.

6 Three goals, real fast, that we're trying  
7 to accomplish. First is safety. We have a  
8 commitment at our church that our children and  
9 families must be safe. And I have great  
10 concern with the size of the fence and the wall  
11 as it relates to this.

12 Just to give you a taste of what we've  
13 experienced in the past with the homelessness  
14 near our church, a few years ago, kids were  
15 playing on the playground, a homeless person  
16 jumped the fence and started running around.  
17 And as our security guard engaged that person  
18 and did a great job, the homeless person bit  
19 our security guard. And one of the things I  
20 just want to emphasize is that this playground  
21 has to be safe, has to protect the families of  
22 our church and the families of our community.

23 The second thing is we really do want it  
24 to be beautiful. We are seeking to invest  
25 money in it, high-quality products in it, and

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1 we're not just seeking to throw something out  
2 there quickly, but we want it to look really  
3 good, where, when people walk by and drive by,  
4 they feel like downtown really is growing and  
5 developing.

6 And then the third thing is I really would  
7 like to see the space fully utilized. Square  
8 footage in downtown is limited, right, unless  
9 you build up, and so we want to make sure we  
10 can maximize the full square footage of the  
11 facility and maximize it for those families.

12 So thank you so much for letting us speak  
13 with you today and engage with you, and we look  
14 forward to taking your questions, but I also  
15 look forward to you guys getting to hear from  
16 these gentlemen over here.

17 (Mr. Lopera approaches the podium.)

18 MR. LOPERA: Andres Lopera, 969 James  
19 Street, Jacksonville, Florida 32205.

20 Do I start?

21 Let's close our eyes for a moment and  
22 pretend we're flying over downtown  
23 Jacksonville. You might hear this over the  
24 intercom. "This is your captain speaking.

25 Thank you for choosing Spirit Airlines, and for

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1 booking your flights eight years in advance.  
 2 You have saved Jacksonville taxpayers  
 3 approximately \$12. If you look down to your  
 4 right, you will see a small spec. That is the  
 5 First Baptist Church playground. Oh, wait. I  
 6 lost it. Sorry about that, folks. See you  
 7 again in eight years."  
 8 Folks, this playground is a spec on the  
 9 Jacksonville cityscape. And moving towards  
 10 staff report Item Number 2, it mentions a topo  
 11 map that was used from 2009 that states that  
 12 the maximum height retaining wall that's needed  
 13 is only 3 feet. We have a topo map from  
 14 15 months ago that states that the maximum  
 15 height that we need is 5-and-a-half feet. I  
 16 don't have an issue with staff's use of the map  
 17 or with the survey itself; I have an issue with  
 18 its date. If the IRS can't use it from that  
 19 long ago, then neither should we.  
 20 Staff Item Number 2 refers to a sketch  
 21 showing a maximum 3-foot-tall screen wall, and  
 22 it shows that it's a masonry wall. Now, this  
 23 masonry wall is -- it is a screen wall, but  
 24 let's look at what a screen wall exactly is.  
 25 Let's say you're driving through a nice  
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1 subdivision and you look through towards the  
 2 front of the house. Extending off to the side,  
 3 you're going to see a little 3-foot-tall screen  
 4 wall, and it's probably going to be made out of  
 5 masonry.  
 6 Why is that screen wall there? It's there  
 7 to do a lot of things. You know, you could  
 8 hide yo' kids, hide yo' wife, hide yo' trash  
 9 bins behind the screen wall. But that's not  
 10 what we have. We have a structural retaining  
 11 wall designed by a structural engineer, and so  
 12 it's not a screen wall. So that section of the  
 13 code actually cannot be used for this  
 14 particular job.  
 15 And the next thing is regarding the height  
 16 of the fence. The height of the fence they  
 17 have conditioned at being 4 feet tall. But the  
 18 height of our fence -- the applicant wants a  
 19 6-foot-tall fence. The goal here is to keep  
 20 the children safe. Children need to feel safe.  
 21 You want children to feel safe. What's going  
 22 to happen when little Pinocchio kicks his  
 23 little wooden ball over the dinky, little  
 24 4-foot-tall fence? But don't worry, he swears  
 25 he's not going to run into oncoming traffic to  
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1 go get his ball.  
 2 So with a 6-foot-tall fence, it's going to  
 3 aid with children feeling safe. It's going to  
 4 aid with people being able to easily jump over  
 5 the fence. And the applicant is also going to  
 6 make it 50 percent transparent. So in my eyes,  
 7 you know, a 4-foot-tall fence versus a  
 8 50 percent transparent 6-foot-tall fence, I  
 9 mean, we're not even going to see half the  
 10 fence.  
 11 So that's what -- yeah, that's where I  
 12 stand on this.  
 13 Do you have any questions?  
 14 THE CHAIRWOMAN: Mr. Loretta, you are  
 15 recognized.  
 16 BOARD MEMBER LORETTA: What's your role on  
 17 the project?  
 18 MR. LOPERA: I'm the structural engineer  
 19 of record.  
 20 BOARD MEMBER LORETTA: Thank you.  
 21 THE CHAIRWOMAN: Board members, questions?  
 22 BOARD MEMBER BERLING: I just have a  
 23 question. We are grading down, right? We're  
 24 going to lower the grade in order to level out  
 25 the -- am I not mistaken? Is that not  
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1 discussed?  
 2 And so the portion of the wall that is  
 3 actually a structural retaining wall is how  
 4 much? I guess, can you just clarify that for  
 5 me?  
 6 MR. LOPERA: So the point is -- so the  
 7 grade -- the slope goes down away from the  
 8 sidewalk. So if you're walking off the  
 9 sidewalk and you step -- start stepping onto  
 10 the ground, right now you're going to be  
 11 traveling downwards. You don't want that. So  
 12 what happens is that we bring in fill dirt so  
 13 that everything is on one level, so that, you  
 14 know, when little Pinocchio is standing on the  
 15 sidewalk, he doesn't step off onto the  
 16 playground and break his leg.  
 17 So when we grade it all out, we need a  
 18 maximum -- we need a 5-and-a-half-foot-tall  
 19 retaining wall. And the point that I was  
 20 making is that it's not a screen wall, so that  
 21 section of the code can't be used. The  
 22 retaining wall is designed by me.  
 23 BOARD MEMBER BERLING: But if you look at  
 24 the rendering, like, the big rendering here --  
 25 MR. LOPERA: Yes.  
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1 BOARD MEMBER BERLING: -- part of the  
2 interior of that space looks like it's for --  
3 like you've dropped it so that you can have,  
4 like, a landscaped section on the inside. And  
5 I would assume, just from scale, it's roughly,  
6 like, a foot-and-a-half, 6 feet tall. So then  
7 at some point, that stops being a retaining  
8 wall and it starts just being what they're  
9 saying, which is a landscape wall. And I'm  
10 just trying to ascertain at what level that is  
11 so that we can try to find a way to make this  
12 work, right?

13 MR. LOPERA: Well, yes. Well, the whole  
14 thing is going to be -- the majority of this  
15 wall is going to be a retaining wall because  
16 it's retaining soil. So whether it's 1 foot  
17 tall or whether it's 6 feet tall, it's all a  
18 structural wall.

19 If you actually could pull up that -- the  
20 photo that you're referring to --

21 BOARD MEMBER BERLING: (Off microphone.)

22 MR. LOPERA: Yes, I believe so. So --  
23 well, let me define the difference between the  
24 two. You have -- so the retaining wall is --  
25 on one side, there's air; on the other side,

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1 there's soil. So if you look at, you know, the  
2 wall right here, on this side it's all air  
3 (indicating).

4 Here's the sidewalk here (indicating). Up  
5 here is where the soil is. Up here is where  
6 you're walking. That's the structural  
7 retaining wall part of it. So that whole thing  
8 that you're seeing right in front of you, that  
9 is all structural retaining wall.

10 BOARD MEMBER LORETTA: Sir, I think what  
11 she's getting at is, on the park side, you can  
12 see an 18-inch drop, so you're basically  
13 showing a planter on the internal park side.  
14 And when you remove that 18-inch wall and  
15 you've made that flush with the top of the  
16 retaining wall, you wouldn't have a 5 feet  
17 section. That's what she's trying to ask you.

18 BOARD MEMBER BERLING: (Off microphone.)

19 Full disclosure, I know Pastor. Our firms  
20 have done work on this campus, so I'm  
21 intimately familiar with the campus. We're --  
22 we are not actively working on any project,  
23 unless I'm mistaken, and my studio does not  
24 actively work on faith-based projects, and so  
25 there is no conflict of interest. But I say

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1 that to say I'm really familiar with this  
2 campus. I've toured it, et cetera. And I am  
3 really familiar with what they are doing. And  
4 so I think Pastor stopped short of really how  
5 involved they are in the community and some of  
6 the community spaces that they do have within  
7 this facility. And so I just wanted to say  
8 that first.

9 So I know this facility really well and  
10 this area really well, and so I'm trying to  
11 help get to a solution because I do understand  
12 the concern with the kids and keeping them  
13 safe.

14 MR. LOPERA: Yes. Thank you.

15 I believe I understand what you're saying.  
16 You're saying that if we remove the section of  
17 the planter -- hold on a second.

18 MR. SYKES: (Off microphone.)

19 MR. LOPERA: Well, why don't you speak on  
20 that.

21 I'm going to give it over to him, then I  
22 will come back to answer that question. I'm  
23 going to let him speak for a moment, if that's  
24 all right.

25 (Mr. Sykes approaches the podium.)

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1 MR. SYKES: J. R. Sykes, 2951 Loretto  
2 Road, Suite 1, 32223.

3 I'm with HD Turf. We designed the  
4 project, and we'll be the contractor for the  
5 work as well.

6 With respect to the overall design, the  
7 design was to create a planter bed on the  
8 interior. In order to do that, the current  
9 topography that we have shows a drop from the  
10 top of curb at the building down to Main Street  
11 of roughly 5.5 feet.

12 So in order to level the playing field  
13 from the building to Main Street, requires the  
14 exterior perimeter wall, the structural wall,  
15 to hold that soil back. The secondary wall on  
16 the inside that creates the actual planter bed,  
17 which doubles as a seating area around the  
18 interior, was just part of the design for the  
19 park-like effect of the space.

20 So if you take away the interior perimeter  
21 wall, that creates -- you'd still need the  
22 exterior wall in order to level the playing  
23 field and install the playground, et cetera,  
24 et cetera.

25 So I don't know if that answers your --

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1 BOARD MEMBER BERLING: (Inaudible.)  
 2 MR. SYKES: No, ma'am. In order to -- if  
 3 you're asking if we can lower the wall at Main  
 4 Street, we can't do that and level the playing  
 5 field from Main Street back to the building.  
 6 BOARD MEMBER LORETTA: I think the answer  
 7 is, if you look -- if you go to your  
 8 cross-section, you can. So, I mean, I can't  
 9 read your stuff because we don't have  
 10 11-by-17s, but you've got a cross-section that  
 11 shows your small wall on your inside, which is  
 12 defining your planter, your large wall on the  
 13 outside.  
 14 And basically, as you stated, the small  
 15 wall is probably an 18-inch drop, because a  
 16 15-, 18-inch, that's a standard seat height, so  
 17 on and so forth. So what my architect here to  
 18 my left is stating, if we just basically got  
 19 rid of that wall, you could basically make the  
 20 outside wall 18 inches shorter.  
 21 MR. SYKES: So I don't have a copy of the  
 22 page that you're referring to. Is that a  
 23 cross-section of the structural engineering?  
 24 BOARD MEMBER LORETTA: Yep.  
 25 MS. KELLY: Through the Chair, it's from  
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1 So the bottom line is, the playground and  
 2 the open field is on the far left side of that.  
 3 Maybe you can zoom in to the top left  
 4 corner for us or show the whole detail there?  
 5 But you can see, the play field is  
 6 basically 18 inches below that cap elevation at  
 7 the top left.  
 8 MR. LOPERA: May I speak on that?  
 9 So that's one part of it. If you look to  
 10 the far right, the far right is the soil that  
 11 we actually need to retain.  
 12 BOARD MEMBER LORETTA: You only need to  
 13 retain the soil to the right because you built  
 14 the wall to the left at that height. This is  
 15 what I do for a living. I mean, it's -- you  
 16 know, I mean, I'm sorry, it's not necessary. I  
 17 don't have a problem with kind of what you're  
 18 talking about, but you're just not speaking  
 19 correctly. It's just not correct.  
 20 MR. LOPERA: The change in topography from  
 21 the -- at the bottom left corner of this  
 22 section -- and we're talking about a 20-foot  
 23 section of a 5-and-a-half-foot-tall retaining  
 24 wall, so we're not talking about a whole lot.  
 25 The thing is, it's like -- they have  
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1 your permit set.  
 2 MR. SYKES: Okay.  
 3 MS. KELLY: She's going to pull the packet  
 4 and show it to you.  
 5 BOARD MEMBER LORETTA: I guess while we're  
 6 talking -- you've got this exhibit right here  
 7 and the prior sketch as well. What's  
 8 interesting is your fence, actually, in the  
 9 sketch probably measures closer to 4 feet high  
 10 than 6 feet high. So, you know, not sure if  
 11 you guys recognize that. That's a part of your  
 12 sketch. You can see it much better on the  
 13 straight-on portion.  
 14 MR. SYKES: Yes, sir.  
 15 When we had the meeting that Susan  
 16 referred to, we did change the fence height  
 17 from 6 to 4. So it was a subsequent discussion  
 18 internally that we went back to thinking about  
 19 the 6-foot fence.  
 20 BOARD MEMBER LORETTA: And, ma'am, whoever  
 21 is using the PDF right now, if you scroll down,  
 22 it's probably like the second- or third-to-last  
 23 PDF of the set. Scroll up. It's right there.  
 24 That one right there. Okay. That's the  
 25 sketch.  
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1 agreed to perhaps, you know, make a mural  
 2 around this thing. So the difference between  
 3 3-and-a-half and 5-and-a-half foot tall,  
 4 overall, it's not a, you know -- for us, it's,  
 5 you know, not a huge difference. But the --  
 6 the topography map that we used showed a  
 7 5-and-a-half-foot drop at that level,  
 8 requiring, you know, 5-and-a-half feet of  
 9 retaining -- of soil that needs to be retained.  
 10 So as far as the -- what you're referring  
 11 to as the little planter bed towards the left  
 12 showing a, you know, 18-inch drop, the soil on  
 13 the right is what -- is the soil that we need  
 14 to level out, that area.  
 15 MS. KELLY: Madam Chair, can I ask a  
 16 question really quick?  
 17 THE CHAIRWOMAN: Please.  
 18 MS. KELLY: Just really quick, I just want  
 19 to confirm our data, because you're saying a  
 20 5-and-a-half-foot wall, and I just want to  
 21 confirm because the materials that I received  
 22 show a 5-foot wall. And I'm only saying that  
 23 because I want to clarify for the Board, like,  
 24 what would need to be conditioned and what  
 25 information we gave them.  
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1 So is it a max 5-foot wall or max  
 2 5-and-a-half feet?  
 3 MR. LOPERA: Okay. The structural design  
 4 is, you know, 5-and-a-half feet -- I would go  
 5 with whatever is on those plans saying 5 feet  
 6 wall.  
 7 But my main point is what staff  
 8 conditioned as being a maximum 3-foot-tall wall  
 9 does not apply, because that is for a screen  
 10 wall. This is a structural retaining wall.  
 11 And the sketch that staff used in  
 12 Section 656-point, you know, whatever, is --  
 13 only applies for a screen wall.  
 14 So my issue is with that section being  
 15 used to defend their report saying that, well,  
 16 you can't have a retaining wall or a masonry  
 17 wall that exceeds 3 feet tall, which is not  
 18 true.  
 19 THE CHAIRWOMAN: So, Mr. Lopera, I think  
 20 my understanding of your answer to staff's  
 21 question just now was that it -- we're going to  
 22 agree with what's in the materials, which is  
 23 5 feet?  
 24 MR. LOPERA: Yes. Yeah, 5 feet is fine.  
 25 Structurally, it will work to, you know,  
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1 10 feet. But, yeah, whatever -- whatever is in  
 2 the report or whatever is in the plans, that's  
 3 what we can go by, is 5 feet.  
 4 My -- yeah. So my issue is with staff  
 5 using this section of 656 referring to screen  
 6 walls and not to retaining walls, that that  
 7 can't be used for this particular -- for any  
 8 retaining wall in this area.  
 9 BOARD MEMBER BERLING: Point of clarity, I  
 10 was just trying to see which -- what my member  
 11 also was trying to help get to was that --  
 12 Mr. Loretta earlier -- you have created that  
 13 problem. You have made it a screen. You have  
 14 made it a screen wall at a certain point. And  
 15 then --  
 16 So it is a retaining wall up and to a  
 17 point, but it could also be just a retaining  
 18 wall -- I mean, just a screen wall. So at a  
 19 certain point, when you took it that 18 inches  
 20 higher, you created that issue, and that's why  
 21 I was trying to just get to that basic  
 22 agreement so that we could further make  
 23 suggestions that everybody is amenable to, and  
 24 that was the only point.  
 25 MR. SYKES: Totally understand now, so --  
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1 So, in essence, yeah, you're absolutely  
 2 correct, right? By creating the planter bed on  
 3 the interior side, we raise the wall on the  
 4 exterior along the perimeter by another  
 5 18 inches in order to create that. I totally  
 6 get it, so --  
 7 So then we're going back to -- really, to  
 8 the design. And we're still talking about a  
 9 deviation one way or the other, right?  
 10 Exactly.  
 11 So 18 inches, and we're still going to be  
 12 above 3 feet, right? And so if 18 inches is --  
 13 if we have to have the perimeter wall in order  
 14 to level the playing field without the interior  
 15 wall to create the planter bed, then what we're  
 16 really asking for is the 18 inches above the  
 17 wall that's required in order to retain the  
 18 soil to level the playing field. Does that  
 19 make sense?  
 20 BOARD MEMBER BERLING: Yes. Yes.  
 21 MR. SYKES: Good.  
 22 BOARD MEMBER BERLING: (Off microphone.)  
 23 MR. SYKES: Yes, ma'am.  
 24 But it's only a screen wall -- I think we  
 25 would argue that it's only a screen wall once  
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1 you reach that 18 inches above -- right? So --  
 2 so at that point, then we're really not talking  
 3 about a wall that exceeds the code, assuming  
 4 that it even is applicable to this scenario,  
 5 we're not exceeding the height of the -- of the  
 6 code in terms of the 3 feet, because we're only  
 7 asking for another 18 inches.  
 8 THE CHAIRWOMAN: Please, Mr. Loretta.  
 9 BOARD MEMBER LORETTA: Okay. I have a few  
 10 more questions for you guys about the design.  
 11 Let's say the eastern side -- I can't -- I  
 12 don't really see a grading plan anywhere and I  
 13 don't -- I don't see a clean site plan, per se.  
 14 One site plan shows one thing, another site  
 15 plan shows a little bit more.  
 16 Is the wall abutting the sidewalk on Main  
 17 Street, or is there, like, a 1-foot landscape  
 18 area between the wall and the sidewalk on Main  
 19 Street?  
 20 MR. SYKES: No, sir. It runs right up to  
 21 Main Street, to the sidewalk on Main Street.  
 22 BOARD MEMBER LORETTA: Thank you.  
 23 Do we have a grading plan anywhere to  
 24 actually -- I mean, I think if we would have  
 25 had a grading plan, then we could see the wall  
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1 heights a little bit better throughout, because  
 2 I don't know that we actually have anything  
 3 that shows 3-and-a-half, 5 feet, anything.  
 4 Pretty impressive, Susan, you were able to  
 5 figure this out, because I don't see anything  
 6 to show that.  
 7 MS. KELLY: Okay. So, through the Chair,  
 8 we looked -- well, that was part of the reason  
 9 we went back and looked up ten-sets and we  
 10 found a thing from 2009, and that's when we  
 11 were, like, oh, we have some topo here. And  
 12 then we looked at the City's -- you know, the  
 13 City's maps for contours, and we pulled that  
 14 up. And that was more recent, and it still  
 15 showed a majority of the 3 foot change.  
 16 And then the applicant did provide -- it  
 17 should be in the agenda packet. They provided  
 18 a topo. It's going to be an 8-and-a-half-by-11  
 19 from your agenda packet, but Jovial can always  
 20 pull it up too. It's --  
 21 MR. SYKES: Page 4 and 5 of your 11-by-17  
 22 handout.  
 23 MS. KELLY: There you go.  
 24 MR. SYKES: There's a complete topo on  
 25 Page 4, and then 5 is a zoom-in of the grade  
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1 increase from the building to the street or  
 2 from the street to the building? Where does  
 3 the most intensive grade change happen?  
 4 MR. SYKES: Yeah. It's in that southeast  
 5 corner, right there in the -- what would be  
 6 Page 5 in your 11-by-17 handout.  
 7 So it rises -- the grade rises as you move  
 8 to Beaver and Main, the corner of Beaver and  
 9 Main, but when you go towards Ashley, which  
 10 would be the southern side of the border of the  
 11 park, then that's where the grade changes the  
 12 greatest. And it's just there.  
 13 As we run back up towards Beaver and Main,  
 14 the slope is decreasing. And so the wall,  
 15 obviously -- the last page gives you the  
 16 cut-aways with the heights of the different  
 17 corners, so -- so, yeah, you can see -- see how  
 18 it changes from one side to the other, if that  
 19 answers your question.  
 20 BOARD MEMBER MONAHAN: Yes. Thank you.  
 21 So would it be fair to say that the closer  
 22 to the building you get, the more flat the  
 23 ground is?  
 24 MR. SYKES: Absolutely. Yes, sir.  
 25 And so at that point, also, again, in  
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1 change from the building to Main Street.  
 2 BOARD MEMBER LORETTA: So we don't really,  
 3 actually have a site plan or a grading plan  
 4 provided at this point?  
 5 MR. SYKES: No, sir.  
 6 BOARD MEMBER LORETTA: It's tough to  
 7 approve anything without a grading plan.  
 8 What's the -- we keep saying "masonry  
 9 wall." A masonry wall is just a block wall.  
 10 What's the -- like, the material on the wall?  
 11 MR. SYKES: It will be --  
 12 BOARD MEMBER LORETTA: Are we talking  
 13 about white stucco? Are we talking -- I mean,  
 14 what --  
 15 MR. SYKES: It will be a cream stucco to  
 16 match the brick on the building.  
 17 BOARD MEMBER LORETTA: Okay. So that  
 18 just -- first time we've heard that.  
 19 Thank you.  
 20 I think those are all my questions.  
 21 THE CHAIRWOMAN: Mr. Monahan, you're  
 22 recognized.  
 23 BOARD MEMBER MONAHAN: Thank you, Madam  
 24 Chair.  
 25 Is the -- does the grade intensity  
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1 keeping with the overall design of having the  
 2 planter bed on the inside, the wall reduces to  
 3 a minimum -- or a maximum of 18 inches, 18 or  
 4 22 inches, something like that.  
 5 BOARD MEMBER MONAHAN: Thank you.  
 6 Can one of the members of your team  
 7 explain the placement for the playground, why  
 8 it's right on the streetfront and not closer to  
 9 the building where the ground is flat?  
 10 It's not located near any shade structure.  
 11 So if you're a parent or a caregiver or a staff  
 12 member who is supervising these kids, you're  
 13 going to be 30 yards away from the playground  
 14 standing under the shade? There's no shade  
 15 trees around the playground. I'm just quite  
 16 confused as to why it's spaced where it's  
 17 spaced. And if you're concerned about safety,  
 18 I would move it away from the street.  
 19 MR. SYKES: Yes, sir. So -- great  
 20 question.  
 21 If you look at Page 2, the -- I guess --  
 22 yeah, the black-and-white rendering, you will  
 23 see some shade structures that are up towards  
 24 the building. We do -- the church does have  
 25 plans to install some shade out at the  
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1 playground, just not in this initial phase.  
 2 But the reason it's located where it is,  
 3 is because the shade structures up at the front  
 4 are designed for outdoor activities as well.  
 5 So if we have a family night, we put an  
 6 inflatable movie screen up there, we can have  
 7 outdoor events, things like that, and that  
 8 places it closer to logistically bringing in  
 9 food and services and things of that nature.  
 10 And so because of the placement of those  
 11 structures up there, that's why we moved the  
 12 playground out to the -- to the Main Street  
 13 side, and then allowing as much open field as  
 14 possible.  
 15 BOARD MEMBER MONAHAN: Thank you, Madam  
 16 Chair.  
 17 THE CHAIRWOMAN: Councilman.  
 18 COUNCIL MEMBER FERRARO: Thank you.  
 19 I was going to wait until the Board  
 20 finished, but you touched on some issues that I  
 21 wanted to bring up.  
 22 The shade is a really important thing. I  
 23 know when we did the zoo and we put the  
 24 playground in, a lot of times, some of the  
 25 swing sets or the bars get so hot that the kids  
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1 So I'm really concerned about some type of  
 2 shade for -- for not just the playground, but  
 3 the other areas.  
 4 And as I look at the walkways and the  
 5 sidewalks, it's just -- it's really barren. I  
 6 think what you're doing is a great, great  
 7 thing, but I would like to see some more shade,  
 8 because I know when we originally put in some  
 9 playgrounds in some parts of our district, when  
 10 we didn't have the shade, kids couldn't use it  
 11 at certain times of the year. It was just too  
 12 hot. So we had to end up going back and doing  
 13 it. And right now, if we -- if it was put in,  
 14 it would certainly be the proper time, I think.  
 15 So just my comments. Thank you.  
 16 MR. SYKES: Absolutely. Thank you for  
 17 that.  
 18 So just a quick reminder, what I said a  
 19 minute ago, the church does have plans to put  
 20 shading -- shade structures over the playground  
 21 area. It's just not in this original or Phase  
 22 I part of the -- of the development.  
 23 If you go back to what our original  
 24 submission to the City for permitting was, we  
 25 had a 6-foot-high fence that was completely  
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1 can't touch it. It's going to have a  
 2 reflection at certain times of the morning and  
 3 afternoon. It's going to ricochet off the  
 4 windows of the building and come back, and then  
 5 you also have the hot spots of the street  
 6 itself.  
 7 So the City has programs of actually  
 8 putting in trees, and I was just thinking if  
 9 there's -- if there's any way that you could do  
 10 some shade, I think that would be really  
 11 important.  
 12 I do agree with Mr. Monahan about the  
 13 playground next to the street. And going with  
 14 your three issues of safety, beautification,  
 15 and then the user space, I think what you got  
 16 is really nice.  
 17 I am very concerned with the same concerns  
 18 that you all brought up as far as safety and  
 19 people coming off the street, but I'm also  
 20 concerned with the heat, because as this  
 21 development happens and other ones around the  
 22 city, you're going to have less and less,  
 23 probably, wind blowing through there. So it  
 24 looks like it would be a little rotisserie for  
 25 kids out here if they don't have some shade.  
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1 opaque. It was a vertical fence. And that was  
 2 for security reasons.  
 3 And it was 6 feet because we recognized  
 4 that at the southeast corner there at Ashley  
 5 and Main, you're talking about a wall with no  
 6 fence that's 5 feet off the ground, and so the  
 7 planter bed is approximately 5 feet wide.  
 8 So from the standpoint of where the kids  
 9 are playing, the perspective in the rendering  
 10 doesn't really show the depth or distance from  
 11 the play- -- between the playground, the edge  
 12 of the playground and the exterior -- or the  
 13 interior planter bed, much less the exterior  
 14 wall. So you're talking about crossing that  
 15 distance and then climbing 5 feet through a  
 16 planter bed and then over a 6-foot fence, the  
 17 way it was originally designed. So the changes  
 18 that we've made that are reflected in the  
 19 rendering on the screen come from the  
 20 conversations that we had with staff. So,  
 21 originally, we didn't have some of those  
 22 considerations.  
 23 As far as the shade goes, blessing or  
 24 curse, one of the nice things about being a  
 25 designer as well as an installer of landscaping  
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1 is that we get to see the practical impact of  
2 what design is down the road. And so the  
3 planter beds were designed specifically to take  
4 a particular type of tree, in this case crepe  
5 myrtles, that will be roughly 14 to 16 feet at  
6 installation. I recognize it's a deciduous  
7 tree; however, when it gets colder in the  
8 months, we're not really caring about whether  
9 or not we have canopy to hide under, from that  
10 respect.

11 But also because when you're talking about  
12 building something as it's designed right now,  
13 a shade tree is going to require enough room to  
14 reach its full maturity and allow its root  
15 structure to grow without impeding that growth  
16 with an interior perimeter planter bed wall or  
17 an exterior perimeter wall which would be more  
18 important -- even more important in terms of  
19 structural safety and -- so of the shade trees  
20 that we could choose to put in there for a size  
21 that the playground is, my concern would be  
22 that, over time, something is going to be  
23 disrupted; either it's going to be the  
24 maturation of the tree itself or it's going to  
25 be potential damage to some of that structure

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1 by the roots of the trees.  
2 THE CHAIRWOMAN: Questions, Board Members?  
3 Any --

4 BOARD MEMBER LORETTA: I was going to  
5 maybe bring up the trees after the fact, but if  
6 I could ask staff two more questions.

7 First question: I'm guessing, based on  
8 testimony, the likelihood is they ended up  
9 actually submitting something to the City of  
10 Jacksonville, maybe for a building permit, and  
11 that's what triggered your guys' review?

12 Thank you for that nod. So that's where a  
13 lot of this probably got screwed up.

14 And then -- oh, gosh. I just lost my  
15 second question. Yeah.

16 BOARD MEMBER BERLING: On the interest --  
17 in the interest of shade, I was kind of  
18 disappointed. I like crepe myrtle. I have a  
19 lot in my yard. But I was kind of hoping,  
20 like, this was Ligustrum or Podocarpus for the  
21 sake of screening the children better. So  
22 that's an interesting selection.

23 MR. SYKES: I'm sorry, could you repeat  
24 the --

25 BOARD MEMBER BERLING: I'm actually --

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1 when I looked at this image originally, I  
2 thought it was, like, a Podocarpus or, you  
3 know --

4 MR. SYKES: It is.

5 BOARD MEMBER BERLING: Okay. Okay. Good.

6 MR. SYKES: So the hedge inside --

7 BOARD MEMBER BERLING: So the other one  
8 is -- and that's the shade?

9 MR. SYKES: Yes, ma'am.

10 BOARD MEMBER BERLING: Okay. Good.

11 Because that's a great screening.

12 MR. SYKES: Yes, ma'am. It is Podocarpus  
13 around the perimeter of the fencing on the  
14 inside.

15 BOARD MEMBER LORETTA: So my question for  
16 Ms. Kelly: Typically, we would require them to  
17 bring these -- you know, Beaver and Main  
18 Street, up to code. So somehow we're not  
19 really doing that, right? I mean, that's  
20 really where -- there's a little bit of an  
21 issue right there.

22 And, you know, to some extent -- I mean,  
23 candidly -- I mean, I understand -- again, back  
24 to your crepe myrtle root zone issue, that's  
25 because you've created that second wall. You

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1 know, maybe we can get to a Drake elm and get a  
2 little bit bigger of a tree than a crepe  
3 myrtle.

4 But, you know, really, we need trees on  
5 Main Street as well. I mean, if we're going to  
6 try to come away with any sort of  
7 justification, Beaver and Main Street should be  
8 meeting the tree canopy coverage criteria,  
9 which, really, the only way you would be able  
10 to do that within your current design, if we're  
11 not forcing you to improve the road  
12 rights-of-ways, which would be a great  
13 expense -- but that's really what's required by  
14 code downtown. I mean, I just think we need at  
15 least trees on Beaver and Main Street. And I  
16 would tend to think we should go a little bit  
17 bigger than a crepe myrtle.

18 MR. SYKES: We still have -- you can see  
19 it in the rendering there, we still have the  
20 existing parking lot. There are -- on the  
21 south side, on the Ashley Street side, there's  
22 still the canopy there from the existing oaks.

23 So oaks in the parking lot on the islands,  
24 those still exist. There's palms also on the  
25 southeast corner as you approach Ashley and

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1 Main that are in that -- all of that stuff  
2 still remains.  
3 And I -- to your point, I mean, when --  
4 when we submitted our drawings and plans to the  
5 City for permitting, we went back and forth  
6 quite extensively with Ellen and her staff over  
7 the trees, what trees were going to go in, how  
8 many trees were going to go in, what size the  
9 trees were going to be, when would they go in,  
10 and -- and as it is, you know, there's a  
11 significant amount of mitigation involved here  
12 already.

13 THE CHAIRWOMAN: Mr. Schilling, did you  
14 have a question?

15 BOARD MEMBER SCHILLING: I do. I've got a  
16 couple of questions, yeah. Thank you.

17 And through the Chair to the applicant,  
18 one of the questions I had when I looked at  
19 this is -- it looks like the area where the  
20 shade structures are going currently is like a  
21 drive aisle or a drop-off/pick-up zone. Is the  
22 intent to do -- take that asphalt away and do  
23 concrete in the area of the shade structures?  
24 That's question one.

25 And question two is, if that's the case,  
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1 Thank you.

2 And then the -- the second question I  
3 have, or maybe it's the third -- and this is  
4 going to be a repetitive question, but I'll  
5 share.

6 I'm a little confused, and I want to make  
7 sure that I understand -- is -- in the  
8 cross-section that we looked at earlier, the  
9 cross-section shows that the part of the wall  
10 above the sidewalk or above grade is -- I think  
11 it says 48 inches max. So I want to make sure  
12 that I understand that when we're talking about  
13 a 5-and-a-half-foot wall, that's not the total  
14 height including the portion that's -- that's  
15 underground or subsurface, but -- but do  
16 y'all -- do you believe you need 5-and-a-half  
17 feet above grade, above the surface of the  
18 sidewalk?

19 MR. LOPERA: Yes. That -- that's correct.

20 And to address a couple of the other  
21 things that they have addressed, the inside  
22 wall -- and to address Mr. Loretta's question  
23 also, the inside wall is to create space  
24 between where the children are playing and the  
25 fence, to have some sort of border, which I

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1 does that impact y'all's circulation, how y'all  
2 do drop-off/pick-up for church activities, et  
3 cetera?

4 MR. SYKES: Yeah. No, great question.

5 So, originally, that road was designed for  
6 a car line at the academy that was housed in  
7 that building at one time.

8 Now, there are bollards on the west -- on  
9 the Beaver Street side and fencing -- or  
10 construction fencing at this point. So what  
11 we're actually doing in that space is we're  
12 raising it up. We're going to brick that area.  
13 We're not going to mill up the concrete or  
14 anything like that. So we have drainage,  
15 positive drainage, actually, in both  
16 directions, because there's a little bit of an  
17 apex right there in the center.

18 And the brick that we're putting down is  
19 going to match the brick on the building.  
20 We've matched that brick as well. So that will  
21 actually raise up. So it's a flat surface from  
22 the columns and the top of the curb at the  
23 building, again, all the way out to Main  
24 Street.

25 BOARD MEMBER SCHILLING: Okay. Great.  
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1 believe that the applicant talked about that  
2 section with the staff.

3 So when the children are playing, they've  
4 got to go through a planter to get to the  
5 fence, and then the fence is, hopefully, going  
6 to be 6 feet tall to create a pretty decent  
7 barrier for safety purposes, as I believe  
8 Mr. Ferraro had talked about.

9 And so that -- so that wall is -- so  
10 that -- you know, both of them are retaining  
11 walls. If a wall retains a foot of soil, it's  
12 a retaining wall. It is not a screen wall.  
13 Screen walls are only when there's air on both  
14 sides of it, where there's ground on one side,  
15 screen wall, ground on the other side, air.

16 So the planter is basically for -- not  
17 only for decoration, but it also adds a safety  
18 factor and, yes, you're correct, 5-and-a-half  
19 feet tall.

20 And regarding the shade structure, I  
21 actually told the applicant the same thing,  
22 that I like when my kids play in the shade.

23 BOARD MEMBER SCHILLING: Thank you.

24 All good. Thank you.

25 THE CHAIRWOMAN: Any more questions?

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1 BOARD MEMBERS: (No response.)  
 2 THE CHAIRWOMAN: Okay.  
 3 Staff, do we have any public comment cards  
 4 or online?  
 5 MS. HARPER: We do have public comment  
 6 from Coty Haskins.  
 7 (Discussion held off the record.)  
 8 THE CHAIRWOMAN: Great. Thank you.  
 9 All right. Board members, we're going to  
 10 move into discussion.  
 11 Mr. Lee.  
 12 MS. LOPERA: One moment. Did you close  
 13 the public hearing, Madam Chair?  
 14 THE CHAIRWOMAN: You are correct, I did  
 15 not. Thank you so much.  
 16 The public hearing is now closed.  
 17 Thank you.  
 18 Mr. Lee, we'll start with any discussion.  
 19 BOARD MEMBER LEE: Thank you.  
 20 And thank you to the applicant for  
 21 preparing these documents. A couple of  
 22 comments. I find one of the more offensive  
 23 things about the project not necessarily the  
 24 height, but the fact that it appears to sort of  
 25 turn its back on the city.

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1 beautiful.  
 2 Thank you.  
 3 That's all, Madam Chair.  
 4 THE CHAIRWOMAN: Mr. Schilling.  
 5 BOARD MEMBER SCHILLING: Thank you.  
 6 And so -- so a couple of things, and I  
 7 think similar to what has been discussed, I --  
 8 I'm in the same spot. I -- thank you to staff  
 9 for your thorough review.  
 10 And I guess where I'm at right now is that  
 11 I would certainly be willing to support staff's  
 12 recommendation, but certainly I'm -- I agree, I  
 13 don't think the look of an up to 5-and-a-half-  
 14 foot wall right up against the sidewalk is the  
 15 vision of at least what I have for downtown,  
 16 and would not be able to support that request  
 17 of the applicant.  
 18 One other comment I did want to make, just  
 19 because I happen to be working on a project  
 20 that has a similar situation, I saw the  
 21 cross-section shows that there's a toe on your  
 22 foundation, on your wall, that would actually  
 23 protrude out under the sidewalk. And I -- and  
 24 if you aren't already doing it, I would  
 25 recommend that y'all start (audio failure) with

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1 So when you see a long wall that's solid  
 2 up to 5 feet and then a fence above that, it  
 3 creates a very hard line for the public. So,  
 4 you know, one option or one idea might be to  
 5 break this up. Rather than having planters on  
 6 the inside, do planters on the outside, allow  
 7 shade trees to grow up and over the fencing,  
 8 and then you could push that fencing back 5, 6,  
 9 7 feet, and it would be taller, but it would be  
 10 less offensive to the streetscape and  
 11 potentially get a taller fence than 4 feet  
 12 above.  
 13 So, I mean, I think there are some ways --  
 14 and that would also give you a chance to kind  
 15 of undulate the wall and break up that long  
 16 expanse and create some real interest and some  
 17 real activity for the public, and create a safe  
 18 environment without taking away necessarily a  
 19 square foot from that actual playground area,  
 20 because they've already got a (inaudible) on  
 21 the other side.  
 22 So, I mean, I think there's a solution  
 23 here that I could get behind, but as it stands  
 24 right now, I don't think I can get behind it.

But the renderings, by the way, are really  
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1 the Public Works Department (audio failure).  
 2 I think I'm losing my microphone.  
 3 As far as the toe on the wall, I'll just  
 4 share that y'all -- hopefully, you are  
 5 coordinating with the right-of-way -- Public  
 6 Works Department (audio failure). It sounds  
 7 like I'm -- (audio failure).  
 8 THE CHAIRWOMAN: I got "coordinate with  
 9 Public Works."  
 10 BOARD MEMBER SCHILLING: Thank you.  
 11 Okay. So I'll just, then, end real  
 12 quickly in that, as requested by the applicant,  
 13 I can't support that right now.  
 14 Thank you.  
 15 BOARD MEMBER MONAHAN: Thank you, Madam  
 16 Chair.  
 17 THE CHAIRWOMAN: (Off microphone.)  
 18 BOARD MEMBER MONAHAN: It is working?  
 19 There we go.  
 20 I would like to, you know, extend my  
 21 gratitude for the church's commitment to, you  
 22 know, being a partner in downtown and seeking  
 23 to be a partner in downtown and bringing people  
 24 downtown, and (audio failure.)

(Brief pause in the proceedings.)  
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1 BOARD MEMBER MONAHAN: I think -- there we  
2 go. I'll be brief.

3 Along with the comments of my colleagues  
4 who are technical experts, I would have liked  
5 to have seen a concept mural, if that is  
6 something proposed, in the rendering of what it  
7 might look like on these -- this exterior wall.

8 But, you know, I don't think what we've  
9 seen today gets me across the line to support  
10 this, for a few different reasons. One of them  
11 being just the sheer height of the wall, the  
12 placement of the playground, and the lack of  
13 significant shade.

14 Thank you, Madam Chair.

15 THE CHAIRWOMAN: Thank you.

16 Ms. Berling.

17 BOARD MEMBER BERLING: I'm going to agree  
18 with my colleagues. Thank you to First Baptist  
19 Church. I think that you guys do an amazing  
20 job of, you know, activating our downtown and  
21 engaging with the community. And so, you know,  
22 this is exciting in that you're taking this  
23 amount of land and you're giving it over to a  
24 park. And I see what you're trying to do as  
25 far as security for the children, and I totally

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1 a look at the grading here, you can make this  
2 work.

3 Your parking lot that's on the southern  
4 portion goes from 17.66 to 14.3. Your sidewalk  
5 on the eastern edge is 12.5. I mean, staff has  
6 basically said they're open to a 3-and-a-half-  
7 foot wall. If you basically make this entire  
8 playground and -- greenspace, you know, I  
9 actually -- I love Trevor's idea, but if you  
10 don't like that idea, you could basically make  
11 this greenspace flat at -- 12-and-a-half plus  
12 3.5 is 13 -- 16, which would basically be the  
13 middle of the height of your parking lot.

14 And you could probably play with some  
15 walls on the perimeter like you're wanting to  
16 do, a little bit of an additional topography to  
17 make that simple. You -- the road north-south  
18 on the east side of your church, you'd  
19 basically have to drop a foot-and-a-half to  
20 this now-level 16-foot pad, and it would  
21 basically accomplish everything you want, keep  
22 the design dead on nuts, and just -- you know,  
23 would accommodate what staff has actually  
24 requested you all to do.

25 Beyond that, I do believe that we need, on  
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1 support that.

2 I think that there are just some things  
3 that we've discussed that need to be overcome  
4 to get to an approval, like some of my  
5 colleagues' suggestions are phenomenal options,  
6 especially what Mr. Lee proposed. And so --  
7 and I, too, would like to see the mural, what  
8 you're proposing. Not to say that that's the  
9 answer, but it is an alternative.

10 But again, thank you for your involvement  
11 in the community and everything that you do to  
12 activate and to give people a place to go, and  
13 so I hope that we can get to a project that  
14 makes sense for everybody.

15 THE CHAIRWOMAN: Mr. Loretta.

16 BOARD MEMBER LORETTA: So, I mean, I think  
17 it's somewhat interesting if you guys -- you  
18 know, part of me thinks if you just go back to  
19 the drawing board and make a couple of tweaks,  
20 you could probably make this work without too  
21 much difficulty here.

22 I mean -- and maybe -- you know, David  
23 Vicars, I know him well. He's your landscape  
24 architect. He should be able to handle  
25 grading. If you guys just take a little bit of

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1 Beaver and Main Street, at least three -- three  
2 trees that generally meet the criteria of the  
3 City's downtown guidelines. I don't know what  
4 that is for this district, but I would ask you  
5 to look at the DIA's downtown guidelines and  
6 look at the tree requirement. And whatever  
7 size plant you -- you feel you need, let's  
8 figure out how to get, you know, three on both  
9 Beaver and three on Main.

10 And I appreciate y'all for coming in.

11 Thank you.

12 THE CHAIRWOMAN: Thank you, Board Members.

13 I am actually going to echo pretty much  
14 every single thing you said, so thank you all  
15 for your comments.

16 I'm excited to see the church making an  
17 investment, and especially in kids. I think  
18 the project itself is wonderful and will add  
19 value to downtown.

20 My biggest concern is a blank, unactivated  
21 wall that, as proposed, could be as tall as me,  
22 especially on Main Street, which if you have  
23 tried using Google maps to go to any event  
24 downtown, Google maps always directs you to  
25 Main Street going in or out. And so a blank

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1 wall to visitors on Main Street who may have --  
 2 be visiting Jacksonville for the first time  
 3 is -- is not something that I want to  
 4 encourage.  
 5 So I like some of the suggestions that  
 6 have been made here today, personally, so I  
 7 hope that those maybe are up for consideration.  
 8 At this point, I could entertain a motion.  
 9 We could defer the item.  
 10 Ms. Lopera, do you want to direct me on  
 11 our options?  
 12 MS. LOPERA: Sure thing.  
 13 Through the Chair to the Board, your  
 14 options at this point are to -- you know, you  
 15 could move to approve or move to deny. You  
 16 could move to approve with staff conditions,  
 17 which I believe Board Member Schilling pointed  
 18 out that the staff recommend the wall height  
 19 not exceed 3-and-a-half feet. So that's an  
 20 option.  
 21 If you want to give the applicant maybe  
 22 time to come up with a different proposal,  
 23 maybe tweak some things based on your comments  
 24 today, you could offer a deferral, or even,  
 25 Madam Chair, you can defer it at your

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1 discretion any time a vote -- before a vote is  
 2 taken.  
 3 MS. KELLY: To the Chair -- and I just  
 4 want to remind everybody that one of the  
 5 conditions is that the fence on top is 4 feet  
 6 as well. And I guess, you know, they had said  
 7 that they would like the 6 feet. So I just  
 8 want to point out that that is a difference  
 9 between what they are asking for and what  
 10 staff's condition is, aside from the wall.  
 11 BOARD MEMBER LEE: May I make a  
 12 suggestion, Madam Chair?  
 13 THE CHAIRWOMAN: Please.  
 14 BOARD MEMBER LEE: I would recommend that  
 15 the applicant defer. And if the applicant does  
 16 not wish to defer, I would make the decision to  
 17 defer.  
 18 THE CHAIRWOMAN: I am hearing no motions  
 19 for approval, so I am going to make the  
 20 decision to defer.  
 21 Is there a correct posture or way I need  
 22 to phrase that?  
 23 MS. LOPERA: No, Madam Chair, that is just  
 24 fine.  
 25 So, normally when you defer it, the item

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1 will be placed on the agenda for the next  
 2 meeting, if that's acceptable to you. I don't  
 3 know if you want to confer with the applicant,  
 4 if they'll be prepared for the next meeting, or  
 5 with staff.  
 6 MS. KELLY: To the Chair -- so I guess to  
 7 the applicant, through the Chair, the next  
 8 meeting, the July meeting is the 13th, right?  
 9 July 13th. The August meeting is August 10th.  
 10 So those are the upcoming meetings.  
 11 (Mr. Sykes approaches the podium.)  
 12 MR. SYKES: The question would be -- so  
 13 there's a lot of moving parts, obviously, to  
 14 this. And so the question would be, if we  
 15 defer to July and we're not quite ready for  
 16 whatever reason, and -- what's the process and  
 17 how do we punt to August?  
 18 MS. LOPERA: Through the Chair to the  
 19 applicant, you could work with staff, and they  
 20 can get you on the next meeting if you're not  
 21 prepared.  
 22 MR. SYKES: Okay. So then, yeah, we would  
 23 appreciate the opportunity to defer.  
 24 THE CHAIRWOMAN: Thank you so much.  
 25 All right. Then I'm going to go ahead and

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1 defer DDRB application 2023-013 to perhaps the  
 2 July meeting, to be determined with staff.  
 3 Okay. Thank you, Board Members.  
 4 Our new business, I am going to throw it  
 5 over to staff to provide a preview of officer  
 6 elections.  
 7 MS. KELLY: Okay. Thank you, Madam Chair.  
 8 So, really quick, we have the funky and  
 9 weird DDRB election cycle coming up, so there's  
 10 an election memo in your packet. And just a  
 11 reminder -- and this is -- just serves as a  
 12 reminder.  
 13 So at the July meeting, you all will elect  
 14 a chair or the current chair can serve another  
 15 year. And then at that meeting as well, a  
 16 Nominating Committee is chosen, and then -- I'm  
 17 reviewing my bylaws -- and then the slate for  
 18 vice chair and secretary is presented to the  
 19 whole board at the August meeting.  
 20 And then at the regular meeting in  
 21 September, that's when the slate is presented.  
 22 And then they -- and then the newly elected  
 23 officers take effect October 1.  
 24 But anyway, that's all to say, be prepared  
 25 for election season because it's going to last

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1 for about three months beginning next meeting.  
2 So there you go.  
3 THE CHAIRWOMAN: A wonderful process.  
4 Thank you, Ms. Kelly.

5 I'm going to also recognize Ms. Kelly for  
6 an informational presentation on the Riverfront  
7 Plaza cafe building. You have a packet at your  
8 seat.

9 MS. KELLY: Yes.

10 And, Jovial, if you can pull that up.

11 MR. HARPER: (Complies.)

12 MS. KELLY: Awesome.

13 Okay. So this -- thank you to everybody,  
14 first of all, for hearing this. This is just  
15 for information purposes. This item has been  
16 in the news a lot, and it's going to start  
17 coming through. We anticipate that  
18 construction will begin later this summer.  
19 Very exciting.

20 So I'm going to show you the cafe building  
21 at Riverfront Plaza, formerly known as the  
22 Jacksonville Landing location. And this  
23 project has basically received public  
24 involvement for, I think, the past  
25 year-and-a-half, so hopefully there are no real

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1 surprises here.

2 All right. So what you see in front of  
3 you, or maybe in the first of your packet, is  
4 the illustrative site plan for Riverfront  
5 Plaza. The cafe building is shown with the red  
6 circle around it. It has frontage on  
7 Independent Drive, and it basically opens to  
8 the interior of the park.

9 So this is a zoomed-in of that, so you can  
10 take a look. So I have better images that are  
11 going to show this, but just so you know, the  
12 playground/play area goes up on top of the cafe  
13 roof. So the cafe is at grade, but then the  
14 play/park area ramps up, and so the cafe is  
15 kind of tucked under it. It's really  
16 considered, like, ancillary to the playground  
17 use.

18 All right. Now, these -- the next one are  
19 these AXOS, and they are light, I know. I  
20 tried to increase the contrast a bit. But this  
21 starts to give you an idea of how that -- that  
22 grading starts to work, I guess, and how the  
23 topography of the site is being made. So as,  
24 hopefully, you can see from these various  
25 images -- but the -- the park/play area does

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1 start at grade, and then it ramps up onto the  
2 roof of this cafe. And the cafe are the --  
3 the, like, glass panes that you see underneath.

4 Okay. And then I do have prettier  
5 pictures in here somewhere. We're going to end  
6 with pretty pictures, but --

7 All right. So the next slide, please,  
8 Jovial, has -- this is the basic site plan of  
9 the cafe building. The area closest to  
10 Independent Drive is going to be an office for  
11 park staff, and then the larger space is the  
12 cafe space, followed by some bathrooms and  
13 electrical/mechanical/service areas.

14 The -- there is -- that, like, white path  
15 you see through the shaded areas, that is where  
16 it goes under the park above, to lead you to  
17 the park area. So there's that. That gives  
18 you an idea.

19 And now we have the pretty pictures I  
20 promised. So this shows -- this is sort of the  
21 aerial, kind of a drone shot idea, rendering of  
22 the park and the cafe. And this shows how it  
23 starts to ramp up onto the -- onto the roof  
24 with the cafe under it.

25 And then the last slide I've got for you

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1 just shows the cafe entrance. So, as you can  
2 see, I mean, there's going to be a ton of  
3 transparency. This is all, like, you know,  
4 glazing, it's pedestrian scale. We have an  
5 innovative and interesting design. And just  
6 personally, not related to regulations at all,  
7 but I know my kids are going to be really  
8 excited to see something that's not flat land  
9 in Florida and to climb a hill. So that's the  
10 basics on this cafe building.

11 And, of course, when we get to the other  
12 end of this park, the tower portion, that will  
13 for sure come through for conceptual and final  
14 for you all.

15 And if you have any questions, I am happy  
16 to take them.

17 BOARD MEMBER BERLING: So the ones that  
18 are marked "future," what is the latest and  
19 greatest plan for that usage?

20 MS. KELLY: So, Jovial, can you go back to  
21 the big, big site plan, all the way at the  
22 first -- the first colorful one?

23 MS. HARPER: (Complies.)

24 MS. KELLY: That one.

25 So that's the -- that's currently going

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1 through the stuff that I don't have to deal  
 2 with. It's going through the economics and all  
 3 that stuff. They do have an architect who is  
 4 working on it. Last I heard, it was Bjarke  
 5 Ingles. I believe he's still in the mix on  
 6 that, and they're working on that design.  
 7 And then that's -- so we're doing --  
 8 obviously, I mean, this is really huge. We're  
 9 doing this in a phased approach. So the first  
 10 phase is this corner that you're seeing at  
 11 Hogan and Independent. And then, hopefully, it  
 12 loops around and we get the Riverwalk and that  
 13 western -- southern -- western portion of the  
 14 park, and that will be Phase I. And then  
 15 Phase II is going to be, like, that -- civic  
 16 stairs and the beer garden area and the future  
 17 development.  
 18 So the park should, hopefully, be -- the  
 19 park that I'm referring to should be done --  
 20 the Phase I, we have 18 months as the timeline.  
 21 Fingers crossed. And then I really don't know.  
 22 I don't feel comfortable giving a timeline on  
 23 the future development, because that's -- so  
 24 much of that is kind of out of my hands. It  
 25 has to go to Council, it has to -- you know,  
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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 )  
 4 COUNTY OF DUVAL )  
 5  
 6  
 7 I, Diane M. Tropia, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
 13  
 14  
 15 DATED this 20th day of June 2023.  
 16  
 17 \_\_\_\_\_  
 18 Diane M. Tropia  
 Florida Professional Reporter  
 19  
 20  
 21  
 22  
 23  
 24  
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1 all those things that, like I said, aren't in  
 2 my half of our shop.  
 3 BOARD MEMBER BERLING: But what about the  
 4 green area, where it says "future development  
 5 parcel," that's closer to the water? Do you  
 6 know what is the leading plan for that?  
 7 MS. KELLY: Oh. So for that area, if  
 8 memory serves, we're hoping to get, like, a  
 9 restaurant on that. But it's -- I don't think  
 10 anything has been, like -- we don't really have  
 11 anything for that yet. That's just sort of the  
 12 plan.  
 13 BOARD MEMBER BERLING: (Off microphone.)  
 14 MS. KELLY: Oh, yeah. Yeah.  
 15 THE CHAIRWOMAN: Thank you, Ms. Kelly.  
 16 Staff, is there any additional public  
 17 comment?  
 18 MS. HARPER: No.  
 19 THE CHAIRWOMAN: All right. Seeing no  
 20 more public comment, we are going to adjourn at  
 21 3:06.  
 22 (The foregoing proceedings were adjourned  
 23 at 3:06 p.m.)  
 24 - - -  
 25  
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