

CITY OF JACKSONVILLE  
DOWNTOWN DEVELOPMENT REVIEW BOARD  
MEETING

Proceedings held on Thursday, June 10, 2021,  
commencing at 2:00 p.m., Jacksonville Public Library,  
Multipurpose Room, 303 North Laura Street, Jacksonville,  
Florida, before Diane M. Tropa, FPR, a Notary Public in  
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

TREVOR LEE, Chairman.  
CHRISTIAN HARDEN, Board Member.  
J. BRENT ALLEN, Board Member.  
MATT BROCKELMAN, BOARD MEMBER.  
CRAIG DAVISSON, Board Member.  
WILLIAM J. SCHILLING, JR., Board Member.  
BRENNA DURDEN, Board Member.  
JOSEPH LORETTA, Board Member.

ALSO PRESENT:

LORI BOYER, DIA, Chief Executive Officer.  
LORI RADCLIFFE-MEYERS, Redevelopment Coordinator.  
SUSAN GRANDIN, Office of General Counsel.  
XZAVIER CHISHOLM, Administrative Assistant.

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1 Associates, and I are representing the  
2 applicants for this application."  
3 I'll go ahead and read the others as well?  
4 THE CHAIRMAN: Yes, please.  
5 MS. RADCLIFFE-MEYERS: Thank you,  
6 Chairman.  
7 Pursuant to Section 112.314 [sic] of the  
8 Florida Statutes, a Form 8B, Memorandum of  
9 Voting Conflict, filed by Board Member Brenna  
10 Durden at the last meeting must be read  
11 publicly at the next meeting, after the form  
12 was filed.  
13 Pursuant to that requirement, Board Member  
14 Durden declared a conflict on project DDRB  
15 2016-012, The District modification, for the  
16 following reasons: "My employer, Lewis,  
17 Longman & Walker, PA, is engaged by the  
18 applicant."  
19 Again, pursuant to Section 112.3143 of the  
20 Florida Statutes, a Form 8B, Memorandum of  
21 Voting Conflict, filed by Board Member Brenna  
22 Durden at the last meeting must be read  
23 publicly at the next meeting, after the form  
24 was filed.  
25 Pursuant to that requirement, Board Member  
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1 PROCEEDINGS  
June 10, 2021 2:00 p.m.

2 - - -

3 THE CHAIRMAN: Okay. I'll go ahead and  
4 call to order the meeting of the Downtown  
5 Development Review Board, Thursday, June 10th,  
6 2021, at 2 o'clock.

7 Our first items are voting conflict forms  
8 for Bill Schilling for The District; for  
9 Brenna Durden for the District; for Brenna  
10 Durden for 424 North Hogan; and we have one  
11 more for Mr. Davisson.

12 I would like to ask Ms. Radcliff-Meyers if  
13 you could read those into the record.

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

16 Pursuant to Section 112.3143, of the  
17 Florida Statutes, a Form 8B, Memorandum of  
18 Voting Conflict, filed by Board Member  
19 Bill Schilling at the last meeting must be read  
20 publicly at the next meeting, after the form  
21 was filed.

22 Pursuant to that requirement, Board Member  
23 Schilling declared a conflict on project DDRB  
24 2016-012, The District modification, for the  
25 following reasons: "My firm, Kimley-Horn and  
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1 Durden declared a conflict project -- a  
2 conflict on project DDRB 2020-016, 424 North  
3 Hogan, for the following reasons: TBSOP, LLC,  
4 has an ongoing relationship with the applicant  
5 regarding this specific property."  
6 And for today's meeting, we did receive a  
7 Form 8B from Board Member Craig Davisson. So  
8 pursuant to Section 112.3143 of the Florida  
9 Statutes, a Form 8B, Memorandum of Voting  
10 Conflict, filed by Board Member Craig Davisson  
11 for this meeting must be read publicly at the  
12 next meeting, after the form was filed.  
13 Pursuant to that requirement, Board Member  
14 Davisson declares a conflict on DDRB 2021-010,  
15 LaVilla Townhomes, for the following reasons:  
16 "My partnership and employer, Studio9  
17 Architecture, LLC, has been contracted" -- "has  
18 been contacted in the recent past to provide  
19 services for the applicant, JWB Companies."  
20 (Board Member Harden enters the  
21 proceedings.)  
22 THE CHAIRMAN: Thank you,  
23 Ms. Radcliffe-Meyers.  
24 Mr. Chisholm, are there any board members  
25 online or any public officials online that we  
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1 need to recognize?

2 MR. CHISHOLM: To the Chair, we do not

3 have any.

4 THE CHAIRMAN: Thank you.

5 Then we'll move on to Action Item D,

6 approval of the May 13, 2021, DDRB regular

7 meeting minutes.

8 Is there any discussion on the meeting

9 minutes?

10 BOARD MEMBERS: (No response.)

11 THE CHAIRMAN: Hearing none, I'll take a

12 motion.

13 BOARD MEMBER SCHILLING: Move to approve.

14 THE CHAIRMAN: I have a motion to approve

15 by Mr. Schilling.

16 BOARD MEMBER ALLEN: Second.

17 THE CHAIRMAN: Second by Mr. Allen.

18 All those in favor, please say aye.

19 BOARD MEMBERS: Aye.

20 THE CHAIRMAN: Any opposed?

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: Thank you. The motion

23 passes.

24 I'd like to rearrange the next action

25 items. I'd like to have DDRB 2021-011, TD Bank  
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1 special sign exception, go first, if we could.

2 Ms. Radcliff-Meyers, could we have a staff

3 report?

4 MS. RADCLIFFE-MEYERS: Yes. Thank you,

5 Chairman Lee.

6 (Audience member approaches the podium.)

7 AUDIENCE MEMBER: Good afternoon.

8 MS. RADCLIFFE-MEYERS: Hold on, Gina.

9 I'm going to give the staff report first

10 and then you'll give the applicant --

11 AUDIENCE MEMBER: Okay. So you want me to

12 wait?

13 MS. RADCLIFFE-MEYERS: Yes.

14 AUDIENCE MEMBER: Okay.

15 MS. RADCLIFFE-MEYERS: Thank you.

16 My name is Lori Radcliffe-Meyers with the

17 Downtown Investment Authority, and I will be

18 providing the staff report for the TD Bank

19 special sign exception.

20 DDRB application 2021-011 seeks approval

21 for a special sign exception to allow for one

22 monument sign at 1326 Prudential Drive. The

23 dimensions of the proposed monument sign is

24 8 feet by 4 feet, 5 inches, totaling 36 square

25 feet.

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1 Per the downtown sign overlay ordinance,

2 monument signs are allowed only by a special

3 sign exception.

4 The site is bounded to the north by

5 Prudential Drive, to the east by Kipp Avenue,

6 to the south by a surface parking lot, and to

7 the west by the Wine Seller.

8 There are several monument-style signs in

9 the area which are similar in size and styling

10 as the proposed TD Bank sign. The proposed

11 TD Bank monument sign will be internally

12 illuminated. The illumination of the sign must

13 meet Section 326.104 of the Ordinance Code,

14 which states that a sign that exceeds the

15 following is prohibited: Contains lighting

16 which includes illuminations that produce glare

17 to vehicular traffic or electric incandescent

18 bulbs with a rating exceeding 40 percent of the

19 lumen output of a 100-watt clear bulb with the

20 lighting located less than 20 feet above the

21 ground surface.

22 At the time of permitting, the sign will

23 be reviewed by the Building Inspection Division

24 to ensure that the proposed sign does not

25 exceed the aforementioned criterion.

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1 Based on the foregoing, the Downtown

2 Development Review Board staff recommends

3 approval of DDRB application 2021-011 for a

4 special sign exception to the Downtown Overlay

5 District to allow for one 8-foot by 4-foot,

6 5-inch monument sign, totaling 36 square feet.

7 This concludes the staff report and staff

8 is available for questions.

9 Thank you.

10 THE CHAIRMAN: Thank you,

11 Ms. Radcliff-Meyers.

12 If we could have the applicant present the

13 project.

14 And I'd remind everybody, when they come

15 to the podium, you must press and hold the

16 button to speak, and please state your name and

17 your address for the record.

18 (Audience member approaches the podium.)

19 AUDIENCE MEMBER: Good afternoon.

20 My name is Gina Penney. I'm with Atlas

21 Signs. I'm representing TD Bank. The address

22 is 1326 Prudential Drive.

23 The proposed tenant, TD Bank, is seeking

24 to replace the monument sign at 1326 Prudential

25 Drive. TD Bank recently closed its downtown

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1 Southbank branch within the Stein Mart Building  
2 and is proposing to relocate its downtown  
3 branch to 1326 Prudential Drive, which is  
4 currently developed for bank use.

5 As a result of the relocation, TD Bank  
6 must update and replace the monument sign at  
7 the current bank building. The application  
8 seeks DDRB sign exception approval to replace  
9 the prior bank identification monument sign  
10 along Prudential Drive.

11 The monument sign was developed with a  
12 tenant to ensure aesthetic compatibility with  
13 the current bank building and the surrounding  
14 neighborhood, as well as in the conformity  
15 of -- with the size and location of the prior  
16 bank monument sign.

17 I've included the site plan showing the  
18 location of where the sign will be, along with  
19 pictures of surrounding signs in the area that  
20 show that it would conform with the existing  
21 signs surrounding the area and with the one  
22 that is currently there, that we're  
23 replacing -- or requesting replacing.

24 We checked the lumen output as well  
25 because I know that's a concern, the brightness

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1 for the traffic. And we had that checked with  
2 our GE supplier to make sure that it wouldn't  
3 be over the 40 percent of the 100-watt bulb.

4 We also included pictures to show -- with  
5 the superimposed -- the superimposed monument  
6 sign at the location, we've included pictures  
7 to show what it will look like. And there's  
8 also night pictures included in the packet.

9 And the last page is for the lighting, the  
10 LED layout -- or second to last page, I'm  
11 sorry, is for the LED layout. It's the one  
12 right before that, and also our engineering and  
13 foundation and everything.

14 Thank you for your time and consideration  
15 and I hope that you'll be able to approve this  
16 because they're excited to move into this  
17 location.

18 THE CHAIRMAN: Thank you for that.

19 Mr. Chisholm, do we have any public  
20 comments, either online or present?

21 MR. CHISHOLM: To the Chair, we do not  
22 have any public comment at it time.

23 THE CHAIRMAN: Thank you.

24 Then I'll move on to board comments.

25 Mr. Harden.

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1 BOARD MEMBER HARDEN: (Inaudible.)

2 THE CHAIRMAN: I'll take that as a no.

3 BOARD MEMBER HARDEN: No, I have no  
4 comments.

5 THE CHAIRMAN: Thank you.

6 Mr. Davisson.

7 BOARD MEMBER DAVISSON: No comment.

8 THE CHAIRMAN: Mr. Schilling.

9 BOARD MEMBER SCHILLING: No comment.

10 THE CHAIRMAN: Ms. Durden.

11 BOARD MEMBER DURDEN: No comments.

12 THE CHAIRMAN: Mr. Allen.

13 BOARD MEMBER ALLEN: No comment.

14 THE CHAIRMAN: Mr. Loretta.

15 BOARD MEMBER LORETTA: No comment.

16 THE CHAIRMAN: And Mr. Brockelman.

17 BOARD MEMBER BROCKELMAN: No comment.

18 THE CHAIRMAN: Also no comments for me, so  
19 I'll take a motion.

20 BOARD MEMBER ALLEN: So moved.

21 BOARD MEMBER HARDEN: Second.

22 THE CHAIRMAN: A motion to approve from  
23 Mr. Allen and a second from Mr. Harden.

24 All those in favor, please say aye.

25 BOARD MEMBERS: Aye.

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1 THE CHAIRMAN: Any opposed?

2 BOARD MEMBERS: (No response.)

3 THE CHAIRMAN: Wonderful. Thank you.

4 You have your approval.

5 MS. PENNEY: Thank you for your time.

6 THE CHAIRMAN: I'd like to move on to  
7 Action Item E, DDRB 2021-010, LaVilla  
8 Townhomes, conceptual approval.

9 Ms. Radcliffe-Meyers, could we have a  
10 staff report please?

11 MS. RADCLIFFE-MEYERS: Yes. Thank you  
12 Chairman Lee.

13 Again, my name is Lori Radcliffe-Meyers  
14 with the Downtown Investment Authority, and I  
15 will be providing the staff report for the  
16 LaVilla Townhomes conceptual approval.

17 DDRB application 2021-010 seeks conceptual  
18 approval for a 91 single-family townhome  
19 development located at West Adams and West  
20 Forsyth Street. The site is bounded to the  
21 north by West Adams Street, to the east by  
22 Lee Street, to the south by West Forsyth Street  
23 and Houston Street, and to the west by Stuart  
24 Street.

25 Previously, DDRB reviewed and approved the

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1 LaVilla Townhome project, which was to be  
 2 developed by Vestcor. Vestcor voluntarily  
 3 returned the property back to the City in 2020,  
 4 prior to the commencement of construction  
 5 deadline.  
 6 A second disposition for the property went  
 7 out and was awarded to Johnson Commons, a joint  
 8 venture of JWB Capital and Corner Lot  
 9 Properties. The requirements of the  
 10 disposition included two phases of the project.  
 11 Phase 1 must include a minimum development of  
 12 91 for-sale townhome units to be developed in a  
 13 single phase. And Phase 2, which is the area  
 14 fronting Lee and Forsyth Street -- it's the  
 15 large patch at the corner of that parcel --  
 16 must include a minimum of 10,000 square feet of  
 17 a stand-alone retail or a mixed-use product of  
 18 multifamily residential and retail that  
 19 includes a minimum of 10,000 square feet of  
 20 first floor retail.  
 21 Phase 2 reversion -- Phase 2 to be  
 22 commenced within five years of execution of the  
 23 redevelopment agreement or property will revert  
 24 back to the City. As an interim use, the  
 25 Phase 2 portion of the subject property site

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1 will be developed and maintained by the  
 2 developer as public greenspace.  
 3 To pay deference to the history and  
 4 heritage of LaVilla, the townhome design shall  
 5 follow the architectural style of the shotgun  
 6 homes with gabled roofs and patios that emulate  
 7 the feel of a second-story porch. The gabled  
 8 roofs shall differentiate each unit on all  
 9 townhomes.  
 10 The LaVilla Neighborhood Development  
 11 Strategy Guidelines were reviewed to ensure the  
 12 project is in line with the overall vision of  
 13 the development strategy for LaVilla. The  
 14 development strategy focused on emphasizing the  
 15 addition of residential units to LaVilla by  
 16 introducing fee-simple products in the form of  
 17 townhomes and other attached types in order to  
 18 offer greater ownership opportunities.  
 19 Between high- and mid-rise housing within  
 20 the downtown and attached single-family housing  
 21 offered outside of the Urban Core, middle  
 22 housing types are missing from the market. By  
 23 reintroducing a variety of these middle housing  
 24 types to LaVilla, a broader spectrum of  
 25 households can once again access the urban

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1 neighborhood lifestyle that LaVilla will offer.  
 2 Based on the foregoing, the Downtown  
 3 Development Review Board staff recommends  
 4 conceptual approval of DDRB application  
 5 2021-010 with the following recommendations:  
 6 Prior to submittal for final review, the  
 7 developer shall meet with staff to identify any  
 8 deviations sought. Review the facade design  
 9 and include additional elements, such as  
 10 vertical or horizontal features, material  
 11 changes or other elements which will help  
 12 further enhance the facades and help define  
 13 distinct modules of the buildings.  
 14 Landscaping, including small to medium trees  
 15 and understory shrubs and/or grasses, shall be  
 16 planted to create a buffer to enhance the  
 17 interaction between the townhome units and the  
 18 interior private space.  
 19 This concludes the staff report. Staff is  
 20 available for questions.  
 21 Thank you.  
 22 THE CHAIRMAN: Thank you,  
 23 Ms. Radcliff-Meyers.  
 24 Could we have the applicant come up and  
 25 present, please.

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1 (Ms. Trimmer approaches the podium.)  
 2 MS. TRIMMER: Thanks so much.  
 3 Cyndy Trimmer, 1 Independent Drive, Suite  
 4 1200, on behalf of the applicant, Johnson  
 5 Commons.  
 6 We are all familiar with the site. It's  
 7 been through here before, so I won't belabor  
 8 too much with the points, but I do want to put  
 9 it in context, why this site is so important  
 10 and why we've gone with the style and  
 11 architecture that we have.  
 12 We're located in what is the -- identified  
 13 in the BID plan as the LaVilla catalyst site.  
 14 And this was specifically sought out because it  
 15 was an area that was right for master planning.  
 16 You had a bunch of vacant land that was owned  
 17 by JTA, the City, FDOT. So they looked at what  
 18 do we want in this area, what do we want it to  
 19 be, and what organizations do we need to  
 20 partner with to make that feasible. The intent  
 21 is to create this urban, very dense, mixed-use  
 22 area that has various types of housing, retail,  
 23 residential, and a lot of amenity space.  
 24 We are next to the brand-new  
 25 transportation hub, the JRTC, was something

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1 that was sought out by the Bid plan and the  
2 LaVilla Strategy and has come to fruition,  
3 along with the Greyhound station and the other  
4 things surrounding us.

5 We also have a lot of residential, 927  
6 Events, the Salvation Army, the loft spaces,  
7 and most importantly the Lift Ev'ry Voice and  
8 Sing Park.

9 One of the major stated goals of the  
10 LaVilla Strategy and the BID plan is paying  
11 homage to the African-American heritage. It  
12 dates back to this area when it was originally  
13 incorporated as an independent African-American  
14 neighborhood that was 70 percent  
15 African-American. Then after the Great Fire,  
16 it became the center of cultural [sic] and  
17 arts.

18 And our site, most excitingly, is located  
19 on what was known as "The Line" on Houston  
20 Street, which was a booming metropolis for  
21 bordellos. And then Ashley, which was the  
22 Ragtime, blues, jazz area.

23 So, with that, we have a very distinct  
24 architectural style, and it was dominated by  
25 the shotgun-style homes on a huge portion of

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1 The Line. Much of that was demoed as part of  
2 the River City Renaissance in the '90s and it  
3 kind of left this vacuum.

4 So where we are today, we have the JRTC  
5 coming online. We have a lot of design for  
6 Lift Ev'ry Voice and Sing Park. We have the  
7 LaVilla Heritage Trail, which is meant to go  
8 and follow The Line and all of these other  
9 historically significant areas within LaVilla  
10 and all culminating in a connection to the  
11 Emerald Trail that will take us into Brooklyn  
12 and capitalize on all of the activity that we  
13 have going on there.

14 As part of the redevelopment agreement,  
15 the development team is going to be making a  
16 large contribution to the Lift Ev'ry Voice and  
17 Sing Park. We have worked extensively with the  
18 Parks Department.

19 I have with me today Nick Mousa from GAI.  
20 He and Tim Focht from their team were part of  
21 the LaVilla Strategy team, so they were a very  
22 natural selection for us, and they've been  
23 instrumental in that coordination. Nick is  
24 with me and can talk to you about the  
25 coordination we've done with the Parks

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1 Department and where they are in that design  
2 process and how we are integrating and  
3 satisfying both of the objectives.

4 I also have with me Fremont Latimer from  
5 Marquis Latimer, who's done all of these  
6 streetscape designs for us and can give you  
7 additional details as we work through those.

8 So we have brought to you today this  
9 shotgun-style townhome project. It's -- we did  
10 listen to the feedback that went through when  
11 you saw these the first time around with the  
12 prior developer and worked on integrating  
13 different elements of that.

14 We understand that there is additional  
15 feedback in terms of what we can do kind of in  
16 the center areas where we've got the gray and  
17 white that doesn't have a lot of relief to the  
18 facade, and we'll be working on that and  
19 absolutely taking that into account.

20 Each of these units is designed with its  
21 own parking. It's got integrated air  
22 conditioning, so that's kind of sheltered and  
23 away from the visual.

24 All of the entrance and parking is  
25 internal to the site. So we've got -- fronting

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1 the park and fronting all of the streetscapes  
2 will be walk-up, which is one of the things  
3 contemplated in that LaVilla Strategy.

4 We also got feedback when we were looking  
5 at original designs, that they wanted to see  
6 more activity on the end caps, and particularly  
7 very [sic] treatment on those corner  
8 structures. So we have done that. We've  
9 brought in additional transparency, relief on  
10 the side. We've added a double gable on the  
11 end caps so that we've got something that's a  
12 little more dynamic there, and then also the  
13 wrap-around porches on the second story.

14 Moving on to the architecture and the  
15 various elevations -- sorry, I lost the word  
16 there -- everything is a Hardiboard-type  
17 product. We've got lap siding. We've got the  
18 Hardie panels. And, again, we brought in as  
19 much windows as we can so that we can keep that  
20 as dynamic as possible.

21 On the site plan, to just orient  
22 everybody, the upper left-hand corner is the  
23 main residential block. That's where all of  
24 our density is. That's also where the  
25 amenities are. We have the courtyard that will

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1 be designed with a pool. We have worked with  
2 staff and understand that there's concern about  
3 how that's going to be designed and landscaped,  
4 so we'll get with them between conceptual and  
5 final and make sure that everything internal to  
6 the project is also meeting the standards that  
7 we all want to see external to the project.

8 The northeast corner is where we integrate  
9 with the Lift Ev'ry Voice and Sing Park, and  
10 all of that has been designed to be  
11 park-facing. Likewise, the southeast corner,  
12 which does have some of the townhome product,  
13 that is the Phase 2 development that, pursuant  
14 to the development agreement, will have at  
15 least 10,000 square feet of ground-floor  
16 retail. It may have multifamily product  
17 integrated with that, and all of that will,  
18 again, be integrated -- or oriented to the park  
19 and to the Emerald Trail.

20 When we were looking at the site and the  
21 design and then talking about which  
22 streetscapes were the most important, this  
23 Houston Street, which pays homage to The Line,  
24 which is part of the LaVilla Heritage Trail,  
25 was the priority for the site. So we've

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1 shifted everything to the north of the site  
2 along Ashley, which we have identified as the  
3 least significant corridor. That's going to be  
4 truly more vehicle traffic so that on each of  
5 the frontages we've given at least the required  
6 pedestrian clear zone, in many places more.  
7 And we were able to do it in such a way that we  
8 could integrate on-street parking along Houston  
9 to give it that more residential feel while  
10 still providing the minimum frontage area,  
11 pedestrian clear zone, amenity zone, and  
12 meeting all of the shade requirements.

13 On this northeast corner we had a  
14 challenge because the RFP required that we not  
15 impact the park plan, but it required us to  
16 have on-street parking on the park side. So we  
17 have been working with Darryl Joseph and Jill  
18 Enz at the Parks Department to make sure that  
19 what we have done here -- you have a slip sheet  
20 in your packet that is different than what is  
21 shown on the screen, and that slip sheet in  
22 your packet on Page 26 reflects the settlement  
23 that we reached with Chris LeDew with Traffic  
24 and with the Parks Department to reduce that  
25 roadway to the minimum that would be

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1 appropriate and required, adding additional  
2 bump-outs so that we can still meet all of the  
3 shade requirements on the eastern side, but  
4 then also on the western side.

5 And this is the new road that is being  
6 developed pursuant to the development agreement  
7 (indicating).

8 And, again, the southeast corner is going  
9 to be slated for future development. I'll let  
10 the guys give you additional detail about the  
11 greenspace and kind of heritage programming  
12 that's going to be there in the interim, but  
13 within five years of execution of the  
14 redevelopment agreement we'll be back in front  
15 of you and come in for the second phase DDRB  
16 review.

17 Streetscapewise, they've made my job  
18 really, really easy because we're just  
19 complying with the code. And, you know, I'm  
20 really excited to be able to say that.

21 We've got vignettes for each of the  
22 streetscapes, and I really love how they've put  
23 it together to show you the materials that are  
24 being used. Everything is code compliant in  
25 terms of what goes into the amenity area with

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1 the streetscape.

2 We're doing what we know Mr. Loretta likes  
3 to see in terms of the grates for the trees and  
4 we're doing a high-rise oak along here, which I  
5 believe had been a recommendation in one of the  
6 earlier rounds of hearings in terms of  
7 something that will do better along this site.

8 And then we have these vignettes that show  
9 different spaces along each of the road  
10 frontages where we are meeting or exceeding the  
11 required pedestrian areas.

12 We also did comply with the  
13 requirements -- since this is residential,  
14 normally we want everything immediately at the  
15 build-to line, but on residential, we either  
16 want it pulled back 5 feet or elevated  
17 3 feet to have some kind of visual barrier and  
18 distance between the actual pedestrian space  
19 and the residences.

20 We would love some feedback on what you'd  
21 like to see in that area between the residences  
22 and the sidewalk. I know sometimes we've had  
23 that you just want it to be hardscaped and  
24 really increase that pedestrian clear zone and  
25 have a bigger multiuse path feel. But with the

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1 Emerald Trail here and the fact that we do have  
 2 the park, we didn't know if that would be so  
 3 much of a priority, if you'd like to see urban  
 4 landscaping or something in that area, but we  
 5 would specifically like feedback there.  
 6 We have met and exceeded the required  
 7 shade on all frontages. That's why we had to  
 8 redesign some of the project as we were working  
 9 with staff in the pre-app, but we got to the  
 10 point where everything's at least (inaudible),  
 11 so no problems there.  
 12 And I believe that is the end. We're  
 13 hoping to come back in August, after the break.  
 14 And, like I said, I do have Nick Mousa from  
 15 GAI. I have Fremont Latimer from Marquis  
 16 Latimer and I also have Billy Zeits, who's the  
 17 representative of Johnson Commons here with us  
 18 here today.  
 19 THE CHAIRMAN: Thank you, Ms. Trimmer.  
 20 We'll move on to public comments.  
 21 Mr. Chisholm, do we have any public  
 22 comments?  
 23 MR. CHISHOLM: To the Chair, we have  
 24 Ms. Powell, who just raised her hand.  
 25 So I'm going to go ahead and lower your  
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1 hand, Ms. Powell. You have three minutes.  
 2 Please state your name and address for the  
 3 record.  
 4 AUDIENCE MEMBER: Nancy Powell. I am the  
 5 executive director of Scenic Jacksonville, 1848  
 6 Challen Avenue, Jacksonville, 32205.  
 7 And I just want to commend the development  
 8 team here for their work. I think it's a very  
 9 exciting project. Middle housing isn't very  
 10 common these days. And, you know, if anybody  
 11 knows the success of Riverside, it's because of  
 12 the middle housing that's there. So I think  
 13 that's very, very exciting. And, you know, to  
 14 be next to the park.  
 15 And I also want to say -- I'm a broken  
 16 record on this, but I'm -- I'm thrilled that  
 17 some large shade trees and the oaks are being  
 18 incorporated into the landscape design.  
 19 So thank you very much for your work.  
 20 THE CHAIRMAN: Thank you.  
 21 Mr. Chisholm, anyone else?  
 22 MR. CHISHOLM: To the Chair, that's all  
 23 the public comment we have today.  
 24 THE CHAIRMAN: Thank you.  
 25 I'll take board comments.  
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1 Mr. Harden.  
 2 BOARD MEMBER HARDEN: Sure you don't want  
 3 to start on the other side, just to switch it  
 4 up?  
 5 I actually don't have any comments. I  
 6 think this is a great project. I think -- I  
 7 echo what we just heard from Ms. Powell.  
 8 I think we saw this project several months  
 9 ago, and I know that there were a couple of  
 10 modifications to this, and it's good to see  
 11 this now come to fruition so we have some more  
 12 housing in that area.  
 13 THE CHAIRMAN: Thank you, Mr. Harden.  
 14 Mr. Davisson, I know you have a conflict  
 15 form.  
 16 BOARD MEMBER DAVISSON: Right. I can  
 17 still speak?  
 18 THE CHAIRMAN: Absolutely.  
 19 BOARD MEMBER DAVISSON: Cyndy, could you  
 20 pull up a couple of slides? I think 15 and 16.  
 21 MS. TRIMMER: (Complies.)  
 22 BOARD MEMBER DAVISSON: It was in the  
 23 renderings, probably four back.  
 24 MS. TRIMMER: It's slow.  
 25 BOARD MEMBER DAVISSON: You've got  
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1 elevations showing a Hardie panel, more of a  
 2 contemporary, panelized, and then your  
 3 renderings are showing siding.  
 4 MS. TRIMMER: I noticed that as well.  
 5 BOARD MEMBER DAVISSON: What is it?  
 6 MS. TRIMMER: We're open to feedback on  
 7 that. Thank you. Through the Chair, yes, as I  
 8 was getting through the last of the preparation  
 9 for this, I noticed the end caps had the Hardie  
 10 panels, not just the lap siding. And the  
 11 renderings themselves are all lap siding, so  
 12 the elevations that we have that show the  
 13 difference in material is the direction that we  
 14 were intending to go. The elevations are what  
 15 they had when they went in for the original RFP  
 16 response. So I've got both options for you.  
 17 If there's a preference, we're happy to go  
 18 either way.  
 19 BOARD MEMBER DAVISSON: I just wanted to  
 20 clarify that maybe it's all of the above.  
 21 MS. TRIMMER: The intent is to have a  
 22 variety in the materiality. And based on the  
 23 feedback we had with staff just before this  
 24 meeting, I think we're going to be looking at a  
 25 little more differentiation in materiality to  
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1 add some vertical and horizontal elements,  
 2 specifically on the front and rear facades so  
 3 that we can break that up a little bit and show  
 4 the difference between the units a little bit  
 5 more, but we'll make sure that those are  
 6 consistent between the elevations and  
 7 renderings when we come back.  
 8 BOARD MEMBER DAVISSON: Thank you. That's  
 9 all.  
 10 THE CHAIRMAN: Mr. Schilling.  
 11 BOARD MEMBER SCHILLING: Thank you,  
 12 Mr. Chairman.  
 13 So, overall, I think this is -- it's a  
 14 great-looking project. And the only comment  
 15 that I have is, I'm in total agreement with  
 16 staff's Condition B.  
 17 And I think, Mr. Davisson, maybe where you  
 18 were going is -- and it sounds like you've  
 19 heard it and y'all are going to be working on  
 20 it, and I'm looking forward to when y'all come  
 21 back, hopefully -- especially on the garage  
 22 side. And I know the garage sides face the  
 23 alleys, but you're still going to have views up  
 24 and down the alleys from the City  
 25 right-of-ways. So it definitely looks like the  
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1 upgrade, however you want to -- whatever word  
 2 you want to use, but I wholly support that.  
 3 And the reason I mention it is because I think,  
 4 when the board members referred to the staff  
 5 report, that just gives a little further oomph  
 6 and strength to that -- those recommendations.  
 7 I'm a big fan of the missing middle. I  
 8 have always been concerned about that, ever  
 9 since I was on -- originally on the DIA board.  
 10 And then coming here, I don't get a chance to  
 11 talk about the missing middle very often on  
 12 this board, as much as I did on DIA. I think  
 13 it's an essential part of our downtown and the  
 14 housing that we need to provide. So however  
 15 that came to be -- and I remember when Vestcor  
 16 first brought this project, it was also the  
 17 same height, I guess, kind of, and design.  
 18 One thing that's not been mentioned is the  
 19 five-year delay for the commercial and retail,  
 20 and I'm -- I'm concerned about that because I  
 21 do know that this area of downtown has nothing  
 22 currently and that this is a concern for the --  
 23 really for the -- for that area to develop.  
 24 And I just wondered if, you know, either staff  
 25 or you, Ms. Trimmer, can talk to us about why  
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1 front and rear elevations could use more  
 2 attention and -- and, you know, bring those up  
 3 a little bit I think would be great. I'm  
 4 looking forward to seeing that.  
 5 But I would say that I do really like what  
 6 y'all have done with the end caps, to put more  
 7 architecture and movement in that facade. So  
 8 that was my only comment. Otherwise, it looks  
 9 like a great project.  
 10 Thank you.  
 11 THE CHAIRMAN: Ms. Durden.  
 12 BOARD MEMBER DURDEN: Thank you.  
 13 So to start with, I would say definitely  
 14 that the work that's gone into it -- and I just  
 15 want to compliment the people who put together  
 16 the package with the historical photographs and  
 17 the -- the context I thought was very, very  
 18 good and really showed the intent behind the  
 19 design, and I appreciate that very much.  
 20 I am in full agreement with A, B and C of  
 21 the conditions and comments, recommendations of  
 22 the staff, in particular, B. I do think that  
 23 the facade -- and I had actually pulled out the  
 24 garage facade myself, but I think that all the  
 25 facades could use some assistance and some  
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1 the long time period, for five years. I wish  
 2 that that was a shorter time frame, possibly  
 3 two years.  
 4 MS. TRIMMER: Through the Chair to Board  
 5 Member Durden -- and you're such an asset with  
 6 the background with DIA and knowing those type  
 7 of questions and the things that we would have  
 8 vetted at that level.  
 9 So if everybody remembers back to the  
 10 original presentations that were made, Vestcor  
 11 brought in a product that was 83 townhomes, not  
 12 a mixed-use product. Johnson Commons had  
 13 proposed a truly mixed-use product. And when  
 14 the DIA was originally looking at those two  
 15 products and vetting them -- whereas, normally  
 16 our gut reaction in this room, I'm sure, is  
 17 that we want that mixed-use element  
 18 immediately, there was a lot of discussion  
 19 that -- the concern was that the density is not  
 20 there for it yet and we didn't want empty  
 21 streetscape there.  
 22 So we've got, in walking distance, the new  
 23 JEA headquarters coming on line that is going  
 24 to have ground floor retail. We are still  
 25 actively looking at what we're doing with  
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1 the Prime Osborn and how we can activate that  
2 space better, but the intent is that all  
3 91 units of the townhome product would come on  
4 line at once. That will not be phased. And it  
5 will give that a little bit of time for  
6 absorption so that that can get to occupancy  
7 before the retail comes on line because the  
8 discussions that we had at that stage were that  
9 we really do need more density right there  
10 before it would be viable and we don't want to  
11 impose something that's going to fail from day  
12 one.

13 We've got everything across the street on  
14 Brooklyn -- and again, this is that connection  
15 piece between downtown and Brooklyn where  
16 you've got all the brand-new retail coming on  
17 line for 200 Riverside, 220 Riverside is coming  
18 back to life. And all of that's within walking  
19 distance of this project as well.

20 So we want to give the market time to  
21 absorb all of these things coming on line and  
22 give them a chance to be successful before we  
23 bring something new. If the market demand is  
24 there and we can bring it on line sooner than  
25 five years, obviously, having a site that's

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1 6-foot sidewalk, then you could have 4 feet of  
2 landscaping in front of each building, which --  
3 it could be just a smidge more. I'd rather see  
4 Adams and Houston have 2 feet less streetscape  
5 and a little bit more in the middle, in my  
6 opinion.

7 You asked the question on what should we  
8 do with the stoops and so forth. I think it  
9 would make sense to have some sort of vertical  
10 shrub there that's going to define the  
11 residential space would be my opinion. I'm  
12 sure it would probably be what the client's  
13 desire would be as well.

14 And then, really quick, did we approve our  
15 DDRB Streetscape Design Guidelines? Is this --  
16 I mean, they're providing this as though the  
17 new stuff that GAI is working on has been  
18 approved. Is that -- I mean, am I -- did I not  
19 know that? I know I've been missing for a  
20 month or two.

21 MS. RADCLIFFE-MEYERS: Board member  
22 Loretta, through the Chair, it's not finalized  
23 yet, but when we were working with the LaVilla  
24 Townhomes and looking at what is currently  
25 being proposed in the area -- we would like the

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1 developed is better for the team than it is  
2 having it as open greenspace, so we would be  
3 happy to look at that, but the concern was,  
4 with everything at once, five years was the  
5 appropriate bracket.

6 BOARD MEMBER DURDEN: Thank you very much.  
7 I don't have any other comments.

8 THE CHAIRMAN: Mr. Allen.

9 BOARD MEMBER ALLEN: No comments.  
10 Thank you.

11 THE CHAIRMAN: Mr. Loretta.

12 BOARD MEMBER LORETTA: Thank you for the  
13 presentation. Everything looks great.

14 I'll ask a couple of questions or give  
15 some thoughts. One thing I wonder on the  
16 northwest section -- my biggest concern  
17 probably with the overall site plan is just  
18 the -- the 10 feet in the internal alleyway,  
19 pedestrian alleyway, between, like, the -- the  
20 internal units. I just question if the ability  
21 to really reduce that 2-foot additional setback  
22 to the buildings on the north, on the -- Adams,  
23 and on the south on Houston, would maybe at  
24 least allow that internal 10 foot to become  
25 14 feet and get -- you know, you've got a

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1 project to at least match what is currently  
2 proposed. But as it stands right now, those  
3 have not been approved and accepted.

4 BOARD MEMBER LORETTA: Okay. Thank you.

5 Personally, I'm very excited to see the  
6 plans that have been provided. Love to get a  
7 little bit more detail on what those biocells  
8 are going to be, but it's definitely a  
9 necessity when we've got these small planting  
10 pits. And I think as currently conceptualized  
11 and so forth, it's going to have our best  
12 chance of having a tree survive downtown than  
13 on every other project we've approved for the  
14 past two years, so I'm happy about that.

15 And -- oh, so my only other thing -- and a  
16 lot of people are harping on the architecture.  
17 One thought process to me is, instead of  
18 like -- you have the end unit, then you have  
19 two units pop out, two units go back, and the  
20 end unit again. I'd almost have the two middle  
21 units pop out and then go end, back, two up,  
22 back, end. And then that will be a -- that  
23 will probably follow the architectural theme  
24 and guidelines that Ms. Radcliffe-Meyers is  
25 recommending and it'll be a little bit easier

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1 to transition facades with different treatment  
2 and different colors.  
3 So, to me, that would be a very simple  
4 element. I don't think anybody is saying that  
5 you need to change the material because you can  
6 do Hardie/stucco, you could do Hardie/lap, or  
7 you could do Hardie/shingle. And between those  
8 three, you're going to get different colors and  
9 materials.

10 Thank you.

11 THE CHAIRMAN: Mr. Brockelman.

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

14 Just one quick question. And,  
15 Ms. Trimmer, maybe you can kind of help decide  
16 who would be best to answer this, but can  
17 somebody speak just briefly to how you would  
18 handle runoff? There are a lot of peaks and  
19 valleys in the roof line and I'm just thinking  
20 about heavy rainfall events. What's the plan?  
21 How would that be handled? Mr. Mousa perhaps.

22 (Mr. Mousa approaches the podium.)

23 MR. MOUSA: Through the Chair to Board  
24 Member Brockelman, Nick Mousa, 1301 Riverplace  
25 Boulevard with GAI Consultants. We're the  
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1 civil engineer for the project.  
2 The buildings would have their stormwater  
3 collection gutter system. That would then get  
4 routed down to the ground level and graded out  
5 to the street. Everything here is street  
6 discharged to the existing storage system. And  
7 with -- we're proposing stormwater treatment  
8 credits from the DIA for the project. There  
9 will obviously be a BMP put in place as well as  
10 part of the permit requirement whenever you  
11 pursue the stormwater treatment grids.

12 BOARD MEMBER BROCKELMAN: Great. Thank  
13 you.

14 No additional comments.

15 THE CHAIRMAN: Thank you. I appreciate  
16 that.

17 And I'll speak just a little bit to the  
18 architecture. In the staff report on Page 5  
19 there seems to be a relatively good example of  
20 what the project might end up looking like, and  
21 I think there's something very nice about that  
22 one that got lost in this iteration. And I  
23 know we've got final to get to, and maybe  
24 during final we will get there, but there's  
25 something about that image and the subsequent

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1 images that speak to that softening between the  
2 building and the sidewalk. Right now we've got  
3 a very hard edge between the building and the  
4 sidewalk. On Page 5 in the staff report, they  
5 treat that with a balcony, a -- ground level,  
6 just kind of fencing off a little area, having  
7 a place to sit, and kind of relieving the  
8 sidewalk from the building could go a long way  
9 to help make these units a little bit nicer to  
10 both live in and to walk by.

11 I'm okay personally with a slightly  
12 smaller side- -- public sidewalk along the  
13 residential sides, but maybe opening it back up  
14 when you get to the commercial areas where  
15 there might be a little bit more foot traffic.

16 And also agree with, again, further  
17 articulation and definition of the individual  
18 units rather than seeing big blocks of two.

19 So just some architectural comments is all  
20 I've got.

21 Mr. Harden.

22 BOARD MEMBER HARDEN: I would second that  
23 thought. I did pick that up in the staff  
24 report and forgotten about it when I was  
25 looking at the package today, that the

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1 rendering on Page 5 -- and to Mr. Davisson's  
2 point about the difference in the two types of  
3 materials, I think that's a big-time  
4 improvement, so I'm hoping that that's where  
5 they're going.

6 But I also wanted to ask a question to  
7 Mr. Loretta. He brought up the point about the  
8 tree areas, the tree -- I know that we've used  
9 tree grates in the past and I've seen a couple  
10 of different variations. I know at the Florida  
11 Blue garage, I've noticed recently -- and I  
12 mentioned this to Ms. Radcliff-Meyers, that  
13 some of the mulched areas -- I don't know if  
14 that's the new standard, but the mulched areas  
15 really don't look that great and it tends to  
16 wash away and, typically, the owners don't  
17 really have any requirement to maintain that.  
18 And so I wanted to just briefly -- since we are  
19 running ahead of schedule, maybe some education  
20 on what the appropriate way to handle that  
21 would be in the new guidelines, and if we could  
22 understand why that decision was made, because  
23 I -- I really just don't have any education on  
24 that.

25 BOARD MEMBER LORETTA: Well, I really  
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1 wasn't involved in the guidelines. I mean, I  
2 can give you my two cents. I mean, here,  
3 they're using the tree grate, so the -- the  
4 good and bad of the tree grate is, over time,  
5 if -- when the roots do become an issue, then  
6 the metal tree grate, typically -- one piece  
7 may go up here or there, so it could become a  
8 little bit of a trip hazard. If you're just  
9 putting down standard mulch, which may be --  
10 currently being utilized, unfortunately, half  
11 the ground plant material goes away and dies  
12 and so the mulch kind of dies, and so it's just  
13 like a dark pit with bad dirt and everybody's  
14 walking over it. It's really not that great.

15 At one point, the City utilized kind of  
16 what's called Addapave, which is kind of like  
17 the gray gravel. That doesn't look great, in  
18 my opinion, but it actually does at least --  
19 people to walk over it. Just like these tree  
20 grates, they're going to allow people to kind  
21 of walk over it and not really become a big  
22 issue.

23 And then the, you know, last thing --  
24 really another option could be, people could  
25 use kind of like a rubberized mulch, like a

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1 playground surfacing. I don't think that's  
2 part of what they're ever considering for  
3 downtown, but something like that would  
4 actually be not a bad situation because it  
5 allows the tree to kind of grow and expand and  
6 then the rubber mulch would just kind of crack  
7 away and you'd still be able to walk over it.

8 But I think what I'm hearing is that the  
9 design guidelines that they are looking at  
10 creating might be recommending a tree grate.  
11 And with that in mind -- fortunately, it's like  
12 in the past you could almost get away with a  
13 4-by-4 pit and -- like, the City tree criteria,  
14 if you're just in a suburban world, would  
15 require 11 feet by, like, 11 feet, you know,  
16 over 120 square feet of area for that one live  
17 oak, but in downtown we're, like, 16 square  
18 feet, and it's just --

19 You know, my biggest concern for the past  
20 couple of years is we're going to have all  
21 these trees that are going to be dying in the  
22 next ten years the City is going to have to pay  
23 for. So if this -- what I'm hearing and what  
24 I'm seeing is that they have a tree grate, but  
25 then they have these biocell retentions. So

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1 it's similar to, like, underground retention,  
2 but the way it works is we'll have these  
3 plastic grates. They have dirt through it,  
4 underneath kind of other portions of the  
5 sidewalk that are going to allow the tree and  
6 the roots to kind of grow further.

7 It will give, in theory, hopefully, a  
8 better overall root zone for that tree to grow  
9 in the future. It costs a lot more for the  
10 company -- or the developer, but at least we're  
11 going to have trees that hopefully survive the  
12 future.

13 So I don't know if I've answered your  
14 question, but I think I did every scenario, I  
15 think, possible.

16 BOARD MEMBER HARDEN: Through the Chair, I  
17 appreciate that. I think that that's  
18 interesting. I would hope that the trees  
19 wouldn't be dying. I mean, we've -- there have  
20 been trees in urban areas, under sidewalks for  
21 hundreds of years. You know, with solutions --  
22 I'm hoping that we'll try not to recreate the  
23 wheel here.

24 I think the grate -- the point that I  
25 made, particularly in this application that I

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1 mentioned at the Florida Blue garage at the  
2 corner of -- I think it's at Park and Forest,  
3 is that the sidewalk there -- now, in  
4 practice -- sometimes we look at these plans  
5 and it seems like the right size. You can do  
6 that corner -- the garage sort of encroaches on  
7 the corner, and there isn't much sidewalk. And  
8 then when the tree is mulched, it provides even  
9 fewer -- you know, less surface area for  
10 someone to walk. The grate is nice because at  
11 least somebody could walk. You know, we do  
12 have a lot of pedestrian activity -- provides  
13 for that, and maybe also provides a method of  
14 water retention.

15 So, I mean, I'll try and do some research  
16 on my own too. I'm assuming that that's -- if  
17 there was a conclusion drawn from that and  
18 there was some research on that that we could  
19 understand -- because I know there's  
20 applications that we can change, and I've heard  
21 it before. We've had applicants with an  
22 existing tree and they're trying to deal with a  
23 scenario that's been created by the age of the  
24 tree, but we probably shouldn't have, you know,  
25 six different methodologies in downtown of

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1 having shade trees.  
2 And I also know that we've moved from the  
3 palms, which probably do need more surface area  
4 to grow and root to a high-growth shade tree,  
5 right? And I'm assuming that there's options  
6 that we can select that don't require as much  
7 root area.

8 So I think that's what I'm trying to  
9 understand. Hopefully, there's been a lot of  
10 thought put into this and we're not changing  
11 things just out of convenience.

12 MS. RADCLIFFE-MEYERS: Board Member  
13 Harden, through the Chair, yeah, I mean, we've  
14 been working a lot with Kathleen. She's the  
15 City arborist and stuff. And we've been  
16 looking at tree wells in downtown and looking  
17 at the conditions of trees because, obviously,  
18 we don't want to, you know, have somebody put  
19 in a bunch of trees that are just going to die.

20 I think that's what Joe was kind of  
21 mentioning with, like, structural soil and  
22 looking at -- if we can't actually get the  
23 volume that we need, the cubic volume that's  
24 required, then what else can we do to ensure  
25 that tree has a chance to survive. So we are

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1 definitely looking at that.  
2 I agree tree grates are a great choice in  
3 regards to keeping that hardscape and --  
4 because a lot of times if the landscape isn't  
5 taken care of -- but, I mean, typically,  
6 the owner, the developer has to enter into a  
7 maintenance agreement to maintain that  
8 landscape.

9 So, again, it's -- I think it's looking at  
10 enforcement and how we move through that  
11 process as well, but we definitely -- I mean,  
12 with -- working with downtown, we want to see  
13 our trees survive. We don't want to have a  
14 bunch of dying trees everywhere, so we can  
15 definitely -- like I said, we continue to work  
16 towards that, so ...

17 BOARD MEMBER HARDEN: You brought up  
18 another good point, though, about the  
19 development agreement. Is that the expectation  
20 now? It's -- a new sidewalk is created and  
21 landscaping is created, that the developer  
22 would be responsible for that?

23 MS. RADCLIFFE-MEYERS: Yes. Board member  
24 Harden, there is a maintenance agreement that's  
25 through, typically, Public Works, that the

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1 developer is responsible for maintenance of  
2 that landscape. So if trees are dying, they  
3 need to replace those trees.

4 BOARD MEMBER HARDEN: All right. Thank  
5 you.

6 THE CHAIRMAN: If there are no other  
7 comments on this application, I'll take a  
8 motion.

9 BOARD MEMBER ALLEN: So moved.

10 THE CHAIRMAN: We have a motion for  
11 approval with the recommendations by staff from  
12 Mr. Allen.

13 BOARD MEMBER DURDEN: Second.

14 THE CHAIRMAN: We have a second from  
15 Ms. Allen [sic].

16 All those in favor, please say aye.

17 BOARD MEMBERS: Aye.

18 (Board Member Davisson abstains from  
19 voting.)

20 THE CHAIRMAN: All opposed?

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: Great. You have your  
23 approval. We have one abstention,  
24 Mr. Davisson.

25 Thank you very much.

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1 We'll move on to old business and I'll  
2 open up to the board if there's any old  
3 business they'd like to discuss.

4 BOARD MEMBERS: (No response.)

5 THE CHAIRMAN: Anything from staff?

6 MS. RADCLIFFE-MEYERS: No.

7 THE CHAIRMAN: We'll move on to new  
8 business. We have DIA CEO Ms. Lori Boyer here.  
9 Ms. Boyer.

10 (Ms. Boyer approaches the podium.)

11 MS. BOYER: Thank you.

12 Lori Boyer, CEO of the Downtown Investment  
13 Authority.

14 And I appreciate the opportunity to talk  
15 with you for just a couple of moments.

16 First and foremost, I just want to thank  
17 you for your service on this board. Your role  
18 is really important to downtown and to what we  
19 at DIA do as well. So I just want to -- I  
20 mean, I don't get to come to your meetings all  
21 the time and I know we don't interface as much  
22 as perhaps we should, but I want to share the  
23 importance of what we do.

24 And as I'm hearing you discuss, in  
25 particular, the updated design guidelines -- I

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1 know when we start to see drafts of those,  
2 we -- I know you've engaged previously on them,  
3 but we really want your input on those. And  
4 things like the conversation about the tree  
5 wells and the tree grates are exactly the kinds  
6 of things that should be addressed in there so  
7 we have a clear direction to people from a  
8 design perspective going forward as to what we  
9 would like to see and what we expect to work  
10 best.

11 I mean, I just texted Ms. Radcliff-Meyers  
12 saying, from my standpoint, a 4-by-4 tree well  
13 is not acceptable anywhere. I don't care if  
14 you put soil in it. It's just not going to be  
15 successful. And if you look at the tree  
16 ordinance and the landscape provisions that  
17 were adopted as part of the Tree Commission  
18 standards, they're considerably larger. And  
19 part of why we created the, quote, Amenity Zone  
20 is the idea that you could create a linear  
21 space in that 4-foot area. It may only be  
22 4-foot deep from curb, heading back to the walk  
23 space; however, there's no reason it can't be  
24 8 feet long in order to get more volume in  
25 that.

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1 it too -- about whether it is appropriate or  
2 inappropriate for a developer to come to DDRB  
3 for conceptual approval and then later come to  
4 DIA for an incentive or vice versa, where  
5 should they go first. We've tried to not make  
6 a hard and fast rule. And the reason we've  
7 done that is that, if I'm looking at a larger  
8 scale development where someone is trying to  
9 acquire a piece of land, they may not be  
10 willing to engage an architect in the detailed  
11 type of design work that would be required to  
12 come to you with conceptual approval until they  
13 know that they have a contract on the site and  
14 an opportunity for an incentive that makes it a  
15 viable economic proposition.

16 So sometimes they're going to come to us  
17 first. On the other hand, there are other  
18 projects where somebody owns the site, they're  
19 designing what they want, they may well go to  
20 you first for conceptual approval before they  
21 ever come to us and then try to sell us on the  
22 fact that they should be entitled to an  
23 incentive because their design is unique and  
24 provides retail on the streetfront or something  
25 else.

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1 But that does mean that you're either  
2 going to have to plant it or you're going to  
3 have to cover it with Addapave or you're going  
4 to have to cover it with a tree grate;  
5 otherwise, you'll have 8 feet of dirt. So I  
6 think the two things go hand in hand, that we  
7 do have to address that.

8 Now that you got me off track, because  
9 that isn't why I came here to talk, but I did  
10 want to add that. I just wanted to share with  
11 you a few things. I'm getting questions from  
12 various members here about the interface  
13 between the DIA process and the DDRB process  
14 and the timing of both of those, and I just  
15 want to share with you what our thoughts are  
16 and points of conflict to be sensitive to and  
17 look out for.

18 And I think, you know, whenever there's  
19 an opportunity -- I've even asked  
20 Ms. Radcliff-Meyers to point out certain things  
21 in the staff report as specifically identifying  
22 for you where it came from and why that might  
23 be important, so let me share.

24 First of all, timing. So there's a  
25 question we often get -- and you probably get

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1 So at the moment we're leaving that at the  
2 developer's option. I'm certainly open to  
3 input if you all feel that is problematic for  
4 some reason and you want us to change our  
5 approach, but we're trying to maintain that  
6 flexibility. So that's the answer to why it's  
7 either way at the moment and we leave that  
8 option open to the developer.

9 Secondly, we start from the framework, and  
10 I would you encourage you to start from the  
11 framework, that the adopted zoning overlay --  
12 it's part of the Ordinance Code -- is  
13 consistent with the adopted BID and CRA plan.  
14 So those two documents have been vetted and  
15 read and reread and written and rewritten, and  
16 they are consistent with one another. So  
17 anything that you were to review and approve  
18 consistent with the zoning overlay from a  
19 design standpoint would not be in conflict with  
20 the BID and CRA plan. But if you start to  
21 depart from that with deviations or waivers or  
22 things, it may now start to be in conflict with  
23 the CRA plan.

24 Here's where that's important: If  
25 somebody is coming to DIA for an incentive, our

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1 incentives must be consistent with the CRA plan  
2 because we are using funds that are Tax  
3 Increment District funds that have to be spent  
4 in accordance with that plan. So there are  
5 circumstances in which a deviation granted by  
6 DDRB could render somebody ineligible for an  
7 incentive. Not saying they can't get it,  
8 because it was intentionally structured from a  
9 property rights lens, that if I am Property  
10 Owner A and I want to do X on my property and I  
11 can come to you and get a deviation from  
12 whatever standard it is and do X, that's fine,  
13 but that doesn't mean that we have to provide  
14 them an incentive to do that. There's no  
15 obligation to provide an incentive. There may  
16 be an obligation to make sure that someone has  
17 a right to use their property in a reasonable  
18 way that they choose. So that's kind of how  
19 those two interface.

20 Property dispositions, very unique  
21 circumstance. You just heard this in LaVilla  
22 Townhomes. If it is a circumstance in which it  
23 was City-owned property and we did a  
24 disposition of the property, so we put out  
25 essentially a procurement, an RFP notice about,

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1 here are the terms on which we'll dispose of  
2 this property, and then it is awarded to  
3 someone, and now they're coming in with a  
4 design, they cannot deviate from what was in  
5 the disposition. If they deviate from what was  
6 in the disposition, the disposition is invalid,  
7 and they don't even have the authority to be  
8 submitting the application to you at that  
9 point. Just like you normally have signature  
10 authority on an application that you are either  
11 the owner of the property or you have a right  
12 to submit it, if they are deviating from the  
13 terms of the disposition pursuant to which it  
14 was awarded to them, they wouldn't even be  
15 eligible to ask for that really.

16 So I'm going to ask Ms. Meyers to point  
17 out to you that -- when we do a disposition,  
18 it's a pretty short term sheet. I mean, it's  
19 not a lot of detail. But things like, in the  
20 case of the LaVilla Townhomes, where we  
21 required them to have on-street parking  
22 adjacent to the park, was a term in the term  
23 sheet. And that grew out of -- Mr. Mousa is no  
24 longer here. DIA did a plan called the LaVilla  
25 Development Strategy. I think Ms. Durden was

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1 on the board back at that time. And so when we  
2 do those kind of comprehensive area plans --  
3 the Cathedral District has a plan -- it may  
4 have terms in it that it's seeking for us to  
5 implement as part of our CRA plan with respect  
6 to parks or with respect to other features,  
7 which if we put them in our disposition term  
8 sheet, then it's not really an option for them  
9 to take them back out when they come here.

10 The other circumstance I've asked her to  
11 research for you when she presents something  
12 is, if someone has come to us and they have  
13 already gone through the process where they've  
14 been awarded an incentive package and perhaps  
15 it's already gone through City Council and they  
16 have executed a contract, where they're coming  
17 back now and getting final approval, if there  
18 is anything in that approval that violates the  
19 term of the contract, I want her to point that  
20 out to you as well because, there again, they  
21 will make themselves ineligible for whatever  
22 incentive it is by virtue of the change they  
23 make here.

24 So I just wanted to kind of share those  
25 with you. We're going to say -- from a staff  
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1 report standpoint, we're going to tell you if  
2 it's in a disposition term and we're going to  
3 tell you if it's in a contract where somebody  
4 has an obligation. Otherwise, it's really  
5 within your discretion to, you know, make the  
6 decisions you deem appropriate in accordance  
7 with the zoning overlay and in accordance with  
8 the design guidelines.

9 I'm really encouraging Ms. Radcliff-Meyers  
10 and Mr. Parola, as they're working with that  
11 team, that they bring those design guidelines  
12 back to you, but we have a lot of, it should  
13 look like this, not this, in the guide book so  
14 that we are providing some clear direction on  
15 some of these terms like "facade  
16 differentiation" or "transparency" or something  
17 else so that we're telling -- giving people the  
18 advice they need to make the process easier for  
19 them.

20 But I'm happy to answer any questions. I  
21 hope I didn't just confuse things by sharing  
22 that, but just trying to give you a little  
23 background in terms of how your role and our  
24 roles work together.

25 Thanks.

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1 THE CHAIRMAN: Thank you, Ms. Boyer.  
 2 I think that was extremely helpful and I  
 3 appreciate you coming down to speak with us.  
 4 I'll open it up for the board to have any  
 5 dialogue they would like.  
 6 BOARD MEMBERS: (No response.)  
 7 THE CHAIRMAN: Again, extremely helpful.  
 8 Thank you. And we look forward to hearing  
 9 about those conflicts in future applications.  
 10 Thank you.  
 11 If there's no other new business that any  
 12 board member would like to bring up, I'll move  
 13 to adjourn.  
 14 Thank you.  
 15 (The foregoing proceedings were adjourned  
 16 at 3:00 p.m.)

- - -

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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.

DATED this 20th day of June 2021.

17 \_\_\_\_\_  
 18 Diane M. Tropa  
 Florida Professional Reporter

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