

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, April 13, 2023,
commencing at 2:02 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:

MATT BROCKELMAN, Chairman.
LINZEE OTT, Vice Chair.
GARY MONAHAN, Secretary.
JOANA BERLING, Board Member.
WILLIAM J. SCHILLING, JR., Board Member.
JOSEPH LORETTA, Board Member.

ALSO PRESENT:

INA MEZINI, Strategic Initiatives Coordinator.
SUSAN KELLY, Redevelopment Coordinator.
CARLA LOPERA, Office of General Counsel.

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1 Mr. Craig Davisson for his dedication and
2 service on the DDRB and his dedication and
3 service to downtown, providing for an effective
4 date.

5 "Whereas, Mr. Davisson was appointed to
6 the DDRB in 2013; and whereas, during his
7 tenure Mr. Davisson held the position of
8 secretary to the Downtown Development Review
9 Board in 2016; and whereas, Mr. Davisson
10 provided DDRB with leadership and expertise
11 regarding architecture, design theory, and
12 construction methodologies; and whereas, as a
13 business owner and downtown expert,
14 Mr. Davisson was integral in guiding
15 development projects and policies for both the
16 Northbank and the Southbank.

17 "Now, therefore, be it resolved by the
18 Downtown Development Review Board.

19 "Section 1, the Downtown Development
20 Review Board recognizes and extends its
21 appreciation for Mr. Davisson's dedication and
22 service to the Downtown Development Review
23 Board and downtown.

24 "Section 2, this resolution, 2023-04-01,
25 shall become effective on the date it is signed

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1 PROCEEDINGS
2 April 13, 2023 2:02 p.m.

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4 THE CHAIRMAN: All right. Good afternoon,
5 everybody.

6 I will call the April 13th, 2023, Downtown
7 Development Review Board meeting to order at
8 2:02 p.m.

9 Thank you, Board Members and members of
10 the public for being here.

11 Before we get into our action items, I'm
12 actually going to briefly move up our new
13 business item, a resolution and acknowledgment
14 of Mr. Craig Davisson, our now former colleague
15 from DDRB, who I believe is actually going to
16 be presenting to us later.

17 But, Craig, we did want to recognize you
18 formally today, so if you wouldn't mind coming
19 up to the podium. And we've got a resolution
20 here that I'd like to read, and then we'll open
21 it up for board comments on your behalf and
22 then we will look to pass the resolution
23 automatically.

24 So DDRB Resolution 2023-04-01, "A
25 resolution of the Downtown Development Review
Board in recognition and appreciation of

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1 by the chair of DDRB.

2 "Adopted by the board April 13th, 2023."

3 And with that, if any board members would
4 like to offer any welcoming comments to
5 Mr. Davisson, I'll entertain that now.

6 Mr. Schilling.

7 BOARD MEMBER SCHILLING: Mr. Chairman,
8 yes, sir. I'd be happy to. Thank you.

9 And, Craig, thank you for your service on
10 the board. I know we've been in many meetings
11 together, and I -- it always felt good being
12 able to defer all -- any and all architectural
13 issues to you, as you're one of the artists --
14 have been one of our esteemed architectural
15 experts here on the board.

16 It truly has been an honor to have you on
17 the board and wish you all the best and look
18 forward to, hopefully, seeing you before the
19 board many times to come in our future here.

20 Thank you.

21 MR. DAVISSON: Thanks, Bill. I'll be up
22 here in 20 minutes.

23 THE CHAIRMAN: Mr. Loretta.

24 BOARD MEMBER LORETTA: Craig, I just want
25 to say I appreciate, you know, you serving for

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1 ten years for the City of Jacksonville. I've
2 had the pleasure to know you for the past
3 eight-and-a-half, nine, and consider you a
4 friend, and really just say thank you on my end
5 for the opportunity to know you and be a part
6 of the board that you've been on for the past
7 eight, nine years.

8 Thank you very much.

9 MR. DAVISSON: Thank you.

10 THE CHAIRMAN: Mr. Monahan.

11 BOARD MEMBER MONAHAN: Thank you,
12 Mr. Chair.

13 Craig, again, thank you for your service.
14 We didn't serve together long, but, you know,
15 when I joined the board, the first few meetings
16 you've brought -- and you always brought
17 thoughtful, tactful, eloquent comments that
18 really helped move projects forward in the best
19 way, and I've always tried to do the same, so
20 thank you for your dedication and thank you for
21 the time you've committed to the work that
22 we're doing.

23 MR. DAVISSON: Thank you.

24 THE CHAIRMAN: Ms. Ott.

25 BOARD MEMBER OTT: Thanks, Mr. Chair.

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1 Mr. Davisson, thank you so much for your
2 time. I echo every single word of what
3 everyone else has said. Your service is much
4 appreciated, the countless hours that are put
5 in behind the meetings, reviewing and
6 preparing. Thank you for all that you have
7 done to help impact this city.

8 And just on a personal note, I go to the
9 same gym as Craig. And let me tell you, this
10 man works hard. Everything he does, everything
11 he touches, he gives it his all, so thank you
12 for all that you do.

13 MR. DAVISSON: Thank you.

14 THE CHAIRMAN: Councilman Ferraro.

15 COUNCIL MEMBER FERRARO: Thank you.

16 Mr. Davisson, thank you for all the time
17 that you've put in here. Without having
18 volunteers and people like you who come down to
19 serve Jacksonville, we wouldn't have such a
20 great city, so thank you very much from City
21 Council and thank you for everything that
22 you've been doing.

23 Thank you.

24 THE CHAIRMAN: And, Craig, you know, I
25 echo everything the board has said. And I

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1 personally want to thank you. In my time as
2 chair at least, anytime I've asked for board
3 members to step forward and put in additional
4 time outside of our board meetings, whether
5 it's the Sign Code Revision Committee or
6 otherwise, you've always been willing to step
7 up. And I know that's not easy for all of us
8 as working professionals who are already busy,
9 so I really appreciate that.

10 And I also really appreciate that on
11 almost every issue, you're one of the voices
12 who consistently -- and I mean this very
13 positively -- keeps the idealistic at front of
14 mind. I think, you know, a lot of us have
15 different roles on this board in the different
16 seats we occupy, and for me just being a
17 downtown employee board member, you know, my
18 natural style is try to balance the practical
19 and the ideal, but you charge forward on the
20 ideal side, and that's so important to have
21 board members like that who can keep lifting
22 the standards for downtown and really make that
23 the focus, so I --

24 I think a lot of the projects that we've
25 seen come to fruition or that we've approved

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1 that have yet to come to fruition have a lot of
2 Craig Davisson's touches on them. So I think
3 on behalf of the whole board and everybody
4 here, we appreciate your service. And it's
5 certainly been great to serve with you, and I
6 wish you all the best and look forward to
7 seeing you before us in the future.

8 And if you would like to say anything to
9 anybody, please feel free.

10 MR. DAVISSON: I just -- I appreciate your
11 gratitude. It's heartwarming.

12 And I've worked in Jacksonville in
13 downtown for 40 years, and to see it at this
14 time in my life, to see where Jacksonville has
15 come, from where I began -- and I've grown and
16 I'm still growing, hopefully, but it's been an
17 honor to serve. It's been an honor to serve
18 with you and with the staff and the City, and
19 it's an experience I'll never forget. And I'm
20 always available for anything to do with
21 downtown Jacksonville and our community, so,
22 again, thank you for your gratitude.

23 THE CHAIRMAN: Okay. Board members, I
24 would love to entertain a motion for approval
25 on this resolution.

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1 BOARD MEMBER OTT: So moved.
 2 BOARD MEMBER LORETTA: Second.
 3 THE CHAIRMAN: There's been a motion and a
 4 second to approve DDRB Resolution 2023-04-01.
 5 All those in favor, please say aye.
 6 BOARD MEMBERS: Aye.
 7 THE CHAIRMAN: Any opposed?
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRMAN: Show the resolution
 10 unanimously adopted, and I will sign it now and
 11 hand it off to Susan to coordinate how to get
 12 it to you.
 13 And thank you again, Craig.
 14 MR. DAVISSON: Thank you.
 15 (Applause.)
 16 THE CHAIRMAN: All right. Going back in
 17 the agenda to our action items, first up, as
 18 usual, we have approval of our meeting minutes
 19 from the last meeting on March 9th, 2023.
 20 Board members, if you have revisions or
 21 additions to the minutes, please let me know.
 22 Otherwise, I'll look for a motion to approve.
 23 BOARD MEMBER SCHILLING: Move to approve.
 24 THE CHAIRMAN: There's been a motion to
 25 approve --
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1 BOARD MEMBER LORETTA: Second.
 2 THE CHAIRMAN: -- and a second.
 3 All those in favor of approving the
 4 March 9th, 2023, DDRB minutes, please say aye.
 5 BOARD MEMBERS: Aye.
 6 THE CHAIRMAN: Any opposed?
 7 BOARD MEMBERS: Aye.
 8 THE CHAIRMAN: By your action, show the
 9 minutes adopted.
 10 All right. Let's get into our first
 11 application of the day, DDRB application
 12 2023-006, a special sign exception for 562 Park
 13 Street, and I will open this public hearing.
 14 And, Susan, can we please get a staff
 15 report.
 16 MS. KELLY: Yes, sir.
 17 DDRB application 2023-006 is requesting a
 18 special sign exception to install a monument
 19 sign at 562 Park Street, located in the
 20 Brooklyn district. The subject site is home to
 21 the former Jax Federal Credit Union building,
 22 which has been rebranded as RadiFi Credit
 23 Union.
 24 The proposed monument sign is located in
 25 the greenway, between the building's entrance
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1 canopy and the sidewalk along Park Street. As
 2 designed, staff finds that the proposed
 3 nonilluminated sign is cohesive with the
 4 existing building and it does not obstruct any
 5 architecturally significant features.
 6 Staff recommends approval of DDRB
 7 application 2023-006 subject to the following
 8 condition: That the sign location shall be
 9 subject to review by the City's traffic
 10 engineer.
 11 And that concludes the staff report.
 12 THE CHAIRMAN: Okay. Thank you,
 13 Ms. Kelly.
 14 Is there a presentation from the
 15 applicant? And if so, please come up and state
 16 your name and address for the record, please.
 17 (Mr. Taylor approaches the podium.)
 18 MR. TAYLOR: Good afternoon, everyone.
 19 Randy Taylor, Taylor Sign & Design, 4162
 20 St. Augustine Road, Jacksonville.
 21 Yeah, basically, she showed the quick
 22 PowerPoint. They've rebranded this whole
 23 building downtown. They used to have a sign on
 24 the side of the building facing 95, but they
 25 have since then built a five-story building on
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1 that side of the street. So in lieu of that --
 2 the front of the building has that giant tree,
 3 which you can see in the picture, which really
 4 kind of blocks the sign on the building itself.
 5 So in lieu of not being able to see that very
 6 well, we suggested this sign to catch traffic
 7 going both ways. It's nonilluminated, it's not
 8 offensive. The design of it designs the
 9 contour of the building with the rounded
 10 corners, the colors are tied into the building
 11 color, and their new logo colors, which are
 12 that dark purple.
 13 So we're just looking for approval for
 14 that to be -- well, follow City code as a
 15 5-foot setback on the front of the property
 16 and -- and as per code, and it would be
 17 nonilluminated.
 18 THE CHAIRMAN: Thank you.
 19 Are there any questions at this time from
 20 any board members?
 21 Ms. Ott.
 22 BOARD MEMBER OTT: Could I ask about the
 23 kind of thought process behind the dimensions
 24 of the sign?
 25 MR. TAYLOR: About the what?
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1 BOARD MEMBER OTT: The dimensions of the
2 sign.

3 MR. TAYLOR: Yeah. It's relatively small
4 compared to most signs. I want to say the
5 square footage of it is around 24 square foot
6 for the copy area, which is very conservative
7 as opposed to signage for monument signs. It's
8 really what you encompass, just the logo and
9 the wording. It's only a 4-by-6 area, so it's
10 very small compared to the overall size of the
11 building. So it's a conservation sign, there
12 for basically recognition going both ways up
13 and down that street.

14 BOARD MEMBER OTT: Thank you.

15 And does the dimension that you just
16 listed, does that include that purple pedestal
17 down there at the bottom? Is that part of
18 the sign face?

19 MR. TAYLOR: No. Actually, you can see on
20 the left-hand side of that drawing, the
21 overall -- I have to apologize. I lost my
22 glasses. I want to say it's 8 foot. I don't
23 know, can you call that up for me?

24 (Mr. Taylor confers with Ms. Mezini.)

25 MR. TAYLOR: There we go. Yeah, 8'5" by
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1 7'4". It's only 8 feet tall. You do have the
2 bushes down below, which are going to cover
3 most of that purple strip anyway, and then the
4 rest of it actually matches the building
5 going -- going up.

6 BOARD MEMBER OTT: Thank you.

7 THE CHAIRMAN: Thank you, Ms. Ott.

8 Any additional questions from board
9 members?

10 BOARD MEMBERS: (No response.)

11 THE CHAIRMAN: All right. I've got one,
12 and I -- I mean, I think I know the answer, but
13 it looks like on the right side of that, where
14 there's the rendering, I would assume that that
15 rendering is pretty out of scale, right?
16 Because, I mean, that -- to me, that's -- it
17 looks on the rendering like that would be much
18 greater than an 8-foot sign. I mean, it's not
19 actually going to come up to --

20 MR. TAYLOR: No, no. Like I said, the
21 measurements are right there on the -- in the
22 drawing next to it. It is not -- we didn't
23 really have anything to size or to scale it to
24 there, so she just kind of dropped it in, but
25 it's a relatively small sign compared to most

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1 signs out there.

2 THE CHAIRMAN: Okay. Thank you, sir.

3 Ms. Mezini, are there any public comments
4 on this item?

5 MS. MEZINI: Yes. Tracey Arpen.
6 (Audience member approaches the podium.)

7 AUDIENCE MEMBER: Tracey Arpen, 8338
8 Daffin Lane, Jacksonville.

9 I would first remind you that the criteria
10 for a special sign exception says that, in
11 addition to ordinary criteria for exceptions,
12 it's got to show an exceptional effort --
13 exceptional effort -- towards visual harmony
14 between the sign, structures and other features
15 of the property through use of a consistent
16 design theme and it has to preserve a
17 desirable, existing -- an existing design or
18 sign pattern for signs in the area. I don't
19 think this meets that.

20 You know, the whole point of monument
21 signs in an area like this is they should be on
22 a pedestrian scale. For you to get a feeling
23 why this isn't on a pedestrian scale, all you
24 have to [sic] look is -- is the drawing of the
25 man standing next to the sign.

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1 First of all, with respect to the sign,
2 it's not really accurate to say it's only
3 24 square feet. That may be the copy area.
4 The area -- the smallest box you can draw
5 around the logo and the text. The actual sign
6 size, if you look over to the left, is 5 feet,
7 10 inches tall. Effectively, 6 feet tall, and
8 7-and-a-half feet wide or about 48 square feet.

9 I think 8 feet is too tall for a sign in
10 this area. It ought to be on a pedestrian
11 scale, not an automobile scale. This isn't
12 a -- a sign in a suburban area where you're
13 catering to cars on the street.

14 Also, would point out that your proposed
15 guidelines that the committee is working on for
16 monument signs speak in terms of the sign not
17 being over 6 feet tall. This sign is 8 feet
18 tall. I think that that -- you know, it's
19 inappropriate sizewise. Any approval ought to
20 require that it be downsized to no more than --
21 than 6 feet from -- measured from the ground to
22 the top of the sign.

23 And as I said, I don't see any exceptional
24 effort towards visual harmony between the
25 signs, the structures and the features of the

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1 property. It's just an ordinary sign plopped
2 in front of the building. And in terms of
3 preserving a desirable existing design or
4 siting criteria, I don't think it does anything
5 near -- certainly I don't think there's any
6 existing criteria because there generally
7 aren't monument signs in this area and
8 certainly wouldn't be desirable if you look at
9 all of the factors that you're trying to
10 achieve in an area like this.

11 Thanks.

12 THE CHAIRMAN: Thank you, Mr. Arpen.
13 Ms. Mezini, are there any additional
14 public comments?

15 MS. MEZINI: No additional public comment.

16 THE CHAIRMAN: Okay. I will close the
17 public hearing.

18 And now, Board Members, let's go around
19 for discussion.

20 And, Ms. Ott, let's start with you, if you
21 don't mind.

22 BOARD MEMBER OTT: Sure. Thanks,
23 Mr. Chair.

24 I tend to agree a little bit with our
25 public comment. This sign feels large to me.

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1 I think -- for one reason, I --

2 I went to the site just to -- to take a
3 look at it myself. And in my car, attempting
4 to turn out on to the street, I tried to place
5 the sign in proximity to where I would be
6 looking for traffic, and it does seem that the
7 sign blocks the view of oncoming traffic if
8 you're attempting to make a right out, onto the
9 street, which, you know, obviously, not very
10 safe. I had to pull, then, past the sidewalk
11 and into oncoming traffic to get a full view of
12 traffic moving both ways on the street.

13 I am aware that this has to receive
14 the traffic engineer's approval, but I'm not in
15 favor of the current sign as it's proposed.

16 Thank you.

17 THE CHAIRMAN: Thank you, Mr. Monahan.
18 Mr. Loretta.

19 BOARD MEMBER LORETTA: You know, if they
20 were here -- reduce it in height -- I mean, one
21 of the things is -- I looked up RadiFi's logo,
22 and so RadiFi does have the ability to put
23 their wave to the left and -- you know, so
24 instead of having -- you know, right now the
25 sign is so big -- I mean, they basically got

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1 Judging by the scale that's provided, the man
2 figure that's been dropped in next to the sign
3 by -- if the 5-foot, 10-inch mark and the
4 2-foot mark are accurate, this man in the
5 figure is somewhere around 6 feet tall. I'm
6 5'3" on a good day, so that might have me
7 coming up to the center of the "R" in the logo.
8 That feels tall for me.

9 And I think designing -- if the
10 pedestal -- if we're covering up -- if we're
11 designing around the bushes to achieve that
12 height, I think maybe we should look at
13 trimming the bushes lower to sacrifice a bit of
14 the height. It does feel slightly out of
15 proportion with the pedestrian scale for me.

16 THE CHAIRMAN: Thank you, Ms. Ott.
17 Mr. Monahan.

18 BOARD MEMBER MONAHAN: Thank you,
19 Mr. Chair.

20 I'm going to agree with Ms. Ott. I do
21 think the sign is rather large, and the street
22 that it fronts is not a major thoroughfare. I
23 would recommend that the sign shrink in height
24 and maybe be rotated so it matches the position
25 of the GuideWell sign on Page 4 of the agenda.

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1 the logo and everything on this huge platform.

2 If you want to make an argument -- the
3 sign panels itself does not really comply with
4 the overhang for the bank adjacent. But this
5 is almost a good example of maybe we should
6 make sure we have better pictures of the
7 building in association with the sign since
8 that's one of the special criteria that we're
9 supposed to be following. I mean, we really --
10 I don't think I saw that within this package,
11 but --

12 So, you know, actually, it's kind of
13 interesting. I'm almost -- if I can ask a
14 question to the -- the agent. I'm sorry I
15 didn't ask this earlier, but, I mean, you're
16 building this, what, out of, like, metal and
17 acrylic? I mean, I'm not -- I'm amazed we're
18 not -- this isn't a masonry sign. So,
19 obviously, you probably don't provide masonry
20 signs, but that's almost a bigger issue for me.

21 I don't really like the fact that this is
22 going to be a sign somebody could take a
23 baseball bat to and break, you know? And so
24 can you walk me through the construction of the
25 sign since it's basically being held up by one

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1 post in the middle?

2 MR. TAYLOR: Sure. Basically, all signs
3 like that are all aluminum, skin and frame. So
4 they have an aluminum frame and they have an
5 aluminum skin. They're built -- the radius on
6 the sign is meant to be conducive with the
7 building because the building has radius on the
8 corners of a -- of the building. The --

9 But the construction of the sign -- I
10 mean, every sign out there is basically made
11 out of aluminum and aluminum framing, so, I
12 mean, there's no difference to that.

13 BOARD MEMBER LORETTA: I mean, I've
14 literally designed and built more than 50 signs
15 and they're all masonry with stucco or
16 something of that nature. But, I mean, this is
17 a commercial sign. That may be residential, so
18 it's a little bit --

19 MR. TAYLOR: Yeah, residential does have
20 more stonework to them. The problem with that
21 is, there's no stonework on the building, so
22 there's nothing to tie that look into the
23 building. The building is more of a
24 contemporary building, so we were trying to
25 design the sign to match the building. That's

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1 typically what we do.

2 I mean, as far as putting stone and block,
3 like I say, there's no features on that
4 building that are stone, so it wouldn't --

5 BOARD MEMBER LORETTA: Yeah, I guess I
6 was -- I mean, you could just do this with
7 stucco and paint and --

8 MR. TAYLOR: Yeah, because it's a textured
9 background paint on there, and it's vinyl
10 lettering up there, so it's really --

11 destructive-wise, you'd have to be a pretty
12 strong guy to take a bat and mess that thing
13 up. It's -- like I say, all signs that we
14 build are all aluminum construction, skin and
15 frame, and that's typical of what we build.

16 BOARD MEMBER LORETTA: Thank you.
17 I have no further questions.

18 THE CHAIRMAN: Thank you, Mr. Loretta.
19 Ms. Berling.

20 BOARD MEMBER BERLING: Thank you.
21 So I actually think this drawing is to
22 scale if you look at it proportionally. And I
23 understand the position you are in -- in line
24 of sight, et cetera, and why it would be that
25 size.

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1 I think it suffers from the design, and
2 that's why we're picking apart the proportions
3 of it, and -- you want to --

4 MR. TAYLOR: No, I'm just going to listen
5 to --

6 BOARD MEMBER BERLING: Yeah. I'm sorry,
7 is that clear for you?

8 MR. TAYLOR: Yeah.

9 BOARD MEMBER BERLING: So I think it -- I
10 think we need to go back to the drawing board a
11 little bit and -- in the layout and -- and the
12 design, and I think that's why we're having
13 difficulties with it, right? Because it seems
14 very abrasive in this space.

15 I, personally, would argue against cutting
16 down any landscaping. I understand why that's
17 there, it's a buffer, and I understand what --
18 what its function is.

19 So the platform isn't offensive to me. I
20 think you have opportunities where the platform
21 is concerned, though. And for better or for
22 worse, good or bad, we have two applications in
23 front of us for signage. I think that it would
24 behoove you to stay and look at this -- the one
25 that's being presented afterwards. I think

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1 that -- that negative space that the other one
2 is offering would help to resolve some of the
3 issues that I think this one is suffering from.

4 And so, again, don't want to belabor --
5 it's not a sizing issue for me. I think that
6 it -- there's just opportunities when it comes
7 to the design, and -- and the scale isn't
8 bothering me, but that is pretty accurate,
9 actually.

10 MR. TAYLOR: The scale, to be honest,
11 isn't really accurate because the guy, even if
12 he's 6-foot, it's about 3 feet taller than him.
13 That would make it about 9-something, almost
14 10 feet. And I apologize for that. I have a
15 new graphic designer and this is her --

16 BOARD MEMBER BERLING: No, I think it's
17 right. Take the 2 feet, use it, and scale it
18 up. That is about 8 feet.

19 MR. TAYLOR: Yeah.

20 BOARD MEMBER BERLING: So it actually does
21 seem accurate to me. I'm only an architect. I
22 could be wrong.

23 But again, that's not my issue. I think
24 the height and where the line of sight is makes
25 sense for a pedestrian. I think it's just --

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1 in totality, it's just a massive sign and
2 there's no breath in there. You might want to
3 look at some of the other pictures of the --
4 the presentation that follows. I think it will
5 help.

6 MR. TAYLOR: Yeah, the -- the one thing --
7 obviously, the bushes are an issue because
8 that's why we have the base, so that --
9 obviously, you can't put any copy down there.
10 It would be, you know, covered up, so we tried
11 to just get the top part of the sign over the
12 bushes so that they would be able to read
13 the -- the name.

14 Now, if we do a left-justified wave, that
15 would reduce the height on that, but it would
16 probably increase the width if we want to keep
17 the proportion of the lettering the same size.
18 That would mean the -- the sign would be wider
19 but not taller, just to keep the lettering in
20 proportion.

21 BOARD MEMBER BERLING: Yeah, and maybe
22 the -- the pedestal is made out of a different
23 material and it isn't as abrasive because right
24 now it's that purple, right? And so maybe -- I
25 think for the eye, it would be helpful and it

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1 it's a big building, it's a huge space. We
2 don't want to dwarf it with a little, tiny
3 sign, either to where, you know, you're driving
4 by and it looks like a wayfinding sign, not
5 a -- not an identification sign.

6 So I'm willing to compromise with
7 whatever. If you think 6 feet would be the way
8 to go, then I'm willing to redo the drawing to
9 show 6 feet in height and do a linear version
10 of the logo so that the logo is to the left of
11 the art.

12 THE CHAIRMAN: Any additional comments,
13 Ms. Berling?

14 BOARD MEMBER BERLING: Yeah. I just don't
15 want it to be, like, a sticking point for me.
16 It's not the size that I think that's giving me
17 pause, personally. I can get beyond that. I
18 think, from public opinion, there are some
19 lackings [sic] or -- or more -- desire for more
20 thought to be put into the design itself.

21 So when I said the pedestal, the pedestal
22 doesn't have to be purple; it can be a
23 different material that -- that is more
24 natural, right? You've got grass. So we could
25 change that up a little bit. And then, like --

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1 would give some relief, even if there's a
2 breath, like, a banding of, like, space in
3 between, before you got into the RadiFi sign,
4 it would help you too.

5 MR. TAYLOR: Yeah, we can put a reveal in
6 there to separate the purple, like -- but you
7 really -- purple won't be really noticeable
8 because it will be behind the bushes, most
9 of -- you know, for the whole part of it,
10 basically.

11 But, yeah, if you were considering -- I
12 mean, they're fine with going to 6 feet. If
13 that's what you want to do, I can revise that
14 to include a 6 foot in a left-justified wave
15 layout, if that would help everyone, that's
16 fine with me. I'm more than happy to do
17 anything that would help move this along
18 because, like I said, they really don't have
19 signage along that street. They have that huge
20 tree there. They've got the big sign on the
21 front of the building. They lost the one on
22 the end of the building because of the new
23 building that was built next to it.

24 So this is just people to -- you know,
25 it's their main office, it's their home office,

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1 like I said, the JEA sign -- the JEA firm is --
2 company is bringing a sign before us in a
3 little bit, and they have a little bit of
4 breath to theirs, which would allow sight
5 through it. So any traffic concerns would be
6 alleviated somewhat by that, and so I think we
7 just need to take a little bit of refinement to
8 the design and consider some of those
9 alternatives, but, again, it's not a sizing
10 issue for me, personally.

11 MR. TAYLOR: Okay.

12 THE CHAIRMAN: Thank you, Ms. Berling.
13 Mr. Schilling.

14 BOARD MEMBER SCHILLING: Thank you,
15 Mr. Chairman.

16 And I agree with Board Member Berling
17 on -- on a couple of items, which -- which are
18 really good points.

19 I agree, my preference -- personal
20 preference would be to keep the pedestal so we
21 don't have to reduce the height of the hedges
22 because they actually look pretty good in the
23 picture.

24 And I totally agree that -- having had a
25 chance to think about it -- so when I first

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1 looked at this package several days ago, my
2 initial reaction was, wow, this sign feels
3 bigger than what I would have expected, but I
4 think as -- as I've had a chance to think about
5 it and hear the other board member -- board
6 members' comments, I think part of the issue is
7 just -- just the size of the face with so much
8 negative space on the top right and the top
9 left.

10 And me, personally, I think it would
11 improve the sign if the logo was moved to the
12 left and the sign was shortened, and then we'd
13 get rid of so much white negative space on the
14 sign. I think that would help clean it up, at
15 least -- at least for me, and get the height
16 down.

17 So those are my couple of comments. I
18 would personally recommend keeping the base,
19 not adjusting the shrubs, but bringing the logo
20 down. And, ideally, it looks like that could
21 allow to you shave 2 feet, maybe 2-and-a-half
22 feet off the height of the sign.

23 Thank you, Mr. Chairman.

24 THE CHAIRMAN: Thank you, Mr. Schilling.
25 Council Member Ferraro.

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1 COUNCIL MEMBER FERRARO: No comments.
2 THE CHAIRMAN: All right. To the
3 applicant, I mean, I think you hear a little
4 bit of a consensus from the board of -- needs a
5 little bit of refinement, so what I'd like to
6 do, rather than go to a vote and have an up or
7 down -- at this point, I think we know where
8 that would go.

9 MR. TAYLOR: Right.

10 THE CHAIRMAN: I'd like to just defer it
11 just for -- until next month's meeting, give
12 you some time to work with staff, based on the
13 commentary, and -- and bring something back to
14 us that hopefully we can get through pretty
15 quickly next time and give you what you need to
16 move forward, if that works for you.

17 MR. TAYLOR: That would be great.

18 I do have one question. Is the purple
19 base an issue or not with you guys? Is it --
20 is that a deal-breaker? Is that -- because it
21 is their company colors. I mean, if you want
22 to do a different color base or something like
23 that, I'm more than willing to incorporate that
24 into it, but I really feel that they're --
25 they're rebranding, and this is their branding

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1 colors. And, like I said, I don't think it's
2 going to be that obtrusive because it's going
3 to be buried in the bushes anyway for the most
4 part, so -- and the bushes will, obviously, get
5 taller, so I don't want to get the base up too
6 high. I want to kind of keep it with the --
7 you know, the size of the bushes.

8 THE CHAIRMAN: I think, from what I heard
9 from the board members, the base is probably
10 okay and the hedges are good. It's really
11 reducing either the actual scale or the
12 perceived scale of the sign with the negative
13 space and potentially some viewability concerns
14 with traffic.

15 I think the base is fine. I think
16 everyone recognizes that there's a branding
17 element and that this is the rebrand and that
18 the color is important for that.

19 MR. TAYLOR: Okay.

20 THE CHAIRMAN: And, Joe, if you -- yeah,
21 please, Mr. Loretta.

22 BOARD MEMBER LORETTA: I'm sorry, I
23 just -- you know, I -- I don't really think the
24 text needs to be -- it's probably at 18 inches
25 right now, but it definitely doesn't need to be

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1 any taller. I mean, 18 inches on Park Street
2 is crazy high, crazy large, and so -- you've
3 got many developments out there -- or all sorts
4 of signs with text only at 12 inches. And so,
5 you know -- I mean, candidly, I don't really
6 think you need to make the -- the sign that
7 much wider. You could just make the logo and
8 the text, you know, 14 inches tall and probably
9 get it to fit, you know, within 8 feet or so,
10 but --

11 MR. TAYLOR: Well, we'll do that and --

12 BOARD MEMBER LORETTA: But I appreciate
13 your consideration.

14 MR. TAYLOR: Yeah, we'll do that in the
15 next drawing. I'll pull up the size of the
16 lettering for you as well.

17 THE CHAIRMAN: Okay. Thank you, sir.
18 Mr. Monahan.

19 BOARD MEMBER MONAHAN: Thank you.
20 Quickly, through the Chair to the
21 applicant, if you could maybe contemplate
22 setting the sign back toward the building
23 further.

24 MR. TAYLOR: Yeah. What I'll do, I'll
25 double-check the setback measurements, take

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1 some pictures, I'll put a stake and I'll move
 2 the sign to where it is, and I'll check the
 3 height of the bush- -- I'll get something to
 4 scale off of it so we can have a more accurate
 5 scale of the sign in the location it's supposed
 6 to be in.
 7 BOARD MEMBER MONAHAN: Thank you.
 8 THE CHAIRMAN: All right. And, Ms. Kelly,
 9 I think you've got a decent amount of feedback
 10 to go on. So as you continue working with the
 11 applicant -- any additional comments, I think
 12 we -- we, generally, will -- we'll trust
 13 Ms. Kelly to work through those with you for
 14 next time.
 15 MR. TAYLOR: All right.
 16 THE CHAIRMAN: All right?
 17 MR. TAYLOR: Okay. Thank you.
 18 THE CHAIRMAN: All right. Thank you.
 19 Sure.
 20 So for now, let's show that DDRB
 21 application 2023-006 is deferred to our May
 22 meeting.
 23 All right. Board members, moving along to
 24 Item C, DDRB application 2023-007, a special
 25 sign exception for the JEA building. I'll open
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1 up the public hearing.
 2 And, Ms. Kelly, if we could please have
 3 the staff report.
 4 MS. KELLY: Yes, sir.
 5 DDRB application 2023-007 is requesting a
 6 special sign exception to install a monument
 7 sign at the newly constructed JEA building at
 8 225 North Pearl in the Central Core District.
 9 The proposed monument sign would be placed in a
 10 raised planter at the entrance to the JEA
 11 building along the Pearl Street frontage.
 12 Staff finds that the sculptural design and
 13 contemporary feel of the sign complement the
 14 architecture of the building, providing an
 15 urban interpretation of a ground sign.
 16 Staff recommends approval of DDRB
 17 application 2023-007. And this concludes the
 18 staff recommendation report.
 19 THE CHAIRMAN: Okay. Thank you,
 20 Ms. Kelly.
 21 Do we have a presentation from the
 22 applicant?
 23 (Mr. Richardson approaches the podium.)
 24 THE CHAIRMAN: And just as a reminder to
 25 please state your name and address for the
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1 record.
 2 MR. RICHARDSON: Yes. Ryan Richardson of
 3 Harbinger Sign, 5300 Shad Road, Jacksonville,
 4 Florida, here representing JEA and our company
 5 to seek approval for this JEA ground sign,
 6 monument.
 7 Again, I agree with everything she was
 8 already stating. It is very contemporary. It
 9 kind of goes along with everything that we've
 10 already done, matches up on the building signs
 11 too. I believe this is a very clean and simple
 12 design that should, hopefully, be appealing to
 13 everybody.
 14 I really don't have any presentation, but
 15 I'm here to answer any questions you guys have.
 16 THE CHAIRMAN: Okay. Thank you,
 17 Mr. Richardson.
 18 Are there any questions from the board at
 19 this time?
 20 Mr. Monahan.
 21 BOARD MEMBER MONAHAN: Thank you,
 22 Mr. Chair.
 23 Through the Chair to the applicant, is
 24 this sign illuminated?
 25 MR. RICHARDSON: Yeah, internally.
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1 BOARD MEMBER MONAHAN: Thank you.
 2 THE CHAIRMAN: Mr. Loretta.
 3 BOARD MEMBER LORETTA: Can you go back two
 4 pages where you just you were?
 5 What is the dimension of the base below?
 6 Because, like, I'm seeing this as a
 7 4-inch -- or 4-foot-tall text, and so I --
 8 okay. So the base is -- is 3 feet tall?
 9 MR. RICHARDSON: If you go to Page 1 of
 10 our art drawing, it's 1 foot tall, 10'4" wide,
 11 or long.
 12 BOARD MEMBER LORETTA: But the 1 foot
 13 tall, is that not existing?
 14 MR. RICHARDSON: No, that's not existing.
 15 BOARD MEMBER LORETTA: Okay. I see that,
 16 then.
 17 MR. RICHARDSON: Yeah. The page -- Page 2
 18 right after that.
 19 BOARD MEMBER LORETTA: Yeah. I'm looking
 20 at the sketch on Page 5, and I just --
 21 unfortunately, I think your proportions are way
 22 off on this sketch because if the JEA -- that's
 23 really -- you know, it's, like, I love this
 24 thing, actually, but then at the same time
 25 4 feet -- the J, E and the A would be 4 feet
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1 tall, and that's actually greater than that
 2 concrete wall below it.
 3 That concrete wall below is probably about
 4 3 feet, 6 inches or so, and so it's -- so it's,
 5 like, the scale that's shown here actually
 6 looks pretty good, but I wonder what the scale
 7 at 4 feet would look like, because I don't feel
 8 like this scale is close to being accurate.
 9 MR. RICHARDSON: It's close. I think that
 10 wall is about 3-foot-6 in what we had in our
 11 dimensions. So, yeah, we're probably a little
 12 smaller in that prospective view.
 13 BOARD MEMBER LORETTA: Thank you.
 14 That's my only questions.
 15 THE CHAIRMAN: All right. Any additional
 16 questions from the board?
 17 Mr. Schilling.
 18 BOARD MEMBER SCHILLING: Mr. Chairman --
 19 and this is a question for staff, through the
 20 Chair.
 21 And it -- this may be overly technical as
 22 a question, but -- but I know on several of the
 23 exhibits there's a reference to a flagpole, and
 24 I don't know if we're -- and some of the images
 25 show the flagpole and some don't. But do --
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1 does the City consider a flagpole a sign and is
 2 that anything we're supposed to consider as
 3 part of this?
 4 MS. KELLY: Through the chair, no, it's
 5 not. The applicant had actually asked me about
 6 the flagpole, and we don't regulate flagpoles.
 7 BOARD MEMBER SCHILLING: Okay. Great.
 8 Thank you.
 9 THE CHAIRMAN: Okay. Any additional
 10 questions at this point?
 11 BOARD MEMBERS: (No response.)
 12 THE CHAIRMAN: Seeing none, Ms. Mezini, do
 13 we have any public comment?
 14 MS. MEZINI: Yes. Tracey Arpen.
 15 (Mr. Arpen approaches the podium.)
 16 MR. ARPEN: Tracey Arpen, still of 8338
 17 Daffin Lane.
 18 Just so you don't think I'm always up here
 19 opposing something, I think this is an
 20 appropriate example of a special exception for
 21 a monument sign. If you look at it in terms of
 22 scale, it's on a pedestrian scale, not an
 23 automobile scale. It's consistent with the
 24 overall design of the building with the signage
 25 at the top.
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1 You know, it -- but for the fact it says
 2 JEA, it could almost be mistaken for a public
 3 sculpture. It's actually how things, I think,
 4 ought to be done, and I think it's a good
 5 example of accommodating the pedestrian, not
 6 the automobile.
 7 It keeps the pedestrian from having to
 8 look up to the top of the building to see what
 9 the building is. It's appropriate as to scale
 10 and otherwise and -- and I think it deserves
 11 your approval.
 12 Thanks.
 13 THE CHAIRMAN: Thank you, Mr. Arpen.
 14 Ms. Mezini, any additional public comment?
 15 MS. MEZINI: No additional public comment.
 16 THE CHAIRMAN: All right. Seeing no
 17 additional public comment, we will close the
 18 public hearing, and let's move on to board
 19 comments.
 20 Mr. Schilling.
 21 BOARD MEMBER SCHILLING: Thank you,
 22 Mr. Chairman.
 23 I'll echo the speaker's comments. I think
 24 this is a very good-looking sign and -- and I
 25 have no objections.
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1 Thank you, sir.
 2 THE CHAIRMAN: Thank you.
 3 Ms. Berling.
 4 BOARD MEMBER BERLING: I echo everybody
 5 before me's [sic] opinion. I think it's a
 6 great-looking sign.
 7 THE CHAIRMAN: Mr. Loretta.
 8 BOARD MEMBER LORETTA: I think it looks
 9 great, but I think it's maybe too large.
 10 If I may ask Ms. Kelly -- I mean, you
 11 know, typically, let's say suburbia in
 12 Jacksonville is 24 square feet copy area. This
 13 is showing 38.34 square feet. If I'm not
 14 mistaken, we're talking about 32 or 24 in our
 15 code that we just talked about a little bit
 16 ago.
 17 I just feel like the sign is a little bit
 18 too large, and the text at being 4 feet tall --
 19 I don't believe the sketch that's shown right
 20 there is close to being accurately drawn, and
 21 the text is going to be significantly larger
 22 than what's shown there. I do think maybe it
 23 will still look okay, but I believe that we
 24 shouldn't allow copy area greater than
 25 32 square feet.
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1 Thank you.
 2 THE CHAIRMAN: Thank you.
 3 Mr. Monahan.
 4 BOARD MEMBER MONAHAN: Thank you,
 5 Mr. Chair.
 6 I think this is an example of a well-done
 7 sign. It's unique and interacts with the
 8 pedestrian well and it's going to be
 9 illuminated at night. It kind of ties together
 10 the well-designed aesthetic of the entire
 11 building. I'm in full support of this.
 12 Thank you.
 13 THE CHAIRMAN: Thank you.
 14 Ms. Ott.
 15 BOARD MEMBER OTT: I'm going to echo all
 16 of the comments said before me. I do feel like
 17 the 10 foot width total is going to feel large
 18 in that space. I walk by -- my office is next
 19 door, so I walk by here every single day.
 20 So I -- I think from a pedestrian -- my
 21 little 5-foot self, I think a 10-foot-wide sign
 22 will feel slightly large, but it is well
 23 designed and it is a beautiful sign.
 24 So those are my comments.
 25 THE CHAIRMAN: All right. Thank you.
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1 overall height, overall length.
 2 BOARD MEMBER BERLING: Yeah. You can see
 3 through it. You -- there's greenery. It's
 4 translucent in that area. And so if you
 5 actually only took into account the sign square
 6 footage, what are you at?
 7 MR. RICHARDSON: Oh, probably --
 8 BOARD MEMBER BERLING: Twenty-seven?
 9 MR. RICHARDSON: Yeah, closer to, like, 26
 10 or 28, if you actually took away all the
 11 negative space.
 12 BOARD MEMBER BERLING: I would venture to
 13 guess --
 14 MR. RICHARDSON: Yeah.
 15 BOARD MEMBER BERLING: -- at max, you're
 16 at that.
 17 MR. RICHARDSON: Yeah. We would be way
 18 less than the 32. I mean, this -- again, we --
 19 we typically take everything as a square and
 20 box it all out and --
 21 BOARD MEMBER BERLING: But here --
 22 THE CHAIRMAN: Well, Ms. Berling, just to
 23 clarify -- and your point is well taken. I
 24 think that's just a City code issue. The way
 25 we define how they have to calculate square
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1 Councilman Ferraro.
 2 COUNCIL MEMBER FERRARO: Thank you.
 3 I think it looks nice. I just wanted to
 4 ask a question on there. Is the base also lit
 5 up? I believe that it is, right? The white
 6 part on the -- underneath the JEA?
 7 MR. RICHARDSON: No. That's actually a
 8 concrete pedestal.
 9 COUNCIL MEMBER FERRARO: Okay. Thank you.
 10 THE CHAIRMAN: Ms. Berling.
 11 BOARD MEMBER BERLING: So I just wanted to
 12 clarify the square footage. Is that including
 13 the negative space? Because if it's 10 feet
 14 by -- 3'10" --
 15 (Simultaneous speaking.)
 16 MR. RICHARDSON: Yeah, we --
 17 BOARD MEMBER BERLING: -- minus negative,
 18 are you really at 30 feet -- 30 square feet?
 19 MR. RICHARDSON: Yeah. We took into
 20 account for all of it. I mean, if you take out
 21 the negative, then, yeah, I mean, it would be
 22 less, but --
 23 BOARD MEMBER BERLING: That's what I'm
 24 thinking. It is less area.
 25 MR. RICHARDSON: -- we went with the
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1 footage mandates that they do it that way.
 2 But your point is well taken, and that was
 3 one that I was going to make as well, where, in
 4 general, I -- I tend to agree with
 5 Mr. Loretta's comments about size, but in this
 6 case, because it -- of the way it's designed
 7 and it has more of a sculpture-type feel and it
 8 doesn't have all that negative space, I'll be
 9 up on it today. I think it's a great sign.
 10 Any additional comments from the board at
 11 this time?
 12 BOARD MEMBERS: (No response.)
 13 THE CHAIRMAN: Seeing none, I will
 14 entertain a motion.
 15 BOARD MEMBER SCHILLING: Move to approve.
 16 THE CHAIRMAN: There's been a motion to
 17 approve.
 18 Is there a second?
 19 BOARD MEMBER BERLING: Second.
 20 THE CHAIRMAN: And there's a second.
 21 All those in favor of approving 2023-007,
 22 please say aye.
 23 BOARD MEMBER OTT: Aye.
 24 BOARD MEMBER SCHILLING: Aye.
 25 BOARD MEMBER MONAHAN: Aye.
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1 BOARD MEMBER BERLING: Aye.
 2 THE CHAIRMAN: Aye.
 3 Any opposed?
 4 BOARD MEMBER LORETTA: Aye.
 5 THE CHAIRMAN: Okay. Board, by your
 6 action, show that DDRB application 2023-007 is
 7 approved with one dissent.
 8 Congratulations.
 9 MR. RICHARDSON: Thank you very much.
 10 THE CHAIRMAN: All right. Moving right
 11 along to item D, DDRB application 2023-008, the
 12 301 West Bay Street garage expansion,
 13 conceptual approval.
 14 I will open the public hearing.
 15 And, Ms. Kelly, if we could please have a
 16 staff report.
 17 MS. KELLY: DDRB application 2023-008 is
 18 requesting conceptual approval to expand an
 19 existing garage at 301 West Bay Street, south
 20 of the central Skyway station, located in the
 21 Central Core District.
 22 The subject site is located in the
 23 southeast quadrant of the intersection of
 24 West Bay Street and South Pearl Street. The
 25 subject site is between the existing parking
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1 the right-of-way, or a combination of the two.
 2 The proposed garage addition includes urban
 3 open space that exceeds the minimum size
 4 requirements, and the ground level is activated
 5 using light features and historical information
 6 kiosks.
 7 Staff recommends conceptual approval of
 8 DDRB application 2023-008, and I'm happy to
 9 take any questions.
 10 THE CHAIRMAN: Thank you, Ms. Kelly.
 11 Is there a presentation from the
 12 applicant?
 13 (Ms. Rewis approaches the podium.)
 14 MS. REWIS: Good afternoon.
 15 Staci Rewis, One Independent Drive
 16 Jacksonville, Florida, Suite 1200.
 17 With me today is the architect for this
 18 project, Craig Davisson with Studio9; and the
 19 landscape architect, Matt Anders with Prosser.
 20 Thank you for your time today.
 21 What you have before you is an application
 22 that seeks to convert a surface parking lot --
 23 a very narrow surface parking lot into a
 24 parking garage at the corner of Bay and Pearl
 25 Street.
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1 garage, which was constructed around 1987, and
 2 the JTA Skyway station.
 3 The ten-story expansion provides
 4 approximately 500 parking spaces and does not
 5 introduce any additional ingress/egress onto
 6 the site. As designed, the expansion fills the
 7 space between the Skyway and the existing
 8 parking deck.
 9 The proposed structure is a long,
 10 rectangular volume with narrow, rectangular
 11 forms flanking the Pearl Street frontage and
 12 extending over the height of the main
 13 structure. The thin, rectangular forms at the
 14 street frontage provide strong verticality,
 15 presence, and an orientation towards the street
 16 which does not currently exist.
 17 The visible elevations of the garage are
 18 designed to be screened with undulating,
 19 perforated metal screens. The screening
 20 provides modulation of the structure, and the
 21 two-story Pearl Street entry plaza engages the
 22 pedestrian at street level.
 23 Per code, the ground floor of new parking
 24 garages must contain either a nonparking
 25 active-use, urban open space, and art fronting
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1 Just to orient you just a little bit, the
 2 parking garage that's currently there -- I've
 3 always -- I was born and raised here. I've
 4 always called it the "Omni parking garage," and
 5 it serves, right now, the Omni, the One
 6 Enterprise building that -- that's sitting
 7 there -- they have leases with it -- as well as
 8 with TIAA Bank.
 9 Our client owns that parking garage and
 10 they also own the two surface lots that are
 11 around it on that block. They do not own the
 12 Omni or the Enterprise Center.
 13 As Susan said, the site is in the Central
 14 Core District, within the heart of downtown,
 15 and it's adjacent to the Central Skyway.
 16 And here are just some snapshots of what
 17 it looks like right now. When you walk by it,
 18 you may not even notice it because it's a
 19 very -- smaller area. The parking on the
 20 surface is not really full all the time, and
 21 it's a space that needs to be used.
 22 And so what Craig is going to present to
 23 you is a vision that he's had, which I think is
 24 a very gorgeous vision for a parking garage,
 25 but more -- also, the industrial aspect of the
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1 urban open space that is really going to open
 2 up this corridor right here, right next to the
 3 Skyway.
 4 And with that, I'm going to turn it over
 5 to Craig to talk through the architecture.
 6 (Mr. Davisson approaches the podium.)
 7 MR. DAVISSON: Thanks, Staci.
 8 Craig Davisson, Studio9 Architecture, 315
 9 East Bay Street, Suite 303, Jacksonville.
 10 This plot plan is of the whole site. It's
 11 a super block, and it's the largest land block
 12 in downtown Jacksonville. And it's kind of a
 13 strange site, the way it's been developed. In
 14 part -- partly because it was never completely
 15 executed. It was owned by the charter company.
 16 Faison developed the hotel and the office
 17 tower. I'll never understand to this day why
 18 the hotel was oriented like that.
 19 So what we have left is this garage that
 20 has -- it's a thousand-car parking garage which
 21 exists. It's got the largest wall in
 22 Jacksonville facing the river. And we've got
 23 this sliver of a site. So our task was to come
 24 up with how to expand the garage and -- and
 25 people can probably question the needs, but
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1 These are -- the two on the left are just
 2 simply -- on the top left is what's there
 3 today. It's a surface lot. And if you look to
 4 the right, on the top, it's what we're
 5 providing. So it's -- you know, no
 6 imagination. We're, essentially, using the
 7 same pattern and same orientation, as far as
 8 circulation goes, to what we've got on the
 9 surface lot.
 10 The existing garage that we're -- today,
 11 is a double helix. It's got a central passage
 12 where you can go up and down. And what we're
 13 utilizing -- and the efficiency of what we're
 14 doing is being able to use just flat plates all
 15 the way up, so we're not dealing with the look
 16 of ramps, and we're making a connection at two
 17 points between the old and the new. Other than
 18 that, the existing garage doesn't really
 19 have -- it basically just serves the
 20 circulation, up and down, for the new system.
 21 Next, please.
 22 This shows a little bit -- enlarged area.
 23 This is the first level. It shows the
 24 pedestrian. We've got Pearl Street, which is,
 25 in essence, unchanged. The existing garage
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1 when you're looking at a -- at parking downtown
 2 and you look at all the empty lots, this lot
 3 and this parking garage will basically
 4 supplement four acres of asphalt in downtown
 5 Jacksonville that could be pulled off and into
 6 a garage. It can also be prepped for the
 7 future sites as well because parking -- no pun
 8 intended -- drives the cost of many projects.
 9 So if you've got a garage, especially
 10 heads up, that can help as far as the need for
 11 parking. Parking is not required downtown, but
 12 if you're going to sell any type of housing or
 13 rent any type of housing, you're going to have
 14 to have parking some way or somehow.
 15 The existing site -- this map primarily
 16 just shows easements. We've got the Central
 17 Station ASE to the north, which is an asset.
 18 We've got the existing parking garage, empty
 19 lot, and we've got -- if you look at the green,
 20 that is essentially what Julia Street used to
 21 be at one time. And we're trying to maintain
 22 that easement. It's a utility easement, but
 23 we're going to try to set the stage to create a
 24 master plan for this site.
 25 Next, please.
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1 right now is about 8-and-a-half feet away from
 2 the curb, which doesn't really meet today's
 3 design standards with regard to, you know, the
 4 frontage, the clear space, or the amenity area,
 5 and -- but we're going to fix that with the new
 6 structure above.
 7 So we'll have an entry into the new garage
 8 on the west. And what happens on the east
 9 is -- it's kind of chopped up. There's
 10 asphalt, there's curbs, but we're going to try
 11 to make a spine from the ASE station down
 12 through the site. And, hopefully, phase 2 will
 13 come down to the Times-Union Performing Arts
 14 Center where you're not ever going to have to
 15 walk through the driveway. But our --
 16 basically, what's highlighted in color is the
 17 scope of work for this project only.
 18 So what we -- if we could go to the next
 19 one, please.
 20 This is the vehicular circulation, the new
 21 garage that's -- comes in and out, essentially,
 22 the same way as it does for the surface lot.
 23 And the way you get into the garage, the way
 24 you circulate into the garage -- and you're
 25 coming out, so there's no additional curb-cuts
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1 on to the site.

2 We've got fire stairs and elevators on the

3 left, on Pearl Street. And, again, you're

4 coming into the site to actually approach into

5 the garage.

6 Next, please.

7 We had the option of retail or urban open

8 space. And, you know, we -- we made the

9 decision early on to go after some meaningful,

10 urban open -- open space that could be active

11 from day one, even knowing what can come down

12 the pike in some of these other areas.

13 This opens -- this is just an enlarged

14 area where -- about 10 to 12-foot, depending on

15 where you measure, from the ASE tracks on the

16 north side. You can see the public plaza that

17 we've got on the left, and I'll -- I'll circle

18 back to that.

19 And we've also created a distance between

20 the existing garage and the new garage with

21 just bridges across, on the upper floors, for

22 three reasons. One, is for foundation

23 conflict, underground, deep foundation. Two,

24 is basically natural lighting, to get light

25 down to the existing and the new facility. And

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1 the third is, basically -- you'll see later

2 when we talk about the architectural expression

3 to the new mass.

4 Next, please.

5 So yeah, circling back to the design, the

6 design concept of this garage -- you know,

7 obviously, it talked a little bit about the

8 site, you know, the -- I've actually talked

9 about the function of the garage first, but I

10 want to talk a little bit about the site

11 because the site sets up the -- conceptually,

12 what we're doing in the urban open space and

13 what we're doing around it.

14 We -- in essence, what we started with is

15 what -- you know, let's find a theme or let's

16 find a concept. What is the concept here? And

17 what -- so we go to history. What happened

18 here? Well, disappointingly, nothing happened

19 here, but we think we overlooked something.

20 The fire didn't hit here. This was one of

21 the blocks that -- this super block here

22 remained intact during the 1901 fire. There

23 was a few buildings at this point, there was a

24 railroad, a small railroad office station. But

25 as we look further into it, I think that what

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1 we did find out -- that this block is

2 indicative to what's happened throughout

3 Jacksonville over the course of time.

4 If you go back to pre-Colonial days,

5 this -- this site was the river -- a river

6 bank, and that evolved into a river edge. That

7 evolved -- a river edge with a wood bulkhead,

8 which transformed when paths and roads came

9 down Julia, Hogan, and Laura. It was a

10 piecemeal and framework of transportation at

11 this edge, and it came on the back side of this

12 garage where the banks were of the river.

13 That river's edge became bridges and docks

14 and -- and small bridges that led us out to

15 further docks to the -- the shipping. And

16 also, then, the railroad spurs backed into this

17 site, but it was over water. Then we get to

18 the point where -- I think we all know that at

19 one time, where the Performing Arts Center sits

20 today, it would be sitting in the river because

21 that's all fill. From this point all the way

22 to the river is -- today is fill.

23 So it's kind of what we've seen as an

24 evolution. We've looked at this site as a --

25 kind of a -- the evolution of Jacksonville's

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1 riverfront. I think this site, although it's

2 surface parking, that's what happened here. It

3 was a patchwork.

4 And I'll let Matt Anders talk a little bit

5 more about our inspiration and some form- --

6 these are just some formal and symbolic images

7 and inspiration of paths, roads, and rail that

8 we were thinking about, and how to address --

9 address this urban open space.

10 Next, please.

11 I'll just kind of get back into the -- you

12 know, the parcel and the street, you know --

13 and this plaza is just an acknowledgment of the

14 evolution of transportation in Jacksonville.

15 And it just simply -- with the geometry, you

16 know, the landscape and the hardscape, and as

17 well as some of the kiosks and maps that we've

18 got -- basically, the tactile maps that we've

19 got in this space that just walks through the

20 entrance to the garage and what -- we'll return

21 back to this again.

22 This shows, again, in more detail -- I

23 don't want to be redundant. I know we've spent

24 some time talking about the plaza, but on the

25 right, again, is that connection that we're

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1 starting to create from the ASE station. And
 2 what you're seeing as far as three lounge -- it
 3 looks like three lounge chairs there. Those
 4 are actually sun structures that will also kind
 5 of go with the flow of the concept of the Pearl
 6 plaza.
 7 These, essentially, are just graphics that
 8 show the relationship to the ASE station and
 9 the garage.
 10 And the next one is just a graphic showing
 11 the -- the urban open space, and it's --
 12 basically, we're moving, you know, three
 13 stories of parking below.
 14 And I think the 3D image -- just for your
 15 edification, the geometry of this slide is
 16 correct; however, what's actually there looks
 17 better than that. There's a swale of grass and
 18 there's a row of trees going up and down and
 19 the rest of it is asphalt.

20 So the new garage -- if you could go to
 21 the next slide.
 22 We looked at a lot of different schemes
 23 for this -- this space. We understand what
 24 that garage existing is, and we started out,
 25 basically, deriving -- designing more of the

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1 same, and we just didn't -- weren't going down
 2 the right path, we felt, as far as the scale
 3 and the mass went. So the idea was to
 4 juxtapose -- after many, many different
 5 concepts, the idea was to juxtapose the
 6 horizontal -- plain horizontal feel of parking
 7 behind it and juxtapose that with strong
 8 vertical elements, and we also -- you can see
 9 the building separation between the two, which
 10 helps break -- break down the scale of this
 11 huge parking mass that exists, or even larger
 12 mass, you know, bringing another 60-foot
 13 structural bay to the north side of this
 14 structure.
 15 Then -- so by taking this approach, it
 16 makes the existing mass and that existing
 17 garage more or less a backdrop to what we're
 18 seeing on Pearl Street, as well as on Bay
 19 Street.

20 The materials that we're using are
 21 permanent and durable. It's primarily precast
 22 and cast-in-place concrete, and we've got
 23 perforated metal that will be -- will be
 24 screened. There will be some slight visibility
 25 through that as far as ventilation into the

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1 garage.
 2 You can see -- also see a datum line
 3 running at the third level. It relates to the
 4 track -- the ASE track and the urban open space
 5 below.

6 If you go -- these are just shots of --
 7 before-and-after shots.

8 Turning now, you're up, pretty much -- if
 9 you were up a couple of stories, up on the TIAA
 10 Bank, but standing in the middle -- but pretty
 11 much in the middle of the street, in -- on
 12 Pearl Street.

13 Next, please.

14 Again, bringing these strong vertical
 15 elements with the undulating, perforated metal
 16 running down the track.

17 Next, please.

18 Another before-and-after I think we're all
 19 familiar with. With that -- that front bay
 20 applied.

21 Okay. You can go to the next --

22 And then, finally, once you're inside the
 23 site -- and that actual entrance into the
 24 garage is actually where that existing asphalt
 25 drive is today. It might be moved a few feet,

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1 but, essentially, it operates the same way, but
 2 you're under the deck now.

3 And -- next and final for now.

4 And this is -- this is the actual --
 5 axial path that we're trying to recreate that
 6 used to be Julia Street at one time. It's
 7 pretty constrained between the corner of the
 8 existing deck and the hotel, but with the
 9 sunscreen -- they're, basically, a place to sit
 10 in the shade that also has -- it recalls what
 11 we're doing on the other side of the site, on
 12 Pearl Street, on that urban open space, but
 13 again, creating that strong access --

14 This would be if you're standing directly
 15 underneath the rail -- rail guide. If you're
 16 coming from the corner, where the TIAA Bank
 17 building is, and we would think, at this time,
 18 this would be the most heavily used. Although
 19 we're putting a lot of effort and energy onto
 20 Pearl Street, this is primarily where we think
 21 that most of the traffic is going to be coming
 22 from. TIAA has 800,000 square feet, which is
 23 one of the largest office buildings in
 24 Jacksonville.

25 So with that, I'll introduce Matt Anders

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1 and he can pick up and talk about some of the
2 hardscape and landscape and be more specific
3 with some of the ideas that we have on the
4 site.

5 Thank you.

6 THE CHAIRMAN: Thank you, Mr. Davisson.

7 And definitely don't want to rush you
8 guys, but to the team, if we go another ten
9 minutes, I'm going to take Craig's resolution
10 back.

11 (Mr. Anders approaches the podium.)

12 MR. ANDERS: Thanks, Craig.

13 Matthew Anders, with Prosser, 13901 Sutton
14 Park Drive South, Jacksonville.

15 If you can go to the next slide. I think
16 we can skip through some of these elevations.
17 I think the 3-D did a good job of illustrating
18 the design intent.

19 So I want to talk a little bit -- I think
20 Craig did a good job of talking about the
21 history of the site and the history of
22 Jacksonville.

23 So as we were progressing with the design,
24 you know, our thoughts as designers, how do
25 we -- how do we illustrate these things? The

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1 Great Fire of Jacksonville; of course, the
2 river; you know, the evolution of downtown
3 Jacksonville and the street grid.

4 So through the use of material -- which
5 I'll get into -- and these forms, especially
6 there on the Pearl Street site/plaza, we began
7 to massage these thoughts and ideas; how we can
8 relate, you know, the history of Jacksonville;
9 thinking about the history as it progresses to
10 the future of Jacksonville and touch where
11 Jacksonville is today.

12 So this graphic -- this graphic just kind
13 of keys in some of these elements.

14 If you can go to the next slide, please.

15 This is the blowup of the Pearl Street
16 Plaza.

17 So in terms of materiality and form, you
18 know, we like to use typical downtown brick
19 pavers and concrete pavers that you see -- and
20 concrete sidewalk that you see in downtown, but
21 arrange it in such a way that it represents and
22 has a -- pays homage to that downtown grid --
23 that street grid and that work.

24 And you can see that primarily on the top
25 left of your screen with those -- as paver bars

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1 coming into the landscape or softscape area,
2 how those progress down. And as you get closer
3 to the entry elevator vestibule, you know, you
4 see that kind of -- that angled paver ribbon,
5 and that's kind of an interruption of the --
6 that street -- that historical street network
7 represents the modern and the future. And it
8 actually kind of leads you into the garage, to
9 the elevators, and actually kind of wraps
10 around, past the elevators, back up to the
11 streets.

12 And if you see in some of Craig's
13 elevations, we have some LED light bars as well
14 that integrate -- you know, come from the
15 hardscape, horizontal surface that traverse up
16 to the vertical surface of the garage.

17 So the intent is that -- you know, this
18 design on the ground plane, it -- it goes
19 vertical. So it's kind of a cohesive design in
20 terms of materials.

21 You can see that -- that kind of orange,
22 dark bar going across, kind of right in the
23 middle. You know, that materiality, we're
24 thinking, you know, Ipe paver, 2-by-2 tiles in
25 there. That kind of represents or pays homage

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1 to that -- the fire that Craig had talked about
2 in terms of materiality, and actually using
3 maybe some steel elements to represent the
4 rails and the rail yards that actually, again,
5 go up the vertical face of the building to tie
6 everything together.

7 You can go to the next slide, please.

8 So in terms of the pedestrian realm, or
9 public realm, we're adhering to the 4-foot
10 amenity zone from the back of the curb. You
11 know, that includes your tree wells, tree
12 landscaping. We have a 5-foot pedestrian
13 zone -- that's the sidewalk -- and the 2-foot
14 frontage zone. And the area you see in blue is
15 the urban open area.

16 Next slide.

17 So for landscaping, you know, we'd like to
18 introduce some street trees, of course. At a
19 smaller scale, we can't go to cathedral oaks in
20 this location. We're just constrained by
21 the -- the width of the sidewalk and an
22 overhead element that comes off of the
23 architecture and the building, but, again,
24 these will provide ample shade in this area.

25 You can see there, in the top left area,

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1 the -- a bunch of little circles, those are
2 understory trees. You know, I kind of want
3 that area to screen that edge of the garage and
4 to screen kind of the view of the back of the
5 ASE station. You know, so the layout of those
6 understory trees adhere to the grid of the
7 sidewalk and the pavers of the sidewalk.

8 Under the understory trees, native
9 grasses, native shrubs, native plants. And
10 against the north side of the building,
11 evergreen shrubs around the foundation,
12 foundation planting, as well as some evergreen
13 trees to help screen the garage from the ASE.

14 And as you go towards the east, where you
15 have those overhead -- we have bench
16 conditions, use of some native ferns, native
17 grasses, some colorful -- colorful flowering
18 landscape.

19 In terms of materiality, I mentioned the
20 City standard brick pavers, typical broom
21 finish concrete, introduction of these LED
22 light bars that begin the hardscape and go up
23 vertically on the building, and the use of your
24 typical design guideline standards for the
25 Central Core. Trash receptacles, if needed;

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1 benches and bike racks, if needed as well.
2 BOARD MEMBER LORETTA: I just would like
3 to understand the ADA-accessible route on the
4 ground floor. As I, at least, interpret it,
5 you basically would walk into the ADA parking
6 striping -- this could be seen pretty well on
7 the plan enlargement hardscape plan, if
8 somebody wants to switch to that.

9 But as I understand it, you basically --
10 you know, you park in a handicapped spot and
11 you walk in the sidewalk, which I think is
12 outside of the building envelope.

13 MR. DAVISSON: Correct.

14 BOARD MEMBER LORETTA: And I guess you
15 walk left, and then -- or west, and then you
16 kind of come to the end and then you almost
17 walk through this little striped area within
18 the garage to the elevator; is that -- is that
19 correct?

20 MR. DAVISSON: If you can go to slide --

21 BOARD MEMBER LORETTA: 34.

22 MR. DAVISSON: -- slide 10, page 10 of the
23 PDF. I don't know if it's slide 10, but --
24 there you go.

25 You can see, we've got a series of just --

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1 the bottom floor is going to be all ADA parking
2 along the north side. And ADA parking -- which
3 is -- actually goes outside the structure.
4 It's just a 5-foot sidewalk that goes down, and
5 in front of that will be a screen and landscape
6 between that and the ASE station, that --
7 you've got to have 5 foot clear, you know, for
8 an accessible site.

9 What happens on the other side is going to
10 be car charging and valet. So when you enter
11 this garage, primarily 90 percent of the cars
12 are going to take a left to (inaudible) the
13 circulation pattern. If you take a right and
14 you go on to the surface lot -- which you'll be
15 guided with signage -- you're going to through
16 the garage and out. That's it. If you're on
17 the ground floor, you're in and out.

18 BOARD MEMBER LORETTA: Yeah, I'm mostly
19 just, again, talking about the pedestrian, not
20 the vehicular. So the pedestrian, I think, is
21 the page before it.

22 So -- okay. You see right there, it shows
23 that blue line and it's going to the right, but
24 you actually don't have that connection shown,
25 you stop it. And, really, as I see it, the

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1 connection is going through the parking lot to
2 the elevators at the bottom left. And I'm just
3 trying to confirm if that's the case --

4 MR. DAVISSON: Yes.

5 BOARD MEMBER LORETTA: -- is there a
6 reason why we -- why we can't make the
7 pedestrian connection a little bit better? I
8 mean, it seems like the pedestrian connection
9 is a little bit of an afterthought on the
10 ground floor for the handicapped folks.

11 MR. DAVISSON: Okay. To answer your
12 question, yes.

13 THE CHAIRMAN: Any additional questions
14 from board members?

15 Ms. Berling.

16 BOARD MEMBER BERLING: Really briefly.

17 Page 27, the elevated landscaping areas,
18 is it your plan that this is just native
19 grasses in that area? It just seems really
20 hard to -- for maintenance, right?

21 (Mr. Anders approaches the podium.)

22 MR. ANDERS: Yeah, so it's a combination
23 of sod grasses, native ferns to help kind of
24 soften those -- those edges of those
25 cantilevered conditions, those (inaudible)

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1 conditions.

2 BOARD MEMBER BERLING: Yeah. No, I just

3 understand these grasses and they can get

4 massive if not maintained, and it seems like

5 there's that hard (inaudible), and so I

6 (inaudible) understand, I guess -- I just want

7 clarity on how you would even maintain them.

8 I'm missing that, so -- for one, and then

9 the -- the second question that I want is just

10 a better understanding of the lighting along --

11 I think I'm missing some of the lights.

12 I mean, you talked about (inaudible)

13 turning vertical, but I'm not seeing a lot of

14 light fixtures, and I think there's potential

15 to have some underlit area. So if you could

16 just take me through that scheme a little bit

17 better.

18 MR. ANDERS: Gosh, I think there's a -- if

19 you go back to the 3D view of the plaza --

20 MR. DAVISSON: Yeah, our -- we haven't --

21 as far as lighting goes, we haven't addressed

22 that. We've been hoping to address that very

23 specifically in the next phase.

24 But, primarily, the concept will be -- you

25 could see these folds in the perforated metal

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1 combination of foundation shrubs and evergreen

2 trees along that side, along that north side.

3 BOARD MEMBER BERLING: They're easily

4 maintainable?

5 MR. ANDERS: Yes. It depends on who's

6 going to maintain that. I mean, maintenance,

7 of course, is always an ongoing issue with

8 landscape, and that's just something that would

9 have to follow with the owner of the property.

10 BOARD MEMBER SCHILLING: Right. Yeah, and

11 again, some similar concern about maintenance.

12 (Ms. Rewis approaches the podium.)

13 MS. REWIS: Yes. So we will take that

14 back and have a definite answer for you.

15 The intent is for the owner to maintain

16 this. Obviously, they have a vested interest

17 because they own the other two sites. And as

18 Ms. Ott pointed out, we do have future

19 development, so we will come back with that

20 assurance. Right now I'm pretty comfortable,

21 but we will come back at final with that.

22 Thank you.

23 BOARD MEMBER SCHILLING: Yeah, because

24 it -- it looks terrific in the rendering, and

25 just want to make sure it looks that way.

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1 going up and down, you know, on all three

2 sides, as well as there -- there's going to be

3 articulation in the precast concrete of -- of

4 scores going vertically that we're going to

5 hit, as well as downlighting and area lighting

6 where -- where it's needed. But, yes, it's

7 not -- it's not clearly addressed.

8 BOARD MEMBER BERLING: I only saw some of

9 the fixtures, and then it just gave me -- it --

10 that pause. And I know you -- you touched on

11 the verticality of it and it sounds like it's

12 going to be beautifully resolved. I just would

13 like to see it fleshed out.

14 THE CHAIRMAN: All right. Mr. Schilling.

15 BOARD MEMBER SCHILLING: Mr. Chairman,

16 thank you, and I -- I think you may have

17 answered one question, but -- but maybe a more

18 direct question is -- regarding the greenery on

19 the garage, in the rendering it looks great,

20 and I just wanted to make sure that that's not

21 an artist rendering, but the -- the intention

22 is on the second and third floor to the east

23 side, to have some sort of greenery, planted

24 shrubbery, as you were saying?

25 MR. ANDERS: That is the intent, with a

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1 And then the last question I have -- which

2 this may be a little in the weeds, but I know

3 that y'all have shown the six kiosks, three on

4 the east end, three on the west end. What is

5 the intent for that programming? Is it, as

6 you've said, some of the history of

7 Jacksonville or is it a wayfinding-type

8 signage? What -- what's the thinking there?

9 MR. DAVISSON: Well, good question.

10 We were looking at those to be some type

11 of static information. They're not digital.

12 They're more of a static kiosk that -- they

13 would have a plaque that has the relationship

14 to the history, as I've described it, as far

15 as -- as far as that -- that dialogue of the

16 evolution of the riverfront. That's the theme.

17 We haven't gotten with Downtown Vision at

18 this point, and we probably would when it comes

19 to addressing things. We just got the concept

20 right now and it's just how we execute it.

21 BOARD MEMBER SCHILLING: Okay. Great.

22 Thank you.

23 Thank you, Mr. Chairman.

24 THE CHAIRMAN: Thank you, Mr. Schilling.

25 Any additional board questions at this

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1 point?

2 BOARD MEMBERS: (No response.)

3 THE CHAIRMAN: Okay. Seeing no questions,

4 Ms. Mezini, are there any public commenters?

5 MS. MEZINI: Yes. First up, Nancy Powell.

6 (Audience member approaches the podium.)

7 AUDIENCE MEMBER: Hi. Nancy Powell, 1848

8 Challen Avenue, Jacksonville.

9 I'm here representing Scenic Jacksonville

10 and our design committee.

11 Okay. So it's nice to see that we are

12 improving our design of parking garages.

13 This -- and the attention to all the details of

14 the screening and the -- you know, compared to

15 the one that's there, it's definitely an

16 improvement.

17 The group that discussed this felt that

18 ground-floor retail really should be planned

19 for. So whether or not it is out of the box or

20 can be converted in the future, you know, the

21 vision is more active uses, more pedestrian

22 friendly, and the urban open space.

23 While the design looks nice, feels like

24 there's no people there. Like, why would you

25 stop there? It kind of reminds me of the

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1 Florida Blue corner that -- in that -- in

2 Brooklyn where it's kind of nice, but there's

3 never any people there, so -- anyway.

4 The irony of this location -- and it is an

5 oddly shaped spot. It's got the Skyway there,

6 and the Skyway's got all these -- fencing, and

7 it's kind of a bizarre place, but the irony is

8 that this particular surface parking lot has

9 some beautiful trees. It's probably one of the

10 few parking -- surface parking lots that

11 actually has large shade trees, many of them on

12 either side, so it's kind of disappointing that

13 those will go away.

14 But we do feel that it's important to plan

15 for the future. Obviously, this super block is

16 majority parking right now with two big surface

17 parking lots, the ten-story garage, and now

18 another garage. That -- we -- I look forward

19 to the day when we are, you know, building

20 residential there or, you know, other

21 hotel/office uses to complement the -- you

22 know, a block-from-the-river location.

23 So those are our comments.

24 Thank you.

25 THE CHAIRMAN: Thank you, Ms. Powell.

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1 Ms. Mezini, do we have any additional

2 public comment?

3 MS. MEZINI: No additional public comment.

4 THE CHAIRMAN: Okay. Thank you.

5 Let's close the public hearing. And,

6 Board Members, let's move it to board comments.

7 Ms. Ott.

8 BOARD MEMBER OTT: Thank you, Mr. Chair.

9 I just want to start by saying that this

10 is a very clever connection from the old and

11 new garages. I am not an architect, but I -- I

12 thought that was clever how you connected the

13 two and made the current traffic flow fit the

14 new construction with very little -- almost

15 zero demolition, so that was great.

16 I understand the need for more vertical

17 parking in downtown, especially understanding

18 the tenants and who uses these spaces. I know

19 that we have a demand for more parking in -- in

20 downtown, and vertical is the preferred

21 solution.

22 I love the thoughtfulness and I love the

23 creativity and the architecture. You've done a

24 really lovely job, Craig.

25 MR. DAVISSON: Thank you.

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1 BOARD MEMBER OTT: The reasons I asked the

2 questions about the intent for the future of

3 the property is because I know, as Ms. Powell

4 touched [sic], the public, the community has

5 concerns about there not being more activity

6 with ground-floor retail at the site,

7 especially considering that the blocks

8 immediately adjacent to this property are

9 pretty much all parking.

10 It feels very concrete jungle. If you're

11 just stepping off the Skyway at this spot,

12 you're going to be surrounded by parking. So

13 I -- I understand the concerns there, but

14 understanding the thought and maybe the vision

15 for the rest of this property in the future to

16 be developed into some other more active use, I

17 think this garage is a beautiful solution and a

18 beautiful placement in a very tight spot.

19 So I -- as much as I would love to see

20 retail right here, I -- understanding that it

21 will be on this site, hopefully, in the

22 future -- not too distant future, I -- I'm in

23 favor of -- of this garage.

24 THE CHAIRMAN: Thank you.

25 Mr. Monahan.

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1 BOARD MEMBER MONAHAN: Thank you,
 2 Mr. Chair.
 3 I think this is a fantastic example of
 4 what a well-designed parking garage should look
 5 like.
 6 Craig, I appreciate, I mean, the
 7 thoughtful -- really thoughtful detail that
 8 went into not just the design, but the
 9 landscaping as well. And I really appreciate
 10 how you've thought about connecting the history
 11 of that location and surrounding locations and
 12 put it on display for -- for people to
 13 understand.
 14 I don't take a lot of issue with there not
 15 being retail. You know, if we're --
 16 understanding how we're developing downtown and
 17 the things that are coming on line very close
 18 to this, I think there's going to be plenty of
 19 opportunity for ground-floor retail, but I
 20 think this is a fantastic job. Very well done.
 21 THE CHAIRMAN: Mr. Loretta.
 22 BOARD MEMBER LORETTA: I think the
 23 architecture looks very well done. You could
 24 almost make the argument, it looks like a
 25 high-end office building attached to a garage,
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1 think it is a terrific use for -- for what is a
 2 very narrow parcel that may otherwise be
 3 difficult to develop.
 4 Similarly, I -- I don't have any issue
 5 with the urban open space in lieu of the -- the
 6 ground-floor retail. I think the north edge --
 7 a good portion of the north edge has the Skyway
 8 security fencing out in front of it, which I
 9 think really would limit the desirability from
 10 a retailer standpoint from wanting to be along
 11 the north edge. And the -- the east and west
 12 ends are -- are, honestly, you know, pretty --
 13 pretty narrow, so --
 14 I think Ms. Ott has made a tremendous
 15 observation, that our hope would be that there
 16 would be opportunities for retail --
 17 ground-floor retail in other parts of -- of the
 18 block, but maybe this just isn't the right
 19 spot, and I -- I like the urban open space and
 20 what y'all have done. I think that looks
 21 really good.
 22 I know this is the conceptual approval. I
 23 was going to ask if -- if y'all would --
 24 hopefully, when you come back for final
 25 approval, if you would bring a sample of the
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1 but you (inaudible) going to be building a
 2 garage. So it's actually a pretty nice
 3 looking --
 4 My only concern was the pedestrian
 5 connectivity on the ground floor, and the
 6 applicant stated he'd take a look at it for me.
 7 I appreciate it.
 8 And that's it. Thank you.
 9 THE CHAIRMAN: Ms. Berling.
 10 BOARD MEMBER BERLING: Thank you.
 11 I -- I've already expressed my concerns,
 12 which will be addressed in your future
 13 submittal. I think that this is a really
 14 elevated parking structure. I won't turn this
 15 into a design critique, but I appreciate many
 16 aspects of it, the verticality, the
 17 materiality. It's a great-looking project that
 18 you've put together.
 19 Thank you.
 20 THE CHAIRMAN: Thank you.
 21 Mr. Schilling.
 22 BOARD MEMBER SCHILLING: Thank you,
 23 Mr. Chairman.
 24 Just a couple of additional thoughts, and
 25 maybe a little of these are repetitive, but I
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1 screening material because I would -- I would
 2 like to see that. I think it would be helpful
 3 to see an actual component piece of that.
 4 And, otherwise, I think -- I think this
 5 looks like a really nice project.
 6 Thank you.
 7 Thank you, Mr. Chairman.
 8 THE CHAIRMAN: Thank you, Mr. Schilling.
 9 Council Member Ferraro.
 10 COUNCIL MEMBER FERRARO: Thank you.
 11 I think you did a really nice job. It
 12 really looks good. I think if -- with all the
 13 development we've got downtown, I think this is
 14 going to be a well-utilized area. And I wish
 15 some of this would have been around during the
 16 Jacksonville Landing, only closer. I think
 17 that's what we've been hearing a lot in the
 18 past, where the parking was a problem.
 19 So I think you guys did a really nice job
 20 with the way you made it look, as something
 21 completely different than a parking lot, so
 22 bravo on that.
 23 Thank you.
 24 THE CHAIRMAN: Thank you.
 25 Craig, I want to echo everything everyone
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1 else has already said, and I'm very excited
 2 that the -- the planning that you've done sort
 3 of in advance of whatever comes next on this
 4 super block. I mean, this -- this block has
 5 been a frustration of mine for a while, for a
 6 lot of the reasons you pointed out.
 7 And now having a real strategic thought
 8 behind, what can we do now to fix maybe some of
 9 the things that made it piecemeal in the past
 10 and get it ready for what comes next in the
 11 future, I think it will pay dividends.
 12 And, of course, I really love the
 13 creativity that you approached the garage with,
 14 so thank you so much to the entire team for
 15 that, and I'm excited to support the project
 16 today.
 17 So if there are no additional comments
 18 from the board, I will entertain a motion.
 19 BOARD MEMBER BERLING: Motion to approve.
 20 THE CHAIRMAN: There's a motion to
 21 approve.
 22 BOARD MEMBER LORETTA: Second.
 23 THE CHAIRMAN: And there's been a second.
 24 All those in favor of supporting
 25 conceptual review of DDRB application 2023-008,
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1 please say aye.
 2 BOARD MEMBERS: Aye.
 3 THE CHAIRMAN: Any opposed?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRMAN: By your action, show the
 6 item adopted unanimously.
 7 Congratulations.
 8 MR. DAVISSON: Thank you, board.
 9 THE CHAIRMAN: All right. Let's do one
 10 more project and then we'll take a short break.
 11 Before that, let's go to action item E, DDRB
 12 application 2023-009, the Dedalus Wine Bar
 13 conceptual approval, and we will give our staff
 14 some time to switch over to that.
 15 And, Ms. Kelly, whenever you're ready,
 16 feel free to give the staff report.
 17 We'll open the public hearing.
 18 MS. KELLY: All right. DDRB application
 19 2023-009 is requesting conceptual approval for
 20 Dedalus Wine Bar at 825 Dora Street, formerly
 21 Liddy's Machine Shop. Located in Brooklyn, the
 22 subject site consists of several parcels and is
 23 located on the south side of Oak Street and on
 24 both sides of Dora.
 25 The project proposes a renovation of
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1 Liddy's Machine Shop, converting the former
 2 light industrial machine shop into a wine bar,
 3 wine retail, and cheese and charcuterie market.
 4 Those uses would occupy about 7,000 square feet
 5 of the building with about 3,000 square feet
 6 remaining for two complementary tenants.
 7 Exterior spaces will include outdoor
 8 dining, lawn space, and an accessory parking
 9 lot. The building's massing and form will
 10 remain unchanged and the bays of the former
 11 machine shop recall the history of Brooklyn,
 12 while also providing vertical articulation,
 13 architectural subdivision, and an opportunity
 14 to define the distinct modules of the interior
 15 spaces.
 16 The primary facade would be along Dora
 17 Street, directly across from an existing
 18 parking lot. The accessory lot would be made
 19 code compliant. Interior to the lot, on the
 20 east side of the structure, would be a
 21 courtyard, lawn, and then a little wine bar
 22 space.
 23 The south and west elevations have direct
 24 street frontage. And while both elevations
 25 feature awnings, decoration and material
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1 treatments, they do not appear to meet the
 2 transparency requirement at this time. Large
 3 expanses of solid walls are prohibited and
 4 shall not exceed 20 feet in width.
 5 As currently designed, the project would
 6 either need to comply with the transparency
 7 requirements or request deviations. Staff
 8 would like to continue discussions with the
 9 developer regarding possible design solutions.
 10 The pedestrian zone along the subject
 11 property is in bad shape. It is not compatible
 12 with the code. This is because of the historic
 13 nature and previous use of the structure and
 14 has nothing to do with the intended plan of
 15 development.
 16 Currently, street section designs are in
 17 progress for Brooklyn and staff is optimistic
 18 that these will help guide the development of
 19 the pedestrian areas that are proximate to the
 20 site.
 21 Having said that, staff would still like
 22 to work with the developer to just see if we
 23 can come up with any meaningful options to help
 24 mitigate the current condition.
 25 Based on the foregoing, staff recommends
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1 conceptual approval of DDRB application
 2 2023-009 with the following conditions:
 3 One, prior to submittal for final review,
 4 the developer shall meet with staff to identify
 5 any deviations sought.
 6 Two, the applicant should review the south
 7 and west elevations to ensure that solid
 8 portions of walls contain enhanced materials,
 9 deep reveals, texture, or differentiated
 10 finishes and colors to add more visual interest
 11 to the facade.
 12 And, lastly, the developer and City staff
 13 will work together to identify any feasible
 14 solutions for the constrained pedestrian zone
 15 surrounding the subject site.
 16 And this concludes the staff report.
 17 THE CHAIRMAN: Thank you, Ms. Kelly.
 18 Is there a presentation from the
 19 applicant?
 20 (Audience member approaches the podium.)
 21 THE CHAIRMAN: And just as a reminder, if
 22 you would state your name and address for the
 23 record.
 24 MR. DUKE: Good afternoon.
 25 I'm Thomas Duke, the architect on the
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1 project, 2345 Harper Street.
 2 Susan has done a great job -- also, this
 3 is Coleman Lay, who's our contractor on the
 4 project, and joining online we have the owners,
 5 Larry Williams and Gene --
 6 MR. LAY: Gage.
 7 MR. DUKE: -- gage Kennie.
 8 You're going to just flip through.
 9 I think Susan did a great job of kind of
 10 summarizing everything. The building, as you
 11 can see, is located sort of right behind where
 12 some of the new apartments and condominiums are
 13 on the -- kind of the back side of a lot of the
 14 activity that's happening along Riverside.
 15 We'll just flip through these kind of
 16 quick. The -- well, if you go back --
 17 There's an existing parking lot that is
 18 available, which makes this a pretty exciting
 19 project for the -- for the client, with
 20 restrictions of on-street parking and
 21 everything, so --
 22 They want to develop the parking lot --
 23 connect over to the building with an accessible
 24 pathway, and then do something with that back
 25 area behind the building, which is currently a
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1 paved area with a storage building on it.
 2 So, next.
 3 These are just some photos of the
 4 interior. It was a machine shop, very well
 5 used up until not too far ago. So there's
 6 quite a bit of cleanup that needs to happen on
 7 the inside.
 8 Next slide is -- there's -- pretty much
 9 anything on the interior will be gutted. It's
 10 not usable.
 11 Next slide.
 12 These are some drum shots that we took of
 13 the building and the surrounding area. There's
 14 two residential units just to the east of it.
 15 And the primary entrance would be coming in
 16 from the south, from the new parking lot across
 17 Dora Street.
 18 Oak Street, as you will see in some of the
 19 additional photos -- you can pan through some
 20 of those.
 21 Well, these are shots from the -- just
 22 showing the surrounding area that everybody is
 23 familiar with.
 24 You can see, coming up Oak Street, that
 25 top left slide, the sidewalk -- we've got some
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1 closer shots. It's in pretty -- pretty bad
 2 repair. This is the rear building, showing
 3 what's there.
 4 Again, just more shots.
 5 The building is a concrete structure with
 6 concrete block infill. There's a number of
 7 vents and one primary roll-up door where we're
 8 wanting to do our new entry.
 9 Next.
 10 This shows the intersection. The left --
 11 top left slide shows where Dora and Oak Street
 12 comes [sic].
 13 On Oak Street, there's quite a bit of --
 14 we've got a water connection, electrical,
 15 telephone, so there's quite a bit going on sort
 16 of right there on that corner.
 17 So the primary connection is going to be
 18 from the parking lot on Oak Street, coming in
 19 on the south.
 20 We go to the next slide.
 21 So that's our overall concept, is to
 22 develop the existing parking lot that's there,
 23 bring it up to City standards with landscaping,
 24 and make a connection to that southwest corner.
 25 If you go to the next slide, that shows
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1 the concept for the parking. They'll have a
2 dumpster enclosure and we'll landscape
3 accordingly, but the next slide, I believe --
4 yeah, this shows the main entry.

5 The owner is going to have a wine and
6 cheese bar in the back, and kind of a retail
7 shop in the purple area, and then subdivide the
8 remaining part of the building into a listening
9 bar and a cafe bar.

10 The owner's desire is to do something with
11 that back paved area and to develop it into
12 a -- into a courtyard. And we've got about a
13 42-inch to 48-inch grade difference between the
14 green area and where the courtyard would be.
15 So the idea is to put a lift on the interior of
16 the building to be able to connect to that
17 exterior courtyard area.

18 The gray area would be pavers and the
19 green area we would open up to just some
20 greenspace and remove some of the paving that's
21 there.

22 That back covered storage building they
23 would like to turn into a covered wine bar and
24 open that up and redo the facade, and then the
25 whole perimeter around that space would --

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1 would be enclosed with some fencing and
2 landscaping.

3 I think we have some concept -- these --
4 you can go through these kind of quick.

5 The interior -- some of the things that
6 inspired some of the exterior.

7 Next.

8 Some of the materials that we're looking
9 at using would be at -- around the entry, some
10 Proforma exterior panels; the wood fencing as
11 shown there around the courtyard; some of the
12 roll-up doors to open up that rear building.

13 Next slide.

14 So our concept is, where that existing
15 roll-up door is, is to -- well, the challenge,
16 actually, is the ADA access to get in. You can
17 see from that slide on the bottom, you're right
18 there on the street and there's a curb-cut.

19 And if we have the door right there, it would
20 be difficult to -- to get our slope and any
21 kind of coverage, so we're going to recess that
22 first bay and push the opening into the space
23 back a little bit and put some glass on the
24 corner and provide an overhang.

25 The owner wants to add some

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1 industrial-type glass openings in the building
2 in that second bay. And then where the cafe
3 shop would be, we would do a very similar
4 approach. We would recess that entry to allow
5 for ADA access. It is on a bit of a slope from
6 one side to the other.

7 Some of the vents that are on the building
8 right now, we were talking about removing them,
9 and then we said, well, why do that? Because
10 it does add a little visual interest from the
11 sidewalk. So the idea is to just close them
12 from the interior and then we would refinish
13 and restore them on the outside and paint.

14 The next photo -- so this would be Oak
15 Street heading -- right to left would be south
16 to north. And we would add two new window
17 openings there at the entrance to really
18 daylight that space. And then that second bay,
19 that's where there's a water main, an
20 electrical connection, a telephone pole, quite
21 a bit, so we're -- we're talking with the owner
22 about providing some type of mural there to
23 give it some visual interest.

24 Again, the vents that are on the building
25 right now, the idea is to keep those and paint

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1 those.

2 We're showing in the rendering some sort
3 of a trellis for landscape, but I'm -- once we
4 get into the design of that, we'll -- we'll
5 have to see if that's plausible or not because
6 we've got a very narrow sidewalk there. We'd
7 like to do something at that corner as well
8 before transitioning to where the -- to where
9 the wood enclosure would be.

10 The wood fence, we would recess that just
11 a little bit to give us an opportunity to put
12 some landscaping along the sidewalk, and the
13 idea is to have a pair of COR-TEN steel gates
14 that would open up to the -- to the rear
15 courtyard.

16 Let's see what's on the next sheet.

17 So this is off -- off the street, but on
18 the east elevation, so that would be the
19 sidewalk coming up from Dora Street. Again,
20 we'd be adding glass where we can, some murals
21 to give it some visual interest. And whenever
22 the entries are, providing a covered -- a
23 covered entrance with -- introducing a
24 different material than the painted concrete
25 block.

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1 The trees in that rendering kind of
2 represent where the two residential houses are.
3 So that's more or less in -- on their property,
4 so that would -- that would remain.

5 Let's see. What else?
6 Okay. So that's, again, our proposed
7 elevation with that wonderful fire hydrant
8 right there, where -- right in the middle of
9 the sidewalk. We were planning on going in --
10 I told the owner, just -- you know, if the City
11 would allow, let's just paint it a bright red
12 and -- you know, it's a fire hydrant, so --

13 I think -- is that our last slide? Yes.

14 Thank you.

15 THE CHAIRMAN: Okay. Thank you.

16 Board members, any questions for the
17 applicant at this time?

18 Mr. Monahan.

19 BOARD MEMBER MONAHAN: Thank you,
20 Mr. Chair.

21 Thank you for your presentation. I
22 thought you did a great job.

23 You know, if you could find the west
24 elevation that proposes what's there currently
25 and -- yeah. So -- go back. There you go.

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1 So you mentioned that trellis that's on
2 the extreme left of the building as I'm looking
3 at it. Is there any other proposal for a mural
4 or the continuation of trellises along the
5 building, towards the front?

6 MR. DUKE: It really is going to depend
7 on -- I think there's a photograph, if you can
8 find it, that shows that sidewalk. It might be
9 closer to the front.

10 Yeah, if you look on that bottom
11 photograph where the two yellow bollards are,
12 the sidewalk really is pretty much nonexistent
13 and they've sort of run the paving up -- over
14 it, kind of over the curb, and there's not a
15 lot of space. I think there's less than
16 4 feet, actually, from the building to the
17 edge, so we would -- we would love to be able
18 to do something to break up just that bay.

19 We've talked with the owner about really
20 incorporating some murals. That would just be
21 a great opportunity to do something with some
22 murals, if -- if landscaping is not feasible.
23 And, as you know, a lot of times we show these
24 wonderful renderings of landscape, and two
25 years after they're installed, they're, you

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1 know, dying on the vine and hard to maintain
2 sometimes, so that might be the more
3 appropriate approach, and the owner is open to
4 that.

5 BOARD MEMBER MONAHAN: Thank you.

6 No further questions.

7 THE CHAIRMAN: Any other questions from
8 the board at this point?

9 Mr. Loretta and then Ms. Berling.

10 BOARD MEMBER LORETTA: Two questions.

11 The west elevation, again, the wood
12 fencing that you described, you've got pictures
13 in there of maybe, like a higher-end Ipe. I
14 just think we've got to make sure -- one, I
15 don't even know if we allow wood fencing
16 downtown, but maybe we can. But I just want to
17 make sure we're using some sort of, you know,
18 pretty high-end fencing if we're going with
19 wood fencing out here.

20 MR. DUKE: Yeah. We told the owner he
21 can't go down to Home Depot and put up a
22 cypress fence.

23 We're thinking possibly looking at some
24 Prodema boards. The idea is to kind of warm it
25 up some because there is a lot of masonry

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1 and -- and there's -- the outside space, being
2 a pedestrian -- well, a people space, a
3 courtyard where people are going to be, we're
4 trying to warm it up and not do a -- you know,
5 a stucco wall or anything like that, so ...

6 BOARD MEMBER LORETTA: I'm not -- I like
7 the little corral area there, so --

8 MR. DUKE: Yeah, I --

9 BOARD MEMBER LORETTA: But if you can --

10 MR. DUKE: -- told him we wanted to make
11 it look like Mr. Miyagi's backyard.

12 BOARD MEMBER LORETTA: And so maybe you
13 can bring a sample of that with [sic] us to the
14 final, but --

15 I think my only question is -- and I like
16 how we're trying to maintain a lot of the
17 industrial architecture. There's really not
18 many skylights, though, in the roof, and then
19 you have very little windows, and so it's
20 like -- you know, do you have a -- I mean, is
21 this really going to function inside with the
22 lack of the light into it or should you really
23 punch just a whole heck of a lot more skylights
24 into the roof or --

25 I mean, I guess my -- my big question

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1 and/or concern is, I mean, have -- have you-all
2 vetted similar situations that have this
3 limited vine of windows for such a large
4 building and restaurant or seating area and so
5 forth?

6 MR. DUKE: Yeah. Great question.
7 The owners -- and they may be able to
8 respond to that better than me, but they --
9 they have a facility up in -- they're in
10 Vermont. I wanted to say Connecticut, but
11 they're up in Vermont. And it functions very
12 well.

13 It is a wine and cheese bar, so the
14 interior and what they're trying to -- the
15 atmosphere they're trying to create is one
16 that's more controlled.

17 The front area, the retail area, we feel
18 like the -- the glass that we're putting in
19 there is going to let quite a bit of daylight
20 in the retail area. But in the back -- if you
21 go to the plan. Yeah, the -- the green area,
22 as you come down from the entry, there will be
23 a wine tasting room right where it says "Oak
24 Street," right in that area. They don't want
25 any windows going in there. And then where the

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1 wine bar is, again, they wanted to be able to
2 maintain the -- the light in that area.

3 If you look on the plan, we do have an
4 opportunity to introduce those roll-down doors
5 where the two tables are, at that private
6 dining area. That's going to let daylight in
7 from the north. And that private dining area,
8 from the exterior wall down and turning to the
9 wine bar, that will be glass. So we are
10 introducing some light on the back, where we're
11 able to. And then, of course, the back of the
12 building, where they have their kitchen area,
13 prep area, there's no need for it.

14 BOARD MEMBER LORETTA: No, I appreciate
15 it. I'm very glad to hear that this is not
16 this group's first rodeo as well, so --

17 MR. DUKE: Yeah.

18 BOARD MEMBER LORETTA: This looks like it
19 will be a great project.

20 Thank you.

21 MR. DUKE: I think so.

22 Thank you.

23 THE CHAIRMAN: Ms. Berling.

24 BOARD MEMBER BERLING: I'm sorry, I don't
25 fully understand the function of the covered

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1 wine bar. So it's just a private kind of
2 seller that operates the same hours as the main
3 wine area; is that the plan?

4 MR. DUKE: It will be a wine and cheese
5 bar with certain things that they prepare.

6 I believe if you go to the interior
7 concepts, the -- they'll have racks of wine on
8 display. And the retail area, if you go
9 back -- well, that -- yeah, the cheese/bar area
10 and the retail area is what you see in the
11 upper left photo. And then on the next slide,
12 the -- that's kind of the concept of the
13 interior for the wine and cheese bar.

14 These were done by the --

15 MR. WILLIAMS: (Via Zoom.)

16 Hey, Tom --

17 MR. DUKE: -- interior designer.

18 MR. WILLIAMS: Tom, this is Larry
19 Williams.

20 Can you -- can folks hear me?

21 MR. DUKE: This is the owner, Larry
22 Williams. He would be best to address that.

23 MR. WILLIAMS: Hi, everyone.

24 Can you hear me all right?

25 BOARD MEMBER BERLING: Yes.

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1 MR. WILLIAMS: So just to answer that
2 question, the -- the idea behind having a food
3 use in that rear outbuilding was we -- we
4 simply like the idea of having an enlivened
5 outdoor space, not only to serve the wine bar,
6 but to convert that outbuilding into a -- sort
7 of a -- almost a three-season pavilion that
8 would be able to offer a different kind of food
9 menu, probably one more oriented towards
10 grilling or -- I wouldn't say barbecue, but
11 grilling with a wine complement. So it's just
12 another kind of experience on the -- on the
13 property that is separate from what we can
14 offer inside.

15 BOARD MEMBER BERLING: Thanks.

16 You're going to operate the same hours,
17 that covered wine bar?

18 MR. WILLIAMS: I mean, we haven't --
19 generally speaking, yes.

20 BOARD MEMBER BERLING: And the intent is
21 that -- this is just a paved exterior of that?

22 That's what it looks like? It's a metal
23 building? You're just going to --

24 MR. WILLIAMS: Pardon me?

25 BOARD MEMBER BERLING: -- paint the skin?

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1 The skin of that covered wine bar, your
 2 intent is just to paint the skin of it?
 3 MR. DUKE: The outbuilding --
 4 (Simultaneous speaking.)
 5 MR. WILLIAMS: (Inaudible.)
 6 Calling it a wine bar might be a little --
 7 a little -- it's kind of, like, an outdoor
 8 pavilion. And the intent would be to open up
 9 probably the three sides with the glass
 10 overhead doors so that when that area is open,
 11 it's literally open to the outside.
 12 Exactly how the skin gets treated -- one,
 13 there's not -- hopefully not going to be much
 14 skin left, but whether it gets painted or
 15 replaced is probably a little bit still in the
 16 air.
 17 MR. DUKE: Yeah, our concept is to replace
 18 it with new metal panels.
 19 BOARD MEMBER BERLING: Okay. Because the
 20 rendering made it seem like they might be new
 21 panels, so I just wanted to be clear.
 22 Yeah, okay. Thank you.
 23 MR. DUKE: Since it was kind of off the
 24 street, we didn't know how much of that the
 25 DDRB was interested in, but it -- it will be --
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1 it'll be an interesting building.
 2 THE CHAIRMAN: Okay. Any additional
 3 questions from the board?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRMAN: Seeing none, Ms. Mezini, do
 6 we have any public comment?
 7 MS. MEZINI: No public comment.
 8 THE CHAIRMAN: All right. So let's close
 9 the public hearing and we'll move on to board
 10 comments.
 11 And this time, let's start with
 12 Mr. Schilling.
 13 BOARD MEMBER SCHILLING: Thank you,
 14 Mr. Chairman.
 15 And thank you for the presentation. I
 16 think, overall, this -- this looks like a great
 17 project.
 18 I will say, I think that -- staff, I think
 19 that y'all have done a great review, and I
 20 100 percent agree with the -- with the comments
 21 that you've added here under your
 22 recommendation, and would like to see us, as a
 23 board, adopt the three recommendations from
 24 staff.
 25 I do agree, looking at the south face and
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1 the west face -- you know, in the renderings
 2 there are quite a bit of area -- a large area
 3 that seems like it's going to be blank and
 4 static, and -- and I'd strongly encourage you,
 5 when you come back for final, to hopefully
 6 think through some of their options that might
 7 be there. I'm not saying that it all needs to
 8 be planting or green wall or all needs to be
 9 murals, but maybe something creative, if y'all
 10 would look at that, and -- otherwise, I think
 11 it's a great proposal.
 12 Thank you.
 13 THE CHAIRMAN: Thank you, Mr. Schilling.
 14 Ms. Berling.
 15 BOARD MEMBER BERLING: I agree with the
 16 previous statements.
 17 I guess I would just say that -- I don't
 18 take exception on recommendation 2. I think
 19 sometimes it's gratuitous just to have
 20 elevation changes for the sake of it. I
 21 think -- I -- I like the look of this building
 22 with facades. It makes sense, the adaptation
 23 of the space and -- and that feeling of it.
 24 And so, for me, the greenery that's
 25 climbing the walls on that west elevation seems
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1 additive because it -- it doesn't -- it's not
 2 continuous throughout the project, and so I
 3 would almost move to either have it wrap or do
 4 more or eliminate it. And if it was me, I
 5 personally would probably lean towards
 6 eliminating it for -- for the reason that you
 7 said. It -- if maintenance -- if it's not
 8 going to be maintained, then why have it?
 9 But I really appreciate the murals as
 10 shown. I think that they're a lovely addition.
 11 And I think just the simple, understated
 12 additive of that is enough for me, personally.
 13 Nice project.
 14 THE CHAIRMAN: Thank you, Ms. Berling.
 15 Mr. Loretta.
 16 BOARD MEMBER LORETTA: Yeah, I think this
 17 is a pretty cool project. You know, to some
 18 extent, with some of these older industrial
 19 buildings, I think keeping some of the cool
 20 architectural character, as you did, really
 21 makes sense.
 22 I don't know that it truly needs us to do
 23 too much more. You know, there's a couple of
 24 things you could try to do. I mean, if -- for
 25 me, I think it's almost -- if I would invest
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1 money, I'd recommend y'all invest into the roof
2 and maybe pop a ton more skylights in there.

3 But beyond that, I mean, I think it's an
4 awesome project and I hope it goes forward.

5 Thank you.

6 THE CHAIRMAN: Mr. Monahan.

7 BOARD MEMBER MONAHAN: Thank you,
8 Mr. Chair.

9 I concur. I think this is an incredible
10 project. I fill one of the seats on this board
11 as a nontechnical expert, just a downtown
12 employee, so I -- I like to, you know, view
13 projects through the lens of, would I come
14 here, would I spend money here, and I
15 absolutely would. I think the multitude of
16 uses and the high-level detail of the -- the
17 architecture and the materiality is fantastic
18 and just what downtown needs.

19 Thank you.

20 MR. DUKE: Thank you.

21 THE CHAIRMAN: Ms. Ott.

22 BOARD MEMBER OTT: Thanks, Mr. Chair.

23 I will echo Board Member Loretta's
24 suggestion to consider some skylights. I
25 can't, off the top of my head, think of another

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1 everyone kind of sharing some experiences
2 together. And I think this is going to be one
3 of those locations in Brooklyn as the density
4 continues to increase, and I think we'll hear
5 about some of those projects in a few minutes.

6 So I really appreciate this and I look
7 forward to seeing it at final and -- and look
8 forward, really, to seeing you-all successfully
9 rehabilitate this structure and get this opened
10 up.

11 BOARD MEMBER BERLING: Chairman, can I
12 just add one thing?

13 THE CHAIRMAN: Sure.

14 BOARD MEMBER BERLING: I'm apprehensive in
15 an old building, cutting in openings in a roof.
16 That terrifies me, and so I think an
17 alternative, potentially, would be just to show
18 interior renderings.

19 Personally, my wife likes it dark, so I --
20 but that's another story. But, yeah, so -- so
21 interior, show the lighting. There -- like,
22 I -- there are other examples of similar
23 environments where you would not want to have
24 a -- natural lighting that we could call upon.
25 Burns does it really successfully, and so I

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1 ceiling like this in certainly downtown. I
2 think it's a really neat feature that you can
3 do something fun with.

4 And I get to say it. I love when I get to
5 say it. I love seeing adaptive reuse, so thank
6 you for this project.

7 THE CHAIRMAN: Thank you, Ms. Ott.

8 Council Member Ferraro.

9 COUNCIL MEMBER FERRARO: Thank you.

10 I just want to echo what everybody said.

11 And to Larry Williams, thank you for
12 investing in Jacksonville, and look forward to
13 this project coming to fruition.

14 Thank you.

15 THE CHAIRMAN: Yeah, Mr. Williams, thank
16 you so much. And this is a great project.

17 You had me at "wine bar," to be honest,
18 but, honestly -- so my uncle lives in downtown
19 Phoenix in a condominium, and right across the
20 street is a neighborhood wine bar that kind of
21 reminds me of this. And I was over there a few
22 weeks ago with him, and it was amazing just to
23 see the residents in that immediate vicinity
24 just kind of come out there, where it's a
25 Tuesday night, a Saturday night, and to see

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1 understand the ambiance that you're trying to
2 create.

3 And so in lieu of the cutting into the
4 roof and opening yourself up for leaking and
5 everything else that goes along with that as
6 you, I'm sure, know, I -- I would just say,
7 show us some interior, show us the lighting,
8 and just give us the feel for what it's going
9 to look like on the inside and how it's going
10 to function.

11 MR. DUKE: Absolutely.

12 THE CHAIRMAN: All right. Any additional
13 comments?

14 BOARD MEMBERS: (No response.)

15 THE CHAIRMAN: Seeing none, we do have
16 three recommended conditions from staff. I
17 know there was a little bit of commentary, I
18 think, on Number 2. But, typically, what we
19 will do is -- unless there's a strong feeling
20 one way or another, especially at the
21 conceptual review phase, we won't take these
22 necessarily as gospel. They'll just sort of
23 get tacked on for staff to continue working
24 with the applicant on.

25 So if anybody would like to modify those,

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1 feel free. Otherwise, I'll look for a motion
 2 on the item, inclusive of the three recommended
 3 conditions.
 4 BOARD MEMBER SCHILLING: I'll move to
 5 approve with the three recommendations as
 6 presented by staff.
 7 THE CHAIRMAN: There's been a motion for
 8 approval.
 9 Is there a second?
 10 BOARD MEMBER LORETTA: Second.
 11 THE CHAIRMAN: And there's a second.
 12 All those in favor of approving conceptual
 13 review for DDRB application 2023-009 with the
 14 three staff conditions, please say aye.
 15 BOARD MEMBERS: Aye.
 16 THE CHAIRMAN: Any opposed?
 17 BOARD MEMBERS: (No response.)
 18 THE CHAIRMAN: Congratulations.
 19 By your action, show DDRB application
 20 2023-009 approved.
 21 All right, everyone, thanks for hanging in
 22 there. As promised, let's go ahead and take a
 23 five-minute break and then we'll wrap up the
 24 meeting with the two -- a ten-minute break, and
 25 we'll then wrap up the meeting with the two
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1 residential projects.
 2 (Brief recess.)
 3 THE CHAIRMAN: Okay. Let's get started
 4 again. We'll call the meeting back to order at
 5 4:12 and we will move on to action item F, DDRB
 6 application 2023-010, Block 9, mixed use
 7 conceptual approval, and we'll open up the
 8 public hearing.
 9 And, Ms. Kelly, if we could please have a
 10 staff report.
 11 MS. KELLY: Okay. DDRB application
 12 2023-010 is requesting conceptual approval for
 13 the Block 9 mixed-use development in Brooklyn.
 14 The subject site is the entire block, between
 15 Jackson Street and Stonewall Street and Chelsea
 16 Street and Park Street.
 17 The proposed mixed-use development
 18 features multifamily residential units,
 19 live-work lofts, and ground-floor commercial,
 20 including outdoor seating space for a
 21 restaurant.
 22 For the final approval submittal, staff
 23 has requested a detailed use table which would
 24 include unit counts and square footages.
 25 The seven-story building is composed of
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1 rectangular volumes with carve-outs in the
 2 center of the building at the narrow ends of
 3 the block along Jackson and Stonewall Streets.
 4 The massing and form complement the recent
 5 architecture of the Brooklyn district which is
 6 contemporary forms with -- contemporary,
 7 rectilinear forms with distinct modules,
 8 emphasizing nodes or other prominent site or
 9 building features. Each facade has subtle
 10 undulations that are punctuated by changes in
 11 material, color, or texture.
 12 The primary frontages are along Park
 13 Street and Stonewall Street. Commercial units
 14 and live-work spaces have been placed along
 15 these frontages. Chelsea Street and Jackson
 16 Street function as secondary frontages, and
 17 uses that serve the residential are located
 18 here, like loading zone, garage entrance and
 19 similar.
 20 The site is limited in ways that are
 21 unique to Brooklyn, meaning that the block is
 22 surrounded by constrained rights-of-way and
 23 significant grade changes occur across the
 24 block.
 25 Due to the grade changes, the finished
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1 floor of the structure is elevated and the
 2 pedestrian zone along Park and Stonewall
 3 Streets is split between a more standard
 4 at-grade sidewalk and a raised walkway that
 5 hugs the building at the level of the finished
 6 floor.
 7 Given the functions along Chelsea Street
 8 and Jackson Street, these facades provide less
 9 streetscape activation than the primary
 10 frontages. As the design progresses,
 11 deviations may be needed to address the lack of
 12 activation and transparency along the secondary
 13 elevations.
 14 Because this project is for new
 15 construction of an entire block, the developer
 16 is reestablishing the public realm around the
 17 block in compliance with code requirements.
 18 Street sections provided for Chelsea, Park
 19 and Stonewall meet the minimum requirements for
 20 the pedestrian zone. Jackson Street has been
 21 designed with an adequate pedestrian clear
 22 area, and staff feels that the street sections
 23 that are in progress for Brooklyn will also
 24 help guide the development of the pedestrian
 25 areas around the project.
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1 Staff would still like to work with the
2 developer regarding improvement of the public
3 realm around the site.

4 So based on the foregoing, staff
5 recommends conceptual approval of DDRB
6 application 2023-010 with the following
7 conditions:

8 One, that prior to the submittal for
9 final, the developer shall meet with staff to
10 identify any deviations sought.

11 Two, prior to the submittal for final, the
12 developer and City staff will discuss possible
13 solutions to improve the public realm along
14 Jackson and Park.

15 For the final review submittal, the
16 developer will include a use table, that I
17 already mentioned. The table should illustrate
18 that the ground floor of the parking garage
19 contains a nonparking active use that occupies
20 a minimum of 50 percent of the street frontage
21 and that the developer will continue to
22 coordinate with City staff regarding the Park
23 Street elimination project.

24 And this concludes the staff report.

25 THE CHAIRMAN: Thank you, Ms. Kelly.
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1 Is there a presentation from the
2 applicant?

3 (Ms. Trimmer approaches the podium.)

4 THE CHAIRMAN: And welcome back,
5 Ms. Trimmer. Good to see you.

6 MS. TRIMMER: Thank you so much.

7 Cyndy Trimmer, One Independent Drive,
8 Suite 1200, on behalf of the applicant.

9 I have with me today Tripp Gulliford who
10 is the owner's rep, and Daniel Ashworth from
11 ETM, who is handling civil and landscape in
12 person. And I should have Yi Lo from Dynamik,
13 who is the project architect, online, and all
14 available for questions.

15 This is the Block 9 Brooklyn mixed-use
16 project. It features 293 multifamily units,
17 7,000-square-foot of ground-floor retail, and
18 5,000-square-foot of co-work space on the
19 southeast corner.

20 And I can already hear Diane behind me,
21 and I will slow down.

22 This is the first block coming off of the
23 Model Mile into Brooklyn. So when you come off
24 that newly designed ramp, this will be the
25 block you hit. It is smack-dab between

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1 Brooklyn Station apartments to the south and
2 the Vestcor Brooklyn Lofts to the north.

3 As Susan alluded, it is a confined roadway
4 and block. We've got an 180-foot-deep block
5 and just under 300-foot-wide. With that, we
6 have also interesting topographic changes that
7 I'll address on the next slide, but we have
8 worked to be creative with that to fully

9 activate the Park Street frontage and to also
10 activate the Stonewall Street frontage as we
11 understand the Emerald Trail is planned to come
12 off of that Model Mile and then curve up north.

13 Next.

14 This shows you our topographic fun with
15 the site. We are in a finished floor elevation
16 of 11 for the project. On the southwest
17 corner, we're at about 9 feet, and sloping down
18 to under 6.5 on the southeast corner.

19 So with this image, you can see what we
20 have done to incorporate a collection of
21 stairwells, ramps, and these divided height --
22 height to the building, and then below to
23 tackle those challenges.

24 We have full pedestrian access at street
25 level, the entirety around the building, but

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1 then we also have this elevated pedestrian
2 clear zone that meets the full requirements
3 that also has some opportunities to really
4 activate that outdoor space and draw the
5 pedestrian in. And we're working on
6 legislation to allow for sidewalk cafes, so you
7 can see in the orange spaces on this diagram --
8 tragically, I don't have a pointer -- where we
9 have bump-outs into that space to allow for
10 activation on both sides. And you'll see that
11 in some of the slides as we go through.

12 You can also see on this slide where we
13 tackled some of those grade challenges by
14 pulling the amenity space and the landscaping
15 interior so that the sidewalk is on the outside
16 and the landscaping inside. But with those, we
17 do have full shade coverage on all frontages.
18 We'll talk about those percentages.

19 Next one, please.

20 You can start to see on this how we've
21 pulled those trees into the site. We wanted to
22 work with the Park Street road diet, and we
23 have worked very closely with the City's
24 engineer, Prosser, on this project.

25 Park Street is intended to be a linear

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1 park system; very lush, very green, so we've
2 tackled that with a combination of trees along
3 [sic], but we do have very robust landscape and
4 hardscape.

5 You see on this image that all of the
6 landscaping, streetscape, hardscape, furniture
7 have been brought up to the new Brooklyn
8 standards, so all of those will be incorporated
9 with the project.

10 Next slide.

11 As we start to walk around the project,
12 again, on here you can see that lush green Park
13 Street frontage that is consistent with the
14 road diet. You can see from each of the
15 cross-sections, where even though we do have
16 that divided condition in the grade, we have a
17 compliant sidewalk at street level. We've
18 gotten more than a 4-foot amenity zone. We
19 wanted this to be robust and support true shade
20 trees along each of these frontages. And then,
21 again, we have a very robust pedestrian clear
22 zone on the elevated walkway that is against
23 the building.

24 You can start to see -- go back one more.
25 That one works. Thank you.

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1 On slide -- section BB, which is the upper
2 right-hand corner on this one, you can start to
3 see the cross-section where we have the outdoor
4 cafe seating, and you can see the illusion of
5 those bump-outs, but you can see all of those
6 cross-sections are far more than compliant with
7 the minimum standards we require.

8 Moving on to the next, on the top left
9 section, CC, on this one you can see, as we
10 wrap Jackson Street -- you can't tell from all
11 of the imagery, but that restaurant space does
12 wrap the corner of Jackson, so we do have
13 activation along the Jackson Street frontage,
14 not all of it, but we do have activation on
15 that.

16 Chelsea Street, on the rear, you can see
17 those cross-sections. We have an adequate
18 pedestrian clear space. Both of those
19 frontages we were looking at. Park Street is,
20 obviously, where the road diet is. That's
21 where the activity is centered. That's where
22 we do have an opportunity to engage because
23 you've got the great pedestrian stoops for all
24 of those residential units on Brooklyn Station.

25 The northern side we don't have as great

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1 opportunities for engagement along that street
2 frontage. It's on-street parking and then
3 parking structure, so we have prioritized the
4 activity onto the Park Street front.

5 Next slide.

6 And then the next cross-section shows the
7 southeast corner. That's the other area where
8 we had the topographic challenges. These are
9 the live-work units. They'll wrap that corner
10 and then extend back along Stonewall. And we
11 brought that amenity space interior to the
12 project so that we could address the grade
13 change.

14 Next.

15 We are far exceeding all the shade
16 requirements around the perimeter of this
17 project. We're using a mixture of Highrise
18 oak, Park Side oak, elm and crape myrtle. I do
19 have Daniel here; he's the expert on landscape
20 if you have any questions about the
21 particulars, and we'll address that, again,
22 when we're fully at final, but we are at
23 63 percent coverage along Park Street and
24 53 percent around the rest of the project.

25 Next, we have the beautiful palette that

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1 Daniel, again, could speak more to, and then
2 moving into the architecture.

3 With the architecture on this project,
4 recognizing it is a unified block, we worked
5 very hard for a long time on assemblage. But
6 with that large, long building, we wanted to
7 create different moments, celebrate the
8 industrial heritage of the Brooklyn area, but
9 then also work so that we don't have a very
10 monotonous structure as we're going around.

11 So with those, you have very distinct
12 moments along the frontage. We have, on the
13 front corner that you see, the highlight coming
14 right off, that's the more modern where we have
15 the architectural steel elements, the glass,
16 and that more modern component.

17 As you move along the frontage, you have a
18 more traditional residential feel with the
19 brick coming up to celebrate also that old
20 heritage of Brooklyn and then the more grid
21 windows and stereotypic [sic] balconies.

22 And then in the center of which we don't
23 highlight on this, but you will see in other
24 slides, really celebrating the industrial
25 heritage with some of those elements and the

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1 different windows on there. And then you get
2 the first glimpse of one of the cool features
3 of the building, which is a peep through into
4 the interior courtyard, and we'll share that on
5 some of the other slides as well.

6 Moving on.

7 Coming down to grade, this is really going
8 to be your first experience of the building
9 when you come off of the Model Mile. And,
10 again, we've really made the whole front of
11 this building transparent and active so that
12 all of those key corridors have engagement with
13 the pedestrian at all levels.

14 We also really worked to draw the
15 pedestrian up to those second floors. We don't
16 want to have some of the challenges that we
17 have with other buildings that have that risen
18 platform where people are bypassing it and that
19 that those places aren't really getting the
20 foot traffic that they need to thrive. So with
21 this one, we're really focusing on driving the
22 pedestrians up to that, bringing the activity
23 out to the sidewalk so that those businesses
24 have the attractive desire that they need.

25 Moving on, you can start to see, I guess,
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1 again, from this one, that we're really trying
2 to drive the pedestrians up to the center.

3 On to the next.

4 And then the southwest corner you see
5 where we have that opportunity to have the
6 outdoor activation, bring the inside restaurant
7 on to street frontage and, again, create that
8 sense of activity and excitement that we really
9 want on this Park Street corridor after we get
10 the road diet through.

11 Next.

12 I just wanted this one to show what we're
13 working so hard to establish in terms of
14 getting the sidewalk cafes and having that
15 opportunity not just against the storefront,
16 but also on the other side when we have these
17 large swaths, that we have an active -- an
18 opportunity to activate both sides of the
19 sidewalk while still having a completely
20 compliant pedestrian clear zone running through
21 them.

22 Next.

23 Going around the back of the building,
24 we'll have floor plans, as we've talked with
25 staff, and we'll definitely have those

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1 available.

2 There are back-of-house utilities. We did
3 have some interesting challenges with
4 transformers on this project because JEA
5 requires the transformers to be outside of the
6 right-of-way, on site, so this is one of our
7 pinch-point corners where we do have that
8 happening on the back corner.

9 Next slide.

10 And then, looking at this, you're looking
11 at a garage. And I love what they've done with
12 this one because it is fully incorporated into
13 the building. It is not something that just
14 has token screening. They've really brought
15 the architectural elements to the building
16 unified with it and then use these
17 architectural panels and green screens to
18 incorporate it into the building, but the only
19 thing that you're going to see of the garage on
20 this project is the drive aisle in and out of
21 the project.

22 Next slide.

23 And then these are the pass-throughs that
24 I referenced previously. So we'll have a
25 rooftop image --

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1 Actually, could you scoot forward two to
2 the rooftop image? One more. There. This
3 one, yeah.

4 So with this, you can see, coming down on
5 the building, you've got a central courtyard,
6 and that's where the pool's going to be.
7 That's what you're going to be able to see from
8 the Park Street road frontage when you look
9 into the building. And then anchoring each of
10 the corners on Stonewall and Jackson, they're
11 elevated hardscape courtyards, but that'll be
12 an opportunity to activate those frontages as
13 well.

14 Now back two.

15 And then this is the opportunity to see
16 into the courtyard off of Park Street, and I
17 thought it was a really great way of adding
18 another dynamic to that facade, breaking it up.
19 We can't do really meaningful articulation with
20 the building because the block is narrow and we
21 need to incorporate the parking and the -- and
22 the units wrapping it and the retail wrapping
23 it, but this is an interesting way of tackling
24 that and bringing that element to the project.

25 And then there's one more elevated

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1 (inaudible) of it.
 2 And then we do have the elevations. I
 3 won't belabor them because they basically go
 4 through everything we've just seen on the
 5 renderings.
 6 So I do have the entire team. We're
 7 really excited to hear your feedback and look
 8 forward to bringing the start of what is going
 9 to be some really incredible development for
 10 residential in Brooklyn.
 11 THE CHAIRMAN: Okay. Thank you,
 12 Ms. Trimmer.
 13 Any questions from the board for the
 14 applicant?
 15 Mr. Monahan.
 16 BOARD MEMBER MONAHAN: Thank you,
 17 Mr. Chair.
 18 Through the Chair to the applicant, do we
 19 know if any of the street frontages along the
 20 parcel are JTA routes?
 21 MS. TRIMMER: Through the Chair, yes.
 22 Park Street is a JTA route. And we, along
 23 with Prosser, ETM, and other stakeholders along
 24 Park Street, have worked with JTA recently to
 25 come up with an appropriate width for Park
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1 have the new, more modern streetlight fixture,
 2 Brooklyn and the Southbank, which is
 3 currently -- JEA's currently approving it, so
 4 that's in process. So it's going to be a more
 5 modern, contemporary light.
 6 BOARD MEMBER MONAHAN: Perfect.
 7 THE CHAIRMAN: Thank you, Mr. Monahan.
 8 Any additional questions from the board?
 9 Mr. Schilling.
 10 BOARD MEMBER SCHILLING: Mr. Chairman, a
 11 couple of quick questions and -- related to the
 12 active space on the ground floor. So it -- the
 13 restaurant -- so the space shown -- and I'm on
 14 the site plan -- grading plan page where you
 15 can see shaded back, the -- the spaces and
 16 building.
 17 So in the -- I guess I'd call it the
 18 southwest corner, that's the restaurant. On
 19 the east end, you mentioned live-work, so -- so
 20 are the -- the ground floor space, are those
 21 going to be individual units where people will
 22 have shops, restaurants, boutiques, et cetera,
 23 or what -- what is the vision there?
 24 MS. TRIMMER: The Stonewall Street facade,
 25 through the Chair, is intended to be co-work
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1 Street for that road diet without sacrificing
 2 on-street parking, amenity zones, or the
 3 pedestrian clear [sic], so we've got a unified
 4 front there.
 5 BOARD MEMBER MONAHAN: That's great.
 6 Thank you.
 7 And I know, you know, to be in compliance
 8 with the design standards there's not much we
 9 can do, but one thing that drives me crazy
 10 about light poles in downtown that are on JTA
 11 routes is the banner arms on the street side
 12 get hit by not just buses but large vehicles
 13 and, you know, don't look great. And then you
 14 can only hang a banner on one side, so if -- if
 15 we could maybe push the light pole just a
 16 little further toward the building off the
 17 street so that doesn't happen, that would be
 18 great.
 19 MS. KELLY: May I jump in?
 20 Regarding the light poles, for one thing,
 21 that comment has been extremely well noted for
 22 the acorn lights, and we have a -- like, a
 23 standard -- a standard width that we're doing
 24 so that doesn't happen anymore.
 25 And also, Brooklyn is actually going to
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1 space, live-work units, depending on what the
 2 market dictates when we go there, but our
 3 belief is that with the change in work
 4 structure, that there is an incredible hole in
 5 the market for that type of product, so it will
 6 still bring activity to that street frontage,
 7 but the primary retail use will be clustered
 8 along Park.
 9 BOARD MEMBER SCHILLING: Okay. Great.
 10 Thank you.
 11 THE CHAIRMAN: Mr. Loretta.
 12 BOARD MEMBER LORETTA: We'll stay on this
 13 Page 1 thing. It's kind of interesting, you
 14 know, if you guys have your -- your drop
 15 between elevations 30 inches or less, you may
 16 not need the railing.
 17 But if we can go to sketch -- Page 5. So
 18 it's like this project looks so great other
 19 than this, you know, cruddy pool fence that
 20 we've got here shown -- identified very well on
 21 Page 5, and so I'd love to -- not this page
 22 right here. I'm sorry. Sketch 5, which is
 23 probably further into the exhibit, probably,
 24 like, Page 17 or so.
 25 Right there.
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1 MS. TRIMMER: Elevation slide 5 has a
 2 number 5 on the bottom --
 3 BOARD MEMBER LORETTA: Yeah, it's got a
 4 big old 5 on it.
 5 Okay. Perfect.
 6 Yeah. So, I mean, right -- it's like, I
 7 love the project other than this railing right
 8 here. So I just feel like, one, actually, if
 9 it's truly only 30 inches, which kind of --
 10 some of the -- the spot topography illustrates,
 11 then you -- you could probably get away with
 12 it, with not having a railing. But that's a
 13 handicapped ramp, it's going to have its own
 14 railing, but then, you know, you may be able to
 15 offer a little bit of a -- planters, or this,
 16 that or the other to assist with the pedestrian
 17 connection.
 18 But I'd sure love -- if you go to sketch
 19 9, four slides behind -- you know, so that
 20 railing right there is so much more enhanced.
 21 I'm obviously not saying you need to use that
 22 railing on the ground floor, but, boy oh boy,
 23 that looks so much nicer than what's shown on
 24 the ground floor, which is just a pool fence,
 25 and so -- I mean, I'm not going to say we're
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1 And then the other piece is the wrapping
 2 of the garage so we don't see the parking,
 3 even -- you know, and so really applaud this
 4 project.
 5 Thank you.
 6 THE CHAIRMAN: Thank you, Ms. Powell.
 7 Ms. Mezini, any additional public comment?
 8 MS. MEZINI: No additional public comment.
 9 THE CHAIRMAN: Okay. Seeing no additional
 10 public comment, let's close the public hearing
 11 and we'll move on to board comments, and let's
 12 start with Ms. Ott.
 13 BOARD MEMBER OTT: Thank you, Mr. Chair.
 14 I just have a couple of comments. I was
 15 going to ask -- or comment about the railing as
 16 well. I'm not sure what the best solution is
 17 going to be, whether it's a knee wall or a rail
 18 or what that might look like, but that corner
 19 did feel -- and I had a couple of friends look
 20 at it that kind of reacted the same. It felt
 21 not as inviting as we want this focal corner to
 22 feel with those two rails side by side like
 23 that. But otherwise, to your point, that is
 24 really one of the biggest issues that I had.
 25 I appreciate the parking screening also,
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1 going to deny the project because of the pool
 2 fence on the ground floor, but it would sure be
 3 nice if we could make that part a little bit
 4 nicer.
 5 MS. TRIMMER: So noted. If we're down to
 6 the point of talking about railings, I'll hope
 7 that we've done a pretty good job.
 8 THE CHAIRMAN: Any additional questions
 9 from the board?
 10 BOARD MEMBERS: (No response.)
 11 THE CHAIRMAN: Seeing no questions,
 12 Ms. Mezini, is there any public comment?
 13 MS. MEZINI: Yes. Nancy Powell.
 14 (Ms. Powell approaches the podium.)
 15 MS. POWELL: I just want to say, more of
 16 this, please. Great job.
 17 Specifically, what I really like is the
 18 streetscapes and the attention to the
 19 activation. I understand it's four blocks, so
 20 it's hard to activate all four; however, the
 21 attention to the Park Street and the Emerald --
 22 the Model Mile -- this is going to be a very
 23 important block. The shade trees exceeding the
 24 shade requirements of 40 percent, so they're at
 25 60 percent or something.
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1 and I appreciate the efforts to add shade
 2 trees. I am looking forward to seeing this
 3 project come to life, so thank you.
 4 THE CHAIRMAN: Thank you.
 5 Mr. Monahan.
 6 BOARD MEMBER MONAHAN: Thank you,
 7 Mr. Chair.
 8 Truly well done. I think, you know, this
 9 is -- to echo what Ms. Powell said, more of
 10 this, please. This is exactly what we're
 11 looking for for multifamily residential
 12 downtown, and your efforts to really -- I mean,
 13 truly activate the street are phenomenal, and I
 14 certainly appreciate that.
 15 I did have a question that just came to
 16 me, though, if I could have the landscape
 17 architect --
 18 (Mr. Ashworth approaches the podium.)
 19 BOARD MEMBER MONAHAN: The street trees
 20 are great and we, again, do appreciate the
 21 abundance of shade. But do you feel that the
 22 tree grade of a 4-foot width is appropriate to
 23 accommodate the large trees that plan to go
 24 there?
 25 MS. ASHWORTH: Daniel Ashworth, ETM, 14775
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1 Old St. Augustine Road.
 2 Yeah. It's going to have to require some
 3 structural soils or Silva Cells, tree cells, in
 4 order for that to happen, yeah.
 5 BOARD MEMBER MONAHAN: Thank you.
 6 You know -- and my -- I guess my question
 7 was, it doesn't need to be any bigger than
 8 4 feet, does it? I mean, because I'd think
 9 4 feet is -- isn't that kind of narrow for
 10 trees that hope to have a large canopy?
 11 MR. ASHWORTH: So these are planted in an
 12 urban setting. Generally, canopy trees that
 13 are planted in an urban setting tend to stay
 14 smaller because their root zone is constrained,
 15 but we are trying to give them as much room as
 16 possible.
 17 Four feet is the downtown minimum for the
 18 amenity zone, so that's what we're kind of
 19 sticking with. And we're kind of constrained
 20 because we're trying to get the open pedestrian
 21 zone as well.
 22 BOARD MEMBER MONAHAN: Thank you.
 23 THE CHAIRMAN: Thank you, Mr. Monahan.
 24 Mr. Loretta.
 25 BOARD MEMBER LORETTA: I think this is a
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1 great project. I recall months or years ago --
 2 I mean, this is an example of -- it's a
 3 300-foot-long facade that they've kind of
 4 separated into five segments from an
 5 architectural perspective that has different
 6 materiality, you know, juxtaposition, so on and
 7 so forth, and so --
 8 Now, this doesn't really go in and make it
 9 look like it was built five different times,
 10 but, still, it's really well done, I feel, and
 11 so -- you've just got to fix that railing.
 12 Other than that, I think it's great.
 13 Thank you.
 14 THE CHAIRMAN: Ms. Berling.
 15 BOARD MEMBER BERLING: The railing.
 16 I won't belabor. I think it's a
 17 great-looking project. Exceptional job on the
 18 design. I love great landscaping and great
 19 lighting, and so you guys hit all the marks
 20 here with this one.
 21 I do appreciate staff's recommendations,
 22 and so as this progresses, I'd like to see how
 23 that progresses the design as well, especially
 24 with those two facades.
 25 It poses difficulties; I understand your
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1 constraints, but with the creative minds that
 2 have put together this packet, I think that you
 3 guys will have no problem resolving that, so
 4 thank you.
 5 THE CHAIRMAN: Thank you, Ms. Berling.
 6 Mr. Schilling.
 7 BOARD MEMBER SCHILLING: Thank you,
 8 Mr. Chairman.
 9 Similarly, I think this is a great-looking
 10 project. And as well, I support the
 11 recommendations of -- the four recommendations
 12 provided by staff, and have no further
 13 comments.
 14 Thank you.
 15 THE CHAIRMAN: All right. Council Member
 16 Ferraro.
 17 COUNCIL MEMBER FERRARO: Beautiful
 18 building.
 19 THE CHAIRMAN: And I'll close by just
 20 saying "ditto" to Councilman Ferraro.
 21 All right. Board members, we do have the
 22 four staff recommendations in front of us. So
 23 it sounds like there's some consensus on that,
 24 and I will look for a motion on this item.
 25 BOARD MEMBER OTT: Motion to approve the
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1 item with staff's recommendations.
 2 THE CHAIRMAN: All right. There's been a
 3 motion to approve with staff recommendations.
 4 Is there a second?
 5 BOARD MEMBER BERLING: Second.
 6 THE CHAIRMAN: And there's been a second.
 7 All those in favor of granting conceptual
 8 approval for DDRB application 2023-010 with the
 9 four staff conditions, please say aye.
 10 BOARD MEMBERS: Aye.
 11 THE CHAIRMAN: Any opposed?
 12 BOARD MEMBERS: (No response.)
 13 THE CHAIRMAN: By your action, show
 14 unanimously approved.
 15 Congratulations.
 16 And we will move on to Ms. Trimmer's
 17 second project, DDRB application -- somebody
 18 help me out here; I've misplaced my agenda --
 19 2023-011, River City Brewing updated conceptual
 20 approval submission.
 21 Ms. Kelly, can we please have a staff
 22 report?
 23 And we will open the public hearing.
 24 MS. KELLY: Yes, sir.
 25 DDRB application 2023-011 is requesting
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1 conceptual approval for the RD River City
2 Brewery mixed-use project in the Southbank
3 District.

4 The subject site is approximately
5 3.43 acres and is bound to the north by the
6 St. Johns River; to the east by MOSH and the
7 St. Johns Park or the Friendship Fountain Park;
8 to the south by Museum Circle; and to the west
9 by the St. Johns marina boat ramp.

10 The project was previously approved under
11 DDRB application 2020-023 in May 2021. The
12 project has been substantially redesigned and
13 is being heard by DDRB as a new application,
14 and I believe the applicant is going to go
15 through what some of the changes had been.

16 The project includes an eight-story
17 residential block abutting Museum Circle, and a
18 residential tower on the riverfront. It's
19 approximately 24 stories with an interior
20 parking deck that is wrapped by the complex. A
21 riverfront restaurant with outdoor seating is
22 located between the river and the tower, and a
23 pool/courtyard area is at grade to the east of
24 the tower.

25 The overall design of the structure
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1 conveys a modern Art Deco vibe. The form is
2 elegant and streamlined and the design is
3 stylized using the geometry of a wave or an
4 arc, built in the tower form and in the
5 horizontal articulation on the eighth story
6 residential block. The design promotes visual
7 interest and adds variety to the profile of the
8 Southbank skyline.

9 Based on the submission, opportunities for
10 urban open space exist along the east side of
11 the property at the -- what I call the San
12 Marco Boulevard circle, south to Museum Circle,
13 which is not a circle.

14 This area does not appear to be defined or
15 activated with regard to the pedestrian zone,
16 and staff has conditioned our recommendation
17 accordingly.

18 For the final approval submittal, staff
19 would also like to see a street section of the
20 pedestrian zone along the east property line of
21 the subject site, also in this area.

22 So based on the foregoing, staff is
23 recommending conceptual approval of DDRB
24 application 2023-011 with the following
25 conditions:

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1 One, the area along the west side of the
2 San Marco Boulevard circle shall be designed as
3 urban open space, consistent with the Code.

4 Two, for the final approval submittal, the
5 applicant shall submit a shade study or shade
6 calculations to ensure the pedestrian
7 protection requirements are met along the
8 public rights-of-way abutting the project.
9 They provided one for the Riverwalk, so this
10 would be for the other areas -- the other
11 public rights-of-way.

12 For the final approval submittal, the
13 applicant shall include a rendering or product
14 specification for the screening material that's
15 going to be used on the visible side of the
16 garage, which is the west elevation, and that
17 fronts the boat marina -- boat ramp marina --
18 marina boat ramp.

19 Four, for the final approval submittal,
20 the applicant shall submit a street section of
21 the pedestrian zone along the east side of the
22 property from San Marco Boulevard circle to
23 Museum Circle.

24 And, lastly, that the width of the
25 Riverwalk shall conform to the requirements
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1 provided in subpart H, the Downtown Overlay
2 Zone. This is because the submittal package
3 shows that the Riverwalk is 16 feet and, by
4 Code, it needs to be 25 feet, so this is just
5 to make sure that the width of the Riverwalk is
6 consistent with the Code.

7 And this concludes the staff report.
8 THE CHAIRMAN: Okay. Thank you,
9 Ms. Kelly.

10 Ms. Trimmer.
11 (Ms. Trimmer approaches the podium.)
12 MS. TRIMMER: Thank you so much.

13 Cyndy Trimmer, One Independent Drive,
14 Suite 1200, on behalf of the applicant,
15 Related.

16 I have with me today Jeff Robbins, who is
17 the representative of Related; Bizi Hernandez
18 with MSA Architects; and Donald Wishart with
19 GAI, the civil and landscape engineers on the
20 project.

21 Let's start by saying that we're in total
22 agreement on all the conditions, so no problem
23 there. We'll work with staff. And I promise
24 the Riverwalk is 25 feet. We'll get into that
25 with the slides.

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1 And before I go too far, I also want to
 2 address the elephant in the room, which is the
 3 passage of time since last time we were here
 4 and what's been going on since then. And I
 5 think Jeff Robbins is the best to do that, so I
 6 want to invite him up to talk about that first.
 7 (Mr. Robbins approaches the podium.)
 8 MR. ROBBINS: Good afternoon.
 9 Jeff Robbins, Related Development, 4767
 10 New Broad Street, Orlando, Florida.
 11 On behalf of Related, I appreciate the
 12 opportunity to come before you today.
 13 I assure you, for the last two-and-a-half,
 14 almost three years, we have been actively
 15 working on this property. We acquired the
 16 property back in August of 2021, and shortly
 17 thereafter, at the request of the City, and
 18 after letting the fire department proceed with
 19 their practice on the previous structure, we
 20 razed the improvements and got rid of what was
 21 previously the River City Brewing Company.
 22 In that time period, we've done a lot of
 23 redesign, reevaluation of the site. And let
 24 me -- let me start by saying -- give you a
 25 little history of -- after our last approval,
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1 we had an eight-story structure that was
 2 approved, went through the City Council, went
 3 through all of the various steps with various
 4 boards, and really appreciate all the input we
 5 had from -- from you all.
 6 We got down to the brass tacks of actually
 7 pricing out the project, and we were --
 8 fortunate or unfortunate, whichever the case
 9 may be, we were entering a period of time where
 10 we were going from a relatively stagnant
 11 inflationary period to one of changing on a
 12 daily basis. And our construction costs, over
 13 a period of less than 90 days, went up by
 14 almost \$50 million.
 15 And what was previously, with our
 16 contractors -- which is typical of the
 17 marketplace -- holding prices steady for 30 to
 18 60 days while we negotiate contracts, we were
 19 getting subcontractors holding prices for
 20 24 hours. As you can imagine, on a 120-
 21 \$-30 million project, it's very difficult to
 22 hit that kind of a moving target, so we went
 23 back and we basically reevaluated.
 24 We went from our chairman, Mr. Perez, to
 25 my direct president, Steve Patterson, we -- we
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1 looked at every possible angle, possible
 2 solution. And I can assure you that this is
 3 very high on the list of the ownership group
 4 within Related.
 5 I addressed this before our board, at
 6 least twice a month, during our monthly
 7 corporate meetings, and they actively ask where
 8 we're at with the redesign efforts, but one of
 9 the issues that I want you to understand
 10 that -- that we really spent a lot of time
 11 on --
 12 We have essentially three different
 13 product levels within our group in Related. We
 14 have Town, which is our customary, traditional
 15 apartments. Then we have our Manor, which is
 16 always a mid-rise product. And then we have a
 17 line called Icon, which we refer to as rental
 18 perfection. Icons are truly just that, they
 19 are iconic structures.
 20 I, personally, live in Orlando. I'm
 21 responsible for Central and North Florida,
 22 Tampa, Orlando, and Jacksonville. And Orlando
 23 does not have an Icon project. Tampa, we were
 24 fortunate enough to develop one in St. Pete,
 25 801 Central. And we have a second one that we
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1 developed on Harbour Island in Tampa. We have
 2 developed a couple of Icon projects in the
 3 Buckhead area of Atlanta, and we're currently
 4 working in Denver -- I'm sorry, Dallas, in
 5 Phoenix, for Icon projects there.
 6 So we really reevaluated and said -- and
 7 Mr. Perez really believes in Jacksonville. We
 8 are not a one-off developer. We really want to
 9 start off and really set the tone. This is
 10 something that will be generational for this
 11 area. We do not do one project. We're not
 12 here to look to get in and get out. Beatriz
 13 will speak to that later. She works with MSA
 14 Architects. They do a lot of our projects.
 15 Every one of our projects is a one-off, is
 16 a unique project. There will be nothing like
 17 this in any other municipalities, but this will
 18 be our Icon project, which is our high-end,
 19 luxurious -- super luxurious, I would say,
 20 mixed-use project.
 21 I personally look at these types of
 22 projects and -- and we talk about generational
 23 and iconic, and sometimes that word gets
 24 overused, but this is -- this is the type of
 25 project that I want my children and my
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1 grandchildren to look at 50 years from now when
2 I'm long gone and say, that matters, that's
3 still a part of the skyline, and it's an
4 integral part of a community.

5 And that's what we challenge -- and
6 Mr. Perez and Mr. Patterson charged me with
7 doing in every one of our projects. Everything
8 is designed from the ground up for that
9 particular site, those characteristics.

10 We'll talk about some of the architecture
11 and how we -- how we got to design this project
12 the way that it is with our architectural team,
13 but I assure you that all eyes at the highest
14 level within Related are looking at this, and
15 we are very excited to be back here, and
16 we're -- we are going to figure this out.

17 So with that, I'll turn it back over to
18 Cyndy and the other team -- and I'm available
19 for any questions that you have today. Ask
20 anything. I'm happy to -- happy to share.

21 (Ms. Trimmer approaches the podium.)

22 MS. TRIMMER: Thank you so much.

23 Ina, if we can go about four or five
24 slides into the first site plan.

25 MS. MEZINI: (Complies.)

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1 currently do not exist today.

2 We are establishing the corridor along the
3 left side of the building right now at -- or
4 previously at River City Brewery, we had a
5 dead-end condition at the end of the Riverwalk.
6 It wasn't particularly friendly. It wasn't
7 very accessible. And there was no way, once
8 you got there, to do anything.

9 So we are opening up the corridor,
10 bringing that little (inaudible) viewing
11 platform into play, which was greatly
12 underutilized before, and providing
13 connectivity down that left side of the
14 building.

15 It's not full Riverwalk length, and we
16 recognize that. We had talked with the City in
17 development, recognizing we do have a long,
18 thin parcel. And, frankly, the City didn't
19 want us to prioritize that side and neither do
20 we want to. We want the activity to be in the
21 Friendship Park, along the eastern side of
22 this, where we have all of these incredible
23 vistas and park activation, but we do want
24 there to be the ability for access, so that
25 does exist along that facade.

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1 MS. TRIMMER: Perfect.

2 It's not in your hard packet, but we do
3 have on the presentation -- I wanted to run
4 back through the project that we had before you
5 because I know we've got some faces on this
6 board that didn't live through it with us, and
7 to just remind everyone of some of the feedback
8 we got and how we've addressed it going in to
9 this Icon product.

10 So our original project had kind of this
11 hammerhead design. Along Museum Circle, we had
12 stoop/walk-up units and spent a lot of time
13 talking about the activation of that frontage
14 and how important it was not to have just
15 interior-load units on that front, that we
16 wanted ones that truly did have the stoops and
17 the walk-up units with those porches on that
18 front. So those will still exist with this
19 product.

20 On the left interior corner, we have the
21 marina ship store. That is something that we
22 have negotiated with the City to bring as an
23 amenity to downtown, so that will offer, both
24 to the boat ramp and to the marina, that we are
25 helping to improve those amenities that

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1 The waterfront -- we had a lot of
2 discourse devoted to the waterfront on this
3 project, and we had a lot of time spent on
4 whether or not we could incorporate a
5 restaurant onto the frontage with this product.
6 We weren't able to, at that time, with design
7 issues.

8 We had the parcel to the right of the
9 building that's scoped out -- you can kind of
10 see labeled "restaurant" in tiny, little
11 letters. It was for a restaurant adjacent to
12 the parcel. And then we had the amenity zone
13 along the front of the building.

14 Let's go ahead and flip to the next.

15 And this was our Manor product, the
16 eight-story high-rise. Again, you can see on
17 the bottom corner those walk-up stoops for the
18 Museum Circle. You can see the activity along
19 the riverfront on the western facade, which is
20 on the top left corner.

21 You can see the partially exposed garage.
22 We worked to wrap three-quarters of it. There
23 was a small portion visible. That will carry
24 forward. We don't have it screened yet. We'll
25 have it screened for final.

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1 Moving on to the next.
2 So here is the site plan for the new
3 product. And there's a lot going on here, so I
4 want to take the time to really talk about it
5 because some of the commentary that we've heard
6 going around in the various social media groups
7 and feedback that was provided sounded to me
8 like we don't totally understand the site plan
9 that we're looking at, so I want to devote a
10 little bit of time to that.

11 With the tower, we have a smaller
12 footprint, and that gave us a lot of
13 opportunity, both to pull the building back off
14 of the water and then away from the park. So
15 some of the feedback that we had coming through
16 the first round of hearings were that you're
17 cutting off the viewscape for MOSH. We're
18 spending all of this money on Friendship Park;
19 we'd really like to have more view corridor
20 there.

21 We heard that, and with this product,
22 we're able to do that, so you really will have
23 a panoramic view from MOSH, from Friendship
24 Park, of the entirety of that riverfront, the
25 whole way to the Acosta and over.

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1 opportunity to change where the amenity spaces
2 were so that now they are a transitional use
3 between the tower and the park and you have
4 that opportunity for better activation and
5 engagement with the park.

6 We also have the opportunity with the
7 redesign -- what was formerly the restaurant
8 parcel is now available to work with the City
9 on programming and have more of a transition
10 between the private/semi-private space and then
11 going into the park.

12 The arrival space, we'll work with staff.
13 The arrival that we have here -- Donald, I'm
14 sure, would love to comment on the work that
15 he's done and the work that he's eager to do.

16 We wanted to get the building in front of
17 you before we did too much of the interior
18 programming. So once we get through DDRB
19 conceptual, we get through DIA, we'll really
20 hit the ground running on all of the ground
21 floor interior programming, and that will let
22 Donald's skill set shine in terms of how he's
23 going to marry up the exterior landscaping and
24 work on engaging with that in the exterior
25 space. So we will absolutely work with staff

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1 One of the things I think is also lost
2 when you're looking at this -- when I say we
3 pulled it back from the waterfront, this
4 building is oriented perpendicular to the
5 water. Going with the tower, we don't want to
6 obscure the waterfront, so we've done that, but
7 it's also pulled back further than the other
8 building was from the water.

9 What you're looking at on the diagram with
10 the image circled is (inaudible). It's the
11 darker gray in front again -- thank you.
12 Perfect.

13 That is an outdoor seating area. That is
14 not the building. The building starts further
15 back where you have the lighter white portion.
16 So there is a big expanse along the waterfront
17 where we have all of that opened up and
18 activated.

19 And, again, on the park side, some of the
20 feedback we had that we did our best to address
21 with the pocket courtyards and the building
22 articulation was that -- it is a long, thin
23 building, and there was a sense that it,
24 quote-unquote, loomed over the park. So with
25 this, pulling it farther away, we had the

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1 to make sure that we've addressed all of those.
2 And, as I mentioned, all of the parking
3 still remains more than 75 percent screened,
4 and we still have the walk-up units along the
5 front.

6 The marina service is in the same place.

7 And as far as operations, to just quickly
8 address -- if you recall, there were agreements
9 with the City for us to do certain things. In
10 addition to the marina store, in addition to
11 building the marina, we're also providing 30
12 ground-floor public parking spaces within this
13 parking structure. So, basically, the ground
14 floor of the garage will be public access. It
15 will be available for the restaurant as well.
16 And to get to the restaurant, you'll have
17 multiple different opportunities. You will be
18 able to walk straight off of the Riverwalk into
19 this restaurant, and there will be service
20 available for that.

21 You'll also be able to park in these
22 public parking spaces and you'll be directed
23 along that western facade. You'll see when we
24 get to the elevations that that is all glass
25 and activated, so it will be an inviting

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1 pedestrian experience to get from the garage to
2 the restaurant at the northern portion of the
3 corner.

4 If we can run through the cross-sections.
5 I won't belabor the point because a lot of the
6 cross-sections are similar, but since we do
7 have new faces -- we've got the stoops coming
8 off the building, so that qualifies as our
9 frontage zone. But even with the frontage zone
10 extending, we've got more than the required
11 pedestrian clear [sic]. We've got a full,
12 robust amenity space with complete shade
13 coverage.

14 And our shade calculations will meet or
15 exceed. We've got more than is required along
16 the riverfront, and we will also along Museum
17 Circle. And even with that and the corridor
18 that exists, we have the opportunity to add
19 on-street public parking available on this
20 corridor as well.

21 This is the frontage that we will
22 definitely be working with staff between now
23 and final to make sure that we get coordinated
24 on how that should be activated, after
25 Daniel -- or, sorry, Donald has the opportunity

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1 to do all of his full programming when we have
2 the interior plans nailed down.

3 And then moving on to the waterfront, I
4 wanted to focus on here because I know that
5 we've had a lot of comments.

6 The ground floor of the tower -- the
7 entire ground floor of the tower on the
8 waterfront is going to be a minimum
9 4,000-square-foot restaurant. So we will have
10 true waterfront dining with this product.

11 We will also -- in addition to that
12 interior 4,000 square foot, the entire left
13 side here that you see with the numbered 4
14 label is outdoor dining. So that is all
15 semipublic/private, active, walk off of the
16 Riverwalk into that space.

17 And, again we've brought that viewing
18 platform bulb-out on the Riverwalk on line so
19 that that is now available. There's a water
20 feature to engage the Riverwalk and the outdoor
21 seating.

22 That's not a pool; it is intended to be a
23 water feature and available for the public, the
24 semiprivate/public area.

25 And then the rest of the ground floor

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1 amenity that fronts the Riverwalk and the park
2 has been designed in such a way to be engaging
3 so that it's not completely closed off and you
4 have that transitional use that I mentioned
5 before.

6 On to the next slide that caused all of
7 the consternation.

8 The 16 foot is just the minimum hardscape
9 required space that we have in our agreement
10 under DIA for that -- for that portion of the
11 project. The Riverwalk itself is the full 25
12 foot. It is not constrained. We aren't doing
13 any relief there. The 16 is truly just the
14 hardscape minimum, and this slide was just to
15 show that -- on that 16-foot hardscape minimum,
16 that we have exceeded the minimum Riverwalk
17 shade frontage requirement.

18 Next.

19 COUNCIL MEMBER FERRARO: Can you slow it
20 down, please.

21 MS. TRIMMER: Sure can.

22 Sorry, Diane.

23 Moving on to the volumetric. Because we
24 have a tower, we did have to go through the
25 exercise. Susan did a great job of recapping

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1 it in the staff report, so I won't belabor, but
2 we are using some of our space in Zone C to
3 account for the overage in Zone B.

4 The Downtown Overlay, as rewritten, was
5 done to allow for towers to use exactly this,
6 so -- we have provided all of the calculations
7 and are compliant.

8 And with that, I will turn it over to Bizi
9 to cover the architecture.

10 (Ms. Hernandez approaches the podium.)

11 MS. HERNANDEZ: Good afternoon.

12 It's been two years since I've been here.
13 And I'll talk slower than Cyndy, although I
14 have a -- I tend to talk more with my hands
15 than my mouth.

16 Anyway, my name is Beatriz Hernandez with
17 MSA Architects, 8950 Southwest 74th Court,
18 Miami, Florida.

19 Glad to be here again. This one is
20 exciting, right?

21 Staff did a really good job explaining
22 sort of the concept behind the tower, the
23 nautical feel that we want to give to the tower
24 in a very sort of smart way. We did it by sort
25 of emphasizing the wave on the sides of the

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1 tower.

2 I mean, Cyndy did a great job of

3 explaining why the tower is located where it

4 is, so we just wanted to express that

5 vertically and show the -- the wave effect

6 coming from the top all the way down into the

7 building. You could see it spills out over the

8 top of where the ground floor of the -- the

9 restaurant seating is going to be.

10 One thing that is hard to see in this

11 image but will show up a little bit further on

12 in our -- in our presentation is the ground

13 floor horizontal canopy that is also taking on

14 as -- as we're doing the vertical wave on the

15 tower, the ground floor also has a canopy that

16 has an undulating waving effect, almost like a

17 ripple in the water, that provides shading and

18 also emphasizes and almost mirrors what's

19 happening with the pool, which I know we're

20 still developing, but want to take a lot of

21 that nautical feel in terms of structure onto

22 the building. So you could see that on the --

23 at the bottom of the base of the tower where

24 the pool is located.

25 Next slide.

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1 And then this is the view from the street,

2 Museum Circle, and also taking some of the

3 curvilinear balconies, the change in railings,

4 the rooftops. Although a little bit hard to

5 read in this rendering, it shows the curved

6 parapets also mimicking the idea of the waves,

7 and then the stoop concepts that we're going to

8 be identifying at the ground floor.

9 Yes, we know this probably needs a little

10 bit of work; we understand that, but just to

11 know and understand that we are going to show

12 that pedestrian connection to the sidewalk.

13 And that concludes my presentation. And,

14 of course, I'm here to answer any questions.

15 THE CHAIRMAN: All right. Thank you so

16 much to the entire team.

17 Any board questions for the applicant at

18 this particular time?

19 Ms. Berling, please.

20 BOARD MEMBER BERLING: If I could ask the

21 architect -- the -- if you go through the

22 renderings -- there's not really a page. Flip

23 back about four slides. This is -- go back to

24 where you were. That's fine.

25 That wall seems -- because I'm trying to

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1 This is, obviously, a little bit more eye

2 level, a rendering of how dramatic that wave

3 effect is going to be accomplished. Obviously,

4 it's going to be done with the concrete and

5 punched openings, change in material. You

6 could see a lot of the glass and extended

7 balconies.

8 One of the really dramatic things that you

9 can see with the balconies on the short end of

10 the tower -- am I talking too fast? I am. I'm

11 sorry.

12 We've provided balconies that extend the

13 entire length of the tower, which really

14 creates for a really nice way to create a soft,

15 curvilinear edge to the building, in addition

16 to the concrete frame that we're showing

17 stepped back.

18 Next slide.

19 This shows the mirror, the opposite side

20 from the Acosta, obviously, up in the air. And

21 it shows the portion of a garage that is

22 exposed. As Cyndy mentioned, we will be

23 further enhancing that garage but really wanted

24 to present the tower to you to give you a sense

25 of the style and look of the building.

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1 scale it off of the people, and it -- but it

2 looks like it's, what, a 4-foot solid concrete

3 wall along the river's edge that separates the

4 property from public space?

5 MS. HERNANDEZ: Are you talking about, as

6 the -- the wave or down closer to the street --

7 to the Riverwalk?

8 BOARD MEMBER BERLING: Off from the -- off

9 the water.

10 MS. HERNANDEZ: It's --

11 BOARD MEMBER BERLING: Zoom in a little

12 bit, if you can, on the image. Right there.

13 How tall is that wall there, that --

14 that -- those entry walls?

15 MS. HERNANDEZ: It's --

16 (Mr. Wishart approaches the podium.)

17 MS. HERNANDEZ: Do you want to talk?

18 MR. WISHART: Yes.

19 I'm Donald Wishart, GAI Consultants, 618

20 South Street, Orlando, Florida.

21 And I -- I think what you're referring to

22 is the change from the upper amenity area to

23 the Riverwalk. And I think -- of course, this

24 was a rendering that was done primarily for the

25 architectural style, and I think we still need

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1 to catch up to some of the area development,
 2 but that wall will be very low. It will be in
 3 the neighborhood of 18 inches to 24 inches.
 4 BOARD MEMBER BERLING: All right.
 5 BOARD MEMBER OTT: I thought she -- I
 6 thought you were talking about the tower --
 7 MR. WISHART: She's talking about the --
 8 (Simultaneous speaking.)
 9 BOARD MEMBER BERLING: I'm talking about
 10 the -- because if you were at the -- if you
 11 were at the fountain and you were looking out,
 12 if that was higher, I would want to see
 13 studies -- line of sight studies, because it
 14 would potentially obstruct the view. And so
 15 that just gave me a moment of pause. So when
 16 you come back before us, I'd just like to
 17 understand that, the materiality of it better.
 18 And I would really much appreciate some of the
 19 renderings at pedestrian scale --
 20 MR. WISHART: Right.
 21 BOARD MEMBER BERLING: -- so we can really
 22 understand from that viewpoint what it is that
 23 is being obstructed.
 24 MR. WISHART: And we'll bring back a
 25 section for that so you can understand the
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1 the surrounding area and have a little bit of
 2 the topography there.
 3 So I guess a question -- you know, we --
 4 you gave up Parcel B last year. We were going
 5 to put the restaurant in this piece that's no
 6 longer kind of there, which may, you know, open
 7 up to additional programming for the park,
 8 which is actually -- it's St. Johns Park and
 9 Friendship Fountain.
 10 Is there -- so it's like, what is it --
 11 are you guys just opening that up back to the
 12 City? Are you looking to program that
 13 yourself? Are you wanting to all have a
 14 conversation?
 15 I'm asking this as -- I'm actually working
 16 on that park, and -- and I know the City's park
 17 lead would, you know, love to have some
 18 information on that as well.
 19 MS. TRIMMER: Sure. Through the Chair, we
 20 are reluctant to say definitively that we're
 21 giving it back only because we're still in the
 22 early stages on the civil portion of it.
 23 Like I said, we really wanted to get the
 24 tower in front of you so that we could get the
 25 feedback and then start talking through DIA on
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1 relationship from the building through the
 2 dining into the waterfront.
 3 MS. HERNANDEZ: This is -- definitely is
 4 not an accurate representation of what we're
 5 going to propose here.
 6 MR. WISHART: Right.
 7 BOARD MEMBER BERLING: I know it's hard.
 8 I get it, and I'm not going to touch on the
 9 offensive garage right now because I know
 10 that -- that's just the -- a loose concept.
 11 MS. HERNANDEZ: Yes.
 12 THE CHAIRMAN: All right. Thank you,
 13 Ms. Berling.
 14 Any additional questions for the
 15 applicant?
 16 Mr. Loretta.
 17 BOARD MEMBER LORETTA: I guess one of my
 18 questions, comments was kind of the topography
 19 within this area. You know, that -- that
 20 sketch makes it look overly flat, and so just,
 21 one, thinking, you know, you guys, I'm sure,
 22 are -- are aware of flooding issues and so
 23 forth, but, hopefully, you know, the -- the
 24 deck -- the pool deck, all of that should be
 25 a -- you know, a couple of feet above, I think,
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1 this conversion.
 2 The leaning right now -- we're working on
 3 a chart as we refine the civil for it -- is to
 4 work with the Parks Department either on a
 5 unified plan for what to do with that or to
 6 turn it back over entirely, but it is intended
 7 to be space that's available for transitional
 8 programming.
 9 BOARD MEMBER LORETTA: Would you mind
 10 going to the site plan?
 11 And just to the north of the cul-de-sac,
 12 there is two boxes that represent Ts, which I'm
 13 guessing are transformers? What's that?
 14 I see the architect in LA laughing, so
 15 they, obviously, know.
 16 MR. WISHART: Right. And that's part of
 17 the infrastructure of the park. They are
 18 transformers, but they're outside of this
 19 parcel.
 20 BOARD MEMBER LORETTA: Yeah. It's weird.
 21 I'm looking at the street view on Google and I
 22 didn't see that.
 23 (Simultaneous speaking.)
 24 MS. TRIMMER: I see where you're looking
 25 now. Yeah, that's -- that's still the City
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1 park, St. Johns/Riverfront Park, yes, you're
2 correct.
3 BOARD MEMBER LORETTA: Yeah. So you can
4 see right there the sidewalk that's kind of
5 leading to the restaurant on the eastern side
6 is kind of partially off property. I'd like to
7 think that that could get figured out with
8 the -- the other remnant parcel and so forth.

9 MS. TRIMMER: We've got a little
10 horse-trading to do on those remnant parcels.
11 We'd really like to work with the
12 undulating pattern to make that space truly
13 magnificent interior to the parcel while giving
14 up as much as we can for that transitional
15 programming, so we'll be working with the City
16 on that particular property line as we refine
17 the design.

18 BOARD MEMBER LORETTA: I'm sure there
19 should be a great win/win situation. Can't see
20 why not.

21 MS. TRIMMER: We anticipate so too.

22 BOARD MEMBER LORETTA: My only comment
23 that I made a year ago -- and I think maybe we
24 got that, but that western edge, sure would
25 love at least for it to be 8 feet wide. I'm

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1 where that is located, how the public will
2 interact, and what that looks like?
3 MS. TRIMMER: Absolutely.

4 So part of the negotiation with the
5 Related Group when we started working with the
6 City was, what are we going to do about this
7 marina? It was in a state of disrepair. One
8 of the piers is entirely demolished. We sent
9 divers down. Work needs to be done. So it is
10 a very large material element of this project.

11 We are working with the City to rebuild
12 one of the piers. The City has taken on the
13 responsibility to rebuild the second pier, but
14 we will have two fully functioning piers with
15 fuel service and transient, day-to-day,
16 first-come/first-serve slips available when
17 it's fully brought back on line.

18 And then with that, we needed somewhere
19 that has amenity space. If anybody attends
20 City Council and you hear John Nooney every
21 time talking about how badly we need to
22 activate the water and have more opportunity
23 there, having a true marina store available,
24 both to the boat ramp, which is a public boat
25 ramp immediately adjacent to the parcel, and

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1 not sure what it is on your renderings. You
2 kind of have, like, a little wooden trellis
3 over it. But, boy, if -- we really need that
4 sidewalk to be at least 8 feet wide --

5 (Simultaneous speaking.)

6 MS. TRIMMER: Through the --

7 BOARD MEMBER LORETTA: -- (inaudible) --

8 MS. TRIMMER: We spent a lot of time on
9 that sidewalk last year and spent a lot of time
10 with DIA and DDRB talking about the width of
11 that sidewalk. We'll be consistent with what
12 was approved last time, which was a negotiated
13 resolution for that frontage.

14 BOARD MEMBER LORETTA: Yeah, it was just a
15 very disappointing element there that -- I'm
16 not sure we actually got to 8 feet wide, so
17 I'll continue to request 8 feet wide.

18 Thank you.

19 THE CHAIRMAN: Thank you.

20 Any additional questions for the
21 applicant?

22 Ms. Ott.

23 BOARD MEMBER OTT: I was not around for
24 the initial application, so could you refresh
25 my memory -- talk me through the marina store,

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1 then also to the fully functioning marina, is
2 something that was desperately needed for the
3 area.

4 So Related has agreed to incorporate -- it
5 is on the -- right where you can see
6 Parcel D -- kind of -- do you know where it is?
7 Over. You're almost there. That bottom left
8 corner. There you go. Perfect.

9 It's located there because it's meant to
10 be accessible to the public boat ramp so that
11 folks using that can come over and get to it.
12 And then also a straight shot from the marina
13 so people coming down that western side of the
14 building will have the opportunity to go
15 straight into there as well, but that's the
16 reason it's kind of pulled back, so that it is
17 functional to activate both of those, both
18 uses.

19 THE CHAIRMAN: Okay. Any additional
20 questions for the applicant?

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: Seeing no additional
23 questions, Ms. Mezini, do we have any
24 additional public comment?

25 MS. MEZINI: Yes. Nancy Powell.

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1 (Ms. Powell approaches the podium.)
 2 MS. POWELL: Hi, there. Nancy Powell.
 3 And, again, this is a group -- Scenic
 4 Jacksonville sign group commentary, which I
 5 emailed to many of you. I didn't have -- your
 6 email is not on the website. Sorry.
 7 But I was really personally excited when
 8 they were going back to the drawing board and
 9 talking about a tower because the -- you
 10 probably remember in 2016, the ULI did a tax
 11 study, and they had actually recommended a
 12 tower set back pretty -- much more
 13 significantly from the river than what we're
 14 seeing today, so I was really hoping that that
 15 would move back.
 16 The concern about this new
 17 plan (inaudible).
 18 (Microphone failure.)
 19 MS. POWELL: This is very hard to hold and
 20 do your iPad at the same time.
 21 And so, you know -- and I appreciate the
 22 discussion about the western part of this --
 23 the river here.
 24 I guess what I personally don't understand
 25 is why the Riverwalk standards don't apply --
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1 25 feet, but that's a pretty minimum standard,
 2 you know?
 3 I sent you guys some pictures from other
 4 cities -- Europe -- where, you know, it's --
 5 the wide -- the width of the -- of the
 6 Riverwalk really -- we should be aspiring to
 7 much more than the minimum standards.
 8 And I'm assuming these -- there will be
 9 some public incentives discussed in the -- at
 10 the DIA, and so I would really encourage us to
 11 have more public benefit as it relates to how
 12 it interacts with the park, the -- a wider
 13 Riverwalk, and the connection there on the left
 14 side.
 15 So those are my comments.
 16 THE CHAIRMAN: Thank you, Ms. Powell.
 17 Council Member Ferraro.
 18 COUNCIL MEMBER FERRARO: Thank you,
 19 Mr. Chairman.
 20 I did have a question for Ms. Trimmer.
 21 (Ms. Trimmer approaches the podium.)
 22 COUNCIL MEMBER FERRARO: So as you're
 23 coming up, I wanted to be clear. Has anything
 24 changed on the boat slips or is that still the
 25 same?
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1 that is the river right there -- and why the
 2 building is allowed to be so close to the
 3 river. Especially with the marina store, with
 4 people in the marina and the Riverwalk coming
 5 down, why can we not have a Riverwalk down that
 6 left side is really beyond me.
 7 We've also been hearing about a potential
 8 other restaurant on the other side of the boat
 9 ramp. So that whole left side of this --
 10 western side of this site really should be
 11 looking much more towards the future as far as
 12 interacting with some of the public -- public
 13 amenities.
 14 The other -- you know, the previous
 15 design -- this one is set farther back, but
 16 it's taller, so I'm not sure -- I appreciate
 17 the comment about pedestrian -- what is it
 18 going to look like and feel like from the
 19 pedestrian angle, but there was at least a
 20 restaurant that was interacting with the park.
 21 Right now, we have the pool, and that
 22 front part there that looks like park space
 23 is -- is just confirmed, that is all private
 24 space. So the only public space really here is
 25 the Riverwalk, which I appreciate could be
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1 MS. TRIMMER: Through the Chair,
 2 everything about the marina operation portion
 3 of the project is the same as what was
 4 approved.
 5 COUNCIL MEMBER FERRARO: Okay. So I know
 6 there's a store that's towards the south end.
 7 Is the marina going to be operated by the
 8 waterfront? Is there going to be an office or
 9 somebody attending the boat slips and fuel
 10 docks on the river side, or is it back in the
 11 corner? Did I understand you to say that?
 12 MS. TRIMMER: Through the Chair, the main
 13 offices will be back off of it, but Related, as
 14 part of their agreement with the City, will be
 15 operating and managing the marina, so all of
 16 those issues are being refined.
 17 COUNCIL MEMBER FERRARO: Okay. Does that
 18 mean it's going to be on the waterfront or does
 19 that mean it's going to be in the back or
 20 undecided?
 21 MS. TRIMMER: Excuse me.
 22 Jeff, would you like to comment on how the
 23 marina is going to be maintained?
 24 (Mr. Robbins approaches the podium.)
 25 MR. ROBBINS: Sure.
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1 COUNCIL MEMBER FERRARO: I'm sorry,
 2 Mr. Chair. I just didn't understand when you
 3 brought that up.
 4 THE CHAIRMAN: No, no. Perfectly fine.
 5 MS. MEZINI: And, Mr. Robbins, you have to
 6 press and hold -- it's the button on the right
 7 side.
 8 THE CHAIRMAN: At the base of the --
 9 MR. ROBBINS: I'm sorry. Repeat the
 10 question, please.
 11 COUNCIL MEMBER FERRARO: So I remember --
 12 through the Chair -- when this came forward
 13 before, there was going to be a certain amount
 14 of boat slips. And part of the agreement was
 15 that there was going to be a -- I can't
 16 remember the right name, a river master or a
 17 dock master, and there was going to be an
 18 office right at the end of the dock, is what I
 19 thought I understood it was going to be, or
 20 close to that area, not in the very back.
 21 And my question is, is there going to be
 22 somebody who's attending by the front of the
 23 river or is it in the very back?
 24 MR. ROBBINS: We've not fully refined that
 25 yet. The intention would be that that store --
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1 condominium product.
 2 THE CHAIRMAN: All right. Let's continue
 3 with public comment, Ms. Mezini. I see some
 4 hands raised unless there are others in the
 5 audience.
 6 MS. MEZINI: No others in the audience,
 7 but first up on Zoom, Andrea Hook.
 8 ZOOM MEMBER: Hello. My name is Andrea
 9 Hook. I'm an architect. Do I have to give my
 10 address here?
 11 MS. MEZINI: Yes, please.
 12 MS. HOOK: 3134 Isser Lane.
 13 I wanted to comment that this is a -- now,
 14 I also was excited to see the new, taller
 15 solution here, but this is a part of downtown
 16 that's really frequently -- our face -- it's
 17 right where the river turns, and it's really
 18 frequently viewed from above, both from towers
 19 around and also from the Goodyear blimp, which
 20 we're kind of lucky to have over our city
 21 sometimes.
 22 And given that this is a project the owner
 23 has specifically said they see as being a
 24 landmark -- and I think it -- there's a major
 25 missed opportunity on the roof of the lower
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1 that the ship store is large enough to
 2 accommodate an office as well as retail space
 3 for supplies for people coming and going to and
 4 from the marina or from the dock space itself.
 5 COUNCIL MEMBER FERRARO: Okay. Through
 6 the Chair, I guess my question is -- and if you
 7 can't answer it -- my understanding when I sat
 8 here before was that it was going to be up in
 9 the -- by the docks in the front, and there was
 10 one down by Four Seasons that was going to
 11 operate very similar.
 12 MS. TRIMMER: Through the Chair, there was
 13 never a dock master office on the riverfront as
 14 part of this project.
 15 COUNCIL MEMBER FERRARO: Okay. I'll go
 16 back and look, but I thought there was.
 17 MS. TRIMMER: We represented the developer
 18 through it and did all of the DIA agreements.
 19 That was not a component of the approval.
 20 THE CHAIRMAN: Mr. Loretta.
 21 BOARD MEMBER LORETTA: Just -- is this
 22 going to be rental or for sale?
 23 MS. TRIMMER: Through the Chair, this is
 24 the -- this is the multifamily apartment group
 25 of the Related development team. It is not the
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1 block. It would be very -- it's actually quite
 2 visible, I think, from the other towers and
 3 from the bridges, and it's currently shown at
 4 least as a typical roof. I'd love to see a --
 5 an amenity there would be amazing, the
 6 activation of that space to be used, but at a
 7 minimum a green roof or something that looks
 8 better and dissipates heat and such. That
 9 would be my main suggestion.
 10 And other than that, just to say I'm
 11 excited to see what the lighting design can do
 12 for the project given the project's location
 13 there -- our very artfully lit bridges, and
 14 excited to see how it could add to that, for
 15 our downtown.
 16 Thank you.
 17 THE CHAIRMAN: Thank you, Ms. Hook.
 18 MS. MEZINI: Next up is Steve Congro.
 19 ZOOM MEMBER: Hey. Good afternoon.
 20 Steve Congro, (inaudible), Jacksonville,
 21 Florida 32217.
 22 I agree -- I'm -- I'm glad to see that
 23 additional density in the project with the
 24 additional units and the higher component.
 25 The location of the restaurant and the
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1 pool is, admittedly, throwing me a little bit.
2 One is, while the restaurant does have great
3 views of the river, it's sort of lost on the
4 park aspect. And I'm sure while there's
5 probably a sidewalk for Museum Circle, it
6 really doesn't front that.

7 Additionally, there's a pretty significant
8 aspect of the -- of the -- the residential
9 amenities, like the pool and the -- and the
10 park area there that's right on the -- right
11 fronting the park. It kind of throws me that
12 it's a private use.

13 I don't know if it's possible to maybe
14 flip those so, like, the restaurant patio
15 actually faces the park and the pool is on the
16 river. I actually think that might be a better
17 use because of the fact that, while pools right
18 on the river -- and the restaurant might not be
19 on the river, the pool is not tall so you'd
20 still have the views and the front door, so to
21 speak, to the restaurant, where they will be
22 facing the park and then closer to Museum
23 Circle. I think that might be a better and
24 more inviting use of the -- of the view for the
25 public's perspective.

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1 than where it is right now creates an odd
2 canyon up against that boat ramp. And then we
3 get in the condition of having the tower over
4 the park, which was a comment that we got back
5 was a less desirable condition. So pulling it
6 away and having those transitional uses was the
7 best compromise and solution that we had to
8 offer, but we look forward to your comments.

9 THE CHAIRMAN: Okay. Thank you.

10 Let's close the public hearing and move on
11 to board comments.

12 And, Mr. Schilling, if we could start with
13 you, please.

14 BOARD MEMBER SCHILLING: Thank you,
15 Mr. Chairman.

16 I'll just start with some general
17 thoughts, and this is in no particular order,
18 but, one, I would say that -- that, in my
19 opinion, I think what's proposed is a
20 significant improvement over what we saw
21 before, and I'm -- I'm excited about the tower,
22 I'm excited about the additional density, and
23 I'm excited about the commitment that Related
24 is making to, as y'all have described it, take
25 this project to the next level.

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1 I don't know if it would be possible or
2 feasible to actually, you know, have the tower
3 closer to the park and -- with the pool on the
4 other side. That's probably a lot of work at
5 this stage, but, you know, I think that might
6 be also a better use. But either way, not to
7 have so much private use right adjacent to a
8 park I think would be key.

9 Thanks a lot.

10 THE CHAIRMAN: Thank you, Mr. Congro.

11 MS. MEZINI: That concludes the public
12 comment.

13 THE CHAIRMAN: Okay. Ms. Trimmer, do you
14 all have any closing comments you'd like to
15 make or -- if not, we can move to board
16 comments and close the public hearing.

17 (Ms. Trimmer approaches the podium.)

18 MS. TRIMMER: Through the Chair, thank you
19 so much.

20 And we appreciate all of the comments and
21 we will take them back to the design team.

22 As far as the orientation, I spoke to it
23 briefly. We are up against the bridge. And
24 looking at the tower and where the tower
25 placement makes sense, moving it anywhere other

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1 The other things that I do like, from --
2 from what we had seen before -- I do like the
3 fact that the building is shifted more to the
4 west side of the parcel. So, you know, before,
5 we had this mid-rise that felt like it was
6 looming over the park. I don't know that we
7 ever -- also, you know, while we reviewed it, I
8 don't really know (inaudible) -- (microphone
9 failure) -- figure out how that restaurant was
10 going to operate.

11 MS. MEZINI: I apologize. When we have
12 long meetings, that tends to happens. So
13 sometimes it helps if you just step off and try
14 again.

15 BOARD MEMBER SCHILLING: All right. We'll
16 see if this one is any better.

17 So I do like having the building set back
18 from the park. There's already been the
19 reference to the parking deck. I'm looking
20 forward to seeing what comes back and -- and
21 how y'all proceed and progress with that and
22 screening the parking deck.

23 I think the -- the public comment was a
24 very good comment about -- you know, when
25 you're coming over the Acosta Bridge, you're

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1 going to see a good bit of the top and the roof
2 of -- of the mid-rise section. And I think --
3 again, I'm looking forward to seeing more
4 development of maybe what y'all can do with --
5 whether it's screening, whether it's -- whether
6 it's a green roof or something like that, I
7 would love to see that.

8 I do also like having the restaurant
9 incorporated into the building. So I think --
10 all positives. Those are the things that I see
11 as positives.

12 The other area where I would really like
13 to see some improvement -- and I -- and I'm
14 with Mr. Loretta on this one. I will share
15 that I'm disappointed that the Riverwalk did
16 not get better on the west side. I feel like
17 we still have this -- I'll call it the
18 Riverwalk cul-de-sac, that pedestrians end up
19 in -- kind of in that northwest corner.

20 And, you know, knowing that the building
21 has gotten skinnier -- I mean, if there's --
22 and I'm not suggesting moving the tower a whole
23 lot, but if we could just move the tower enough
24 to develop, you know, more width under number
25 17, which is what's referred to as the

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1 Riverwalk connection along that west side, I
2 think that would go a long, long way.

3 I did also notice -- and I'll go ahead and
4 get ahead of Mr. Loretta on this one. I did
5 notice on that west side there's a reference to
6 a 4-foot aluminum picket fence. That is
7 probably something that, hopefully, we can
8 improve upon, per the previous item.
9 Hopefully, we can do something better than --
10 than just a picket fence along that western
11 edge, so --

12 So those are a couple of things I see that
13 need some additional work, but I would say at
14 least from a conceptual level review, I -- I
15 like what y'all have presented. I'm very
16 excited about the project and I'm also totally
17 in support of the recommendations that staff
18 have made.

19 Thank you.

20 THE CHAIRMAN: Thank you, Mr. Schilling.
21 Ms. Berling.

22 BOARD MEMBER BERLING: Thank you,
23 Chairman.

24 I, too, am in support of the
25 recommendations of staff. I don't want to

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1 belabor -- there are elements of the design
2 that are yet to be fleshed out, and so I'm
3 looking forward to that on resubmission.

4 I would just urge that, as you do develop
5 the packet, that you -- you include a lot of
6 renderings that are on that pedestrian/human
7 scale and that we can totally get a sense of it
8 from all angles of it because there are --
9 there are just some holes in the design that --
10 and fully understanding the space -- that would
11 benefit from that, and so I just push for that,
12 and I -- I understand that that's your plan,
13 so ...

14 THE CHAIRMAN: Mr. Loretta.

15 BOARD MEMBER LORETTA: This is a great,
16 great project, so thank you all for coming back
17 to Jacksonville and sticking with us.
18 Appreciate it.

19 I've mentioned, you know, the western
20 sidewalk, Riverwalk, whatever we want to call
21 it. I think that, you know, the further
22 fleshing of the topography between the pool
23 deck and the restaurant patio, and then -- you
24 know, I'm guessing kind of the outdoor trellis
25 area and fire pit associated with the exterior

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1 is kind of an extension of the restaurant as
2 well.

3 So I think -- you know, I think that
4 actually will -- should flow okay between the
5 public and private spaces once you -- once
6 there's some undulation and some topography and
7 maybe some of that's on the park side as well.
8 I don't know that it needs to all be on your
9 side, but I think that can get figured out
10 well.

11 So, you know, I don't know, I don't really
12 have any -- I think -- that's actually -- the
13 only thing I think needs really a little bit
14 more exploration is just the elevation on
15 Museum Circle. It's actually a little bit in
16 opposition of what we just looked at by the
17 Dynamik architects. We've got a -- you know,
18 this isn't 300 feet long, but we've got about a
19 200 foot long of just, like, complete
20 repetitiveness.

21 And that being said, you're kind of trying
22 to create, like, a boat and so on and so forth
23 to make this look like it, but maybe there's a
24 way that something can be done to help with
25 that elevation.

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1 I appreciate it. Thank you.
 2 THE CHAIRMAN: Thank you.
 3 Mr. Monahan.
 4 BOARD MEMBER MONAHAN: Thank you,
 5 Mr. Chair.
 6 And as the park lead that Mr. Loretta
 7 referenced, the interaction between the
 8 Riverwalk and the public/semiprivate parcels
 9 are of major importance to me. I'd -- I'd like
 10 to see, maybe when you guys come back, a
 11 signage plan, wayfinding plan, to kind of help
 12 direct people, maybe in partnership with staff,
 13 if -- if it's increased signage on the City
 14 side, on the Riverwalk, or vice versa, you
 15 know, just to make sure that folks know, A,
 16 that some of these spaces are for public use;
 17 and B, they're easily navigable would be
 18 something that I'd -- I'd like to see, as I
 19 mentioned, when you come back.
 20 Thank you.
 21 THE CHAIRMAN: Thank you.
 22 Ms. Ott.
 23 BOARD MEMBER OTT: Thank you, Mr. Chair.
 24 To start off, I was -- was not here the
 25 first time around, but I'm excited to see this
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1 project this time. I walked this project. I
 2 am very excited that Related is interested in
 3 Jacksonville and committed to coming here.
 4 I like this project, the density, the
 5 activation it's going to bring to this portion
 6 of our Riverwalk.
 7 I like the tower; I think it's great. And
 8 I like the setback compared to the previous
 9 proposal; however, the first page/paragraph of
 10 our staff report says that this project is
 11 being heard as a new application in front of
 12 this board. So I know that we're still
 13 finalizing some things; chiefly, it sounds like
 14 the amenity space and the kind of transition
 15 between private and public.
 16 But right now, I'm a little confused by
 17 the amenity space and that transition. I would
 18 like to see the -- as Mr. Schilling said, just
 19 to shift the tower a few feet, if we could
 20 attempt to widen that connection on the west
 21 side of the building.
 22 I, too, am very interested in the future
 23 vision for the Riverwalk and how it will
 24 connect to the adjacent properties, and I think
 25 that's important as an iconic development like
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1 this.
 2 The amenity space, it -- it feels a
 3 little -- it feels a little confusing right
 4 now, so I encourage you guys to think about
 5 what -- I mean, there -- obviously, you know
 6 what renters, what market residents are looking
 7 for in amenity space.
 8 I -- I've grown up going to Friendship
 9 Fountain and this park. And now moving back to
 10 Jacksonville, I still visit this park quite a
 11 lot. There are proposals that happen here.
 12 There are photo shoots that happen just about
 13 all day, every day, when it's not raining.
 14 It's a very public, very active park, roller
 15 blading, music, you name it.
 16 So, for me, if I am renting an apartment
 17 here, wanting to visit the pool, I'm just
 18 thinking about the interaction and -- and what
 19 the view is back and forth between those two
 20 spaces. So I'm not sure if that's elevating
 21 the pool by a floor, shifting -- I'm not sure,
 22 but just -- I would encourage you to think
 23 about what that user experience is going to
 24 feel like, both for a resident and for a park
 25 visitor.
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1 I -- again, I know we are still finalizing
 2 the landscaping, but in some of these schematic
 3 plans that are in our packet, it looks like a
 4 lot of palm trees.
 5 Okay. Excellent.
 6 Related is out of Miami. You guys know
 7 how brutal the heat is, so I would strongly,
 8 strongly, strongly encourage as many shade
 9 trees as we can -- as we can fit. We've got a
 10 lot of outdoor space. Would love to see more
 11 shade trees along the Riverwalk and also for
 12 the enjoyment of your residents.
 13 So thank you. I am excited to see what
 14 you guys bring back.
 15 THE CHAIRMAN: Thank you, Ms. Ott.
 16 Councilman Ferraro.
 17 COUNCIL MEMBER FERRARO: Thank you,
 18 Mr. Chairman.
 19 First of all, thank you for investing in
 20 Jacksonville. That's really important.
 21 And I think the building and the drawings
 22 that you have are excellent. It's beautiful.
 23 But one of the things I'm really
 24 interested in is the waterway activation. The
 25 one part of this whole park that I think is one
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1 of the most important seems like there's not a
 2 whole lot happening, on the waterway
 3 activation.
 4 And as far as the public/private venture
 5 here, if there's something the City can do to
 6 help with the activation of the waterway on
 7 your west side, would be really important.
 8 We've got a lot of people who really want
 9 to come to your restaurants, come to the docks,
 10 be able to use these facilities, and I think
 11 we're -- you've done an excellent job with
 12 everything. It's just like there's one area
 13 that -- it's like a backyard that we haven't
 14 gotten to yet, and I think that could be
 15 actually one of the most important parts of the
 16 waterway activation, not as far as the
 17 apartments and people living here, but if
 18 there's something we can do to activate that
 19 much more -- because it just looks like a blank
 20 slate of not a whole lot here.
 21 And I know when River City was coming
 22 down, people were coming to our Council
 23 meetings and they were concerned about waterway
 24 activation and how that was going to be used.
 25 And I know down in Miami where you have a lot
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1 by the way, for your benefit and for ours
 2 collectively, I hope is as expeditious as
 3 possible.
 4 And I join the rest of my board members in
 5 being excited to see how this shakes out and
 6 how we bring this exciting project to fruition.
 7 So thank you so much for sticking with it and
 8 we look forward to seeing you back here for
 9 final.
 10 So with that, Board Members, there are
 11 five staff-recommended conditions. As we know
 12 from the last time, there are also certain
 13 elements of the project, some of which you've
 14 all discussed today, that, I'm sure, will be
 15 wrapped into a negotiation with the
 16 administration and the DIA.
 17 If any board members would like to modify
 18 or add to the recommendations, we can certainly
 19 talk about that. Otherwise, I look for a
 20 motion to approve.
 21 BOARD MEMBER MONAHAN: Motion to approve
 22 with staff conditions.
 23 THE CHAIRMAN: Okay. There's been a
 24 motion to approve with the five staff
 25 recommendations and conditions.
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1 of that working, that -- this seems like a spot
 2 that's just kind of -- nothing is happening,
 3 and I would really like to see something happen
 4 there.
 5 But thank you for investing in
 6 Jacksonville. And the building, everything is
 7 iconic. It's absolutely gorgeous. And I'm
 8 looking forward to seeing some more of what's
 9 happening. But if you could keep a little bit
 10 more of what could happen on the waterway
 11 activation, that would be really important to
 12 me.
 13 Thank you.
 14 THE CHAIRMAN: Thank you, Councilman.
 15 There's no doubt that this is going to be
 16 an incredible residential asset to our downtown
 17 and particularly that portion to the west of
 18 Main Street on the Southbank. I think you've
 19 gotten a lot of great feedback today, the
 20 majority of which is overwhelmingly positive.
 21 I know that you-all will take the
 22 constructive feedback we've given here and
 23 incorporate that as you continue to refine your
 24 designs and continue to negotiate on the DIA
 25 side of things for the next agreement, which,
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1 Is there a second?
 2 BOARD MEMBER SCHILLING: Second.
 3 THE CHAIRMAN: And there's a second.
 4 All those in favor of application
 5 2023-011, conceptual approval, please say aye.
 6 BOARD MEMBERS: Aye.
 7 THE CHAIRMAN: Any opposed?
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRMAN: By your action, show the
 10 application forwarded and approved unanimously.
 11 Congratulations. Best of luck on the next
 12 steps.
 13 And thank you to everyone for sticking
 14 with us for so long today.
 15 We handled Craig's resolution at the
 16 beginning of the meeting; and therefore, we do
 17 not have any additional new business.
 18 Ms. Mezini, do we have any additional
 19 public comment?
 20 MS. MEZINI: No additional public comment.
 21 THE CHAIRMAN: Okay. Seeing no additional
 22 public comment, I will adjourn our meeting at
 23 5:37 p.m.
 24 Thank you.
 25 (The foregoing proceedings were adjourned
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at 5:37 p.m.)

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CERTIFICATE OF REPORTER

STATE OF FLORIDA)
COUNTY OF DUVAL)

I, Diane M. Tropa, Florida Professional
Reporter, certify that I was authorized to and did
stenographically report the foregoing proceedings and
that the transcript is a true and complete record of my
stenographic notes.

DATED this 26th day of April 2023.

Diane M. Tropa
Florida Professional Reporter

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