

**CITY OF JACKSONVILLE**

**DOWNTOWN DEVELOPMENT REVIEW BOARD (DDRB) MEETING**

DATE: Thursday, May 9, 2019

TIME: 2:02 p.m. - 4:46 p.m.

PLACE: Don Davis Room  
Conference Room C, Third Floor  
City Hall at St. James Building  
117 West Duval Street  
Jacksonville, Florida 32202

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

Guy Parola, DIA Operations Manager  
Greg Anderson, Council Member At-Large Grp 4  
Karen Underwood, DDRB Executive Secretary

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

Amanda E. Robinson, RPR,  
Notary Public, State of Florida

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**First Coast Court Reporters  
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Jacksonville, Florida 32207  
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## 1 P R O C E E D I N G S

2 CHAIRMAN SCHILLING: We'll go ahead and  
3 call Thursday, May 9th meeting of the  
4 Downtown Development Review Board to order.  
5 Welcome, everyone, to the DDRB meeting.

6 For the record, we have Board Members  
7 Lee, Allen, Davisson, Loretta, and me,  
8 Mr. Schilling, in attendance. So we do have  
9 a quorum. So we can go ahead and get  
10 started.

11 And I'd like to recognize Council Member  
12 Anderson. Welcome, thank you for joining us  
13 today.

14 COUNCIL MEMBER ANDERSON: Thank you.

15 CHAIRMAN SCHILLING: Our first item that  
16 we have on the agenda today is the review  
17 and approval of the regular meeting minutes  
18 from our prior month's meeting. Does  
19 anybody have any amendments or revisions to  
20 the meeting minutes or would like to make a  
21 motion to approve?

22 MR. LORETTA: Motion for approval.

23 CHAIRMAN SCHILLING: Board Member  
24 Loretta made a motion for approval.

25 MR. LEE: Second.

1 CHAIRMAN SCHILLING: Second by Mr. Lee.

2 All those in favor, say aye.

3 COLLECTIVELY: Aye.

4 CHAIRMAN SCHILLING: Any opposed?

5 All right. That carries unanimously.

6 We'll move on to item B, which is DDRB  
7 2019-07, which is a conceptual review for  
8 the Lofts at Brooklyn.

9 Mr. Parola, we'll let you do the staff  
10 report for it.

11 MR. PAROLA: Thank you, Mr. Chairman.

12 The Lofts of Brooklyn is a mixed income  
13 project, 133 unites of multifamily. I think  
14 the best way is to kind of walk through the  
15 site here. So it's boarded by Jackson to  
16 the west, Stonewall to its east, it's south  
17 is Chelsea, and its north is Spruce. It  
18 sits just south by south, I guess, east, if  
19 you will, of Brooklyn Park. And it's  
20 adjacent, save for the right-of-ways, to  
21 McCoy's Creek.

22 Again, this is a site -- what's unique  
23 about this is they're proposing a couple  
24 modifications to the right-of-ways. First,  
25 they're proposing to close Spruce and

1 Stonewall. What that's going to do is  
2 you're now going to have an uninterrupted  
3 connection not only to McCoy's Creek but to  
4 Brooklyn park. So now you're going to have  
5 an exaggerated creek-front park. Becomes  
6 less of a rectangle, and now you have a  
7 linear component to it.

8 They're also, in the northeast portion  
9 of the site, going to clip it there. So now  
10 you have even more of a connection.

11 The building sits like such with Chelsea  
12 and Stonewall intersection closing there.  
13 And the Jackson and Spruce closing there,  
14 save for a little bit of right-of-way along  
15 Spruce to get to the building's parking.

16 This is how the building will sit on the  
17 site. So you see that it's lined with  
18 on-street parking on Jackson and Chelsea,  
19 looks like there is a little bit on Spruce.  
20 It's a mixture of covered parking and  
21 uncovered parking. The covered parking --  
22 so this is right stick over podium -- faces  
23 Chelsea Street.

24 They've got a retail bay on the corner  
25 of Jackson and Chelsea Street as well. So

1           this is a project we're pretty excited  
2           about, especially given the park system.

3           This is conceptual review. So we'll  
4           just give a couple observations here. Our  
5           first recommendation would be that the  
6           developer propose additional screening  
7           solutions. And that's going to be along  
8           this Chelsea Street right-of-way. The  
9           reason for that is you can see that you've  
10          got parking bays, or parking stalls facing  
11          the right-of-way. It was unclear from the  
12          packet how much they're going to be  
13          screened.

14          Additionally, when we were provided the  
15          packet, you know, they shrunk it down to fit  
16          in the PowerPoint. So it didn't really  
17          scale out. So we just wanted to make the  
18          applicant aware of that.

19          And in lieu of streetscape standards for  
20          the intradistrict -- so we still have these  
21          interdistrict and intradistrict standards  
22          that we preserve our sidewalks. And we  
23          really want to focus on Chelsea Street and  
24          Jackson Street. So we'd like 10-foot  
25          sidewalk width, but we'd like to make sure

1           that at no point are the 8 -- is there an  
2           8-foot pedestrian clear zone. As you know  
3           from being in downtown, sometimes our  
4           sidewalks are like a little labyrinth with  
5           all the stuff we put on them.

6           So that's our recommendation. We're  
7           here for any questions. I don't know if the  
8           applicant, who is here, has any further  
9           comments or another presentation they would  
10          do.

11          CHAIRMAN SCHILLING: If the applicant  
12          would like to come forward, please.

13          MR. HOOVER: Right here?

14          CHAIRMAN SCHILLING: Perfect.

15          MR. HOOVER: My name is Ryan Hoover,  
16          with Vestcor.

17          MR. BRAXTAN: Jack Braxtan, architect.

18          MR. HOOVER: I don't have a whole lot to  
19          add. We can go through the slides and see  
20          the elevations and other aerial footage.  
21          And stop me at any time if you have any  
22          questions.

23          So, as Guy mentioned, 133 units, 80 are  
24          affordable, 53 are workforce housing. There  
25          will be an amenity on the northern end on

1 the fifth floor. It overlooks McCoy's Creek  
2 and downtown Jacksonville. We'll also have  
3 a fitness center on the western end that  
4 overlooks McCoy's Creek and a park.

5 Total parking spaces of 156, which  
6 includes 16 off-street parking, and inside  
7 the Brooklyn and Riverside overlay districts  
8 as you can see here. This shows surrounding  
9 owners.

10 Here is the zoning -- actually, this is  
11 the land use in the area. The zoning is  
12 zoned RNBC. Here is the -- this shows you  
13 the podium. So everything you see is  
14 actually in F, but you can see where the  
15 cover parking is going to be. The building  
16 will be on top of that. And then the  
17 surface parking, which you see is not under  
18 that concrete podium.

19 Here is the general landscape plan,  
20 kind of an overall. But here is some drone  
21 footage of the neighborhood. This is  
22 looking back south towards Brooklyn. You  
23 see north there, the Prime Osborn, and the  
24 JRTC, McCoy's Creek right adjacent to the  
25 property, and then downtown Jacksonville.

1           This is showing you where the cut --  
2           this is the cut to the building. You can  
3           see the sidewalk widths. It does vary  
4           between 10 and 8 and a half, I believe it  
5           is. There is actually no sidewalks there  
6           now. So we're basically building on-street  
7           parking and a sidewalk. We pushed our  
8           building back. So you can see that in the  
9           right-of-way of our building.

10           MR. BRAXTAN: So as he said, the first  
11           floor has our leasing and amenities center.  
12           It also has a retail component. And then it  
13           has covered and uncovered parking. The  
14           covered parking is screened with both metal  
15           slats. And we're going to do a  
16           two-to-three-foot knee wall. And we'll have  
17           planting running the whole extent of that.  
18           So from a transparency standpoint, most of  
19           those cars will be covered up by our  
20           planting.

21           The fitness is on the second floor, kind  
22           of in that back right corner overlooking  
23           McCoy's Creek. And then this is the third  
24           floor, fourth floor similar, it's just all  
25           units. And then fifth floor we have a club



1 area that overlooks downtown and the Creek.  
2 It should create a really nice view back  
3 towards the city.

4 This is the look at the building. We're  
5 using -- yeah, you can see the planting that  
6 we're talking about on this elevation, this  
7 perspective. So we're using mostly  
8 Fibersmith products on this project. We're  
9 using a mixture of lap siding, panels, but  
10 it will all be painted Fibersmith for the  
11 most part.

12 This is the corner with the club room up  
13 on the second floor -- or up on the top  
14 floor, sorry, and kind of looking back  
15 towards the leasing amenity.

16 These are the two main elevations. The  
17 Chelsea Street elevation is on the bottom,  
18 and you can see our leasing amenity on the  
19 left, retail and then club room on the  
20 right. The rest is all units.

21 Then the back elevation facing the park,  
22 you'll have the two wings that come out,  
23 kind of the long building in the background.  
24 And this is just an enlarged version of the  
25 Chelsea Street elevation.

1           We have a little bit of topography, but  
2           not much. So we'll kind of create a little  
3           terrace by our amenities center. We'll have  
4           a couple steps down, probably a -- we'll  
5           probably end up having some kind of  
6           guardrail there, but it won't be obtrusive.

7           These are the two ends of the building,  
8           so the bottom, that's the club room on the  
9           left. And you can see fitness center on the  
10          second floor, on the right side (inaudible).  
11          And then on the top elevation, that is the  
12          Jackson Street elevation, where we'll have,  
13          you know, some nice planting to kind of  
14          bring the scale back down a little bit. And  
15          that's it.

16          MR. HOOVER: That's all we have.

17          CHAIRMAN SCHILLING: Awesome, thank you.

18          All right. We'll go ahead and do public  
19          comment. Are there any folks in the public  
20          who would like to speak to this item?

21          All right. Seeing none, we will go  
22          ahead and bring it back to the Board. We'll  
23          start on the left side.

24          Mr. Allen, any comments or questions?

25          MR. ALLEN: The uncovered parking, are

1 y'all going to have the fencing along the  
2 outside of that or how is that going to be  
3 broken up?

4 MR. HOOVER: There is plenty -- from  
5 between the parking lot and the -- whatever  
6 that's going to be, the park.

7 MR. BRAXTAN: I don't think we intended  
8 now to have fencing going on there.

9 MR. ALLEN: Nothing else.

10 CHAIRMAN SCHILLING: Craig.

11 MR. DAVISSON: Could you put up the site  
12 plan? You can go back. That's fine, that's  
13 good. What deviation are you looking for  
14 for the street design standards? Like, what  
15 can't you achieve?

16 MR. HOOVER: Honestly, I think we're  
17 doing the integrated color concrete for the  
18 bands.

19 MR. BRAXTAN: Instead of brick.

20 MR. HOOVER: Instead of brick pavers as  
21 we've done on all of them. I'm not  
22 actually -- Guy, maybe you can --

23 MR. PAROLA: The intradistrict calls for  
24 12-foot sidewalks. In this area of  
25 Brooklyn, you only really have 32-foot

1 right-of-ways. So we wanted to prioritize  
2 the pedestrian clear zone; in other words,  
3 the sidewalk itself. So they're going to  
4 provide 10. We want a minimum of 8 per  
5 clear zone. And they're providing on-street  
6 parking.

7 That's a lot to incorporate into what is  
8 now just like a 32-foot right-of-way. So we  
9 didn't want to eat up so much property, we  
10 start creating nonviable projects.

11 MR. DAVISSON: Did you ask the question  
12 is the surface parking, are you fencing that  
13 in?

14 MR. HOOVER: It will be barricaded with  
15 planting.

16 MR. DAVISSON: I guess my comment, just  
17 overall, on the corner, you've got your  
18 parking. And you disengaged yourself,  
19 again, from McCoy's Creek and from the park.  
20 And you've kind of turned your back on it,  
21 but I understand why, because you're trying  
22 to face the streets. But you also have your  
23 back literally at the ground level, as well  
24 as above.

25 And like we talked about when we were

1           doing the projects on Water Street, it's  
2           like we had to connect to the AFC, connect  
3           to the park on that corner. And I see  
4           you're taking a lot of trees down, just the  
5           mitigation.

6           I wonder if there is any way, you know,  
7           just on Chelsea Street -- and I forget, what  
8           street is this?

9           MR. PAROLA: Jackson.

10          MR. DAVISSON: You got four trees on  
11          that entire strip. And I understand you're  
12          trying to get parking in as well. It just  
13          looks desolate to me. And I see it just  
14          like Water Street. And I'm not -- again,  
15          it's not a knock. I understand where you're  
16          at with that project, but it's almost the  
17          same landscape you're providing. You can  
18          see it on Water Street. I think that's kind  
19          of thin for tucked back in here.

20          And if you can push the project west a  
21          few feet, you're able to get some more --  
22          I'm just concerned about what I'm seeing in  
23          landscape on the street frontage.

24          MR. HOOVER: I mean, I think we're --  
25          basically, on the other projects, we've been

1           able to build up to the right-of-way, and  
2           there was already a sidewalk. So this one,  
3           we're pushing back our building, you know,  
4           at least 10 feet, and to create a sidewalk  
5           that doesn't exist now.

6           MR. DAVISSON: What I'm getting at is  
7           you've got -- with the loss of two spaces at  
8           the top of the page on Spruce, at the loss  
9           of nine feet, move your site up nine feet,  
10          put it on -- I mean, you know, that's all  
11          you'd be saving is two parking spaces that  
12          are street, that aren't even on your  
13          property.

14          MR. HOOVER: So just to add more  
15          planting?

16          MR. DAVISSON: If you're to take your  
17          entire site plan and shift up, where you can  
18          get more frontage on Chelsea, more frontage  
19          on -- again, is it Jackson?

20          MR. LORETTA: Jackson.

21          MR. DAVISSON: The setbacks, you know,  
22          the setbacks, the parking and stuff, aren't  
23          that critical on the back side. What's  
24          critical is on the street, because basically  
25          you got park behind it. So if you lose five

1           foot of park, so what. Five foot of street  
2           is a big deal. What you could add in  
3           landscaping is what I'm getting at.

4           MR. HOOVER: Okay. I kind of feel like  
5           this fits with -- I mean, it's an urban  
6           development. I get what you're saying.

7           MR. BRAXTAN: I think we could achieve  
8           some of what you're asking for. It looks  
9           like we can move the building back about  
10          four feet, and it would really affect almost  
11          nothing that we have here, it would give  
12          four more feet of planting.

13          MR. HOOVER: I think we can -- with the  
14          different planting, we have areas to plant,  
15          you know, plants up against the building  
16          that kind of help break it up, which I think  
17          we can -- which we can do. I don't know  
18          that moving it --

19          MR. BRAXTAN: I don't know that we're  
20          going to get it far enough back that you're  
21          going to get enough tall trees to make it  
22          feel more -- I don't know.

23          MR. DAVISSON: I just visualize this to  
24          what's on Water Street. It looks identical.  
25          And I think it could be better is what I'm

1 saying.

2 MR. HOOVER: Okay.

3 MR. DAVISSON: That's it.

4 CHAIRMAN SCHILLING: Mr. Loretta.

5 MR. LORETTA: I have a couple questions.

6 So on Stonewall Street, so did you guys

7 consider access into the garage from

8 Stonewall Street?

9 MR. HOOVER: We did.

10 MR. LORETTA: What was the reason why?

11 MR. HOOVER: We just want to have a  
12 drivethrough. We have one access point,  
13 it's easier to control.

14 MR. LORETTA: So for a safety control?

15 MR. HOOVER: Yes. We can control  
16 everyone in and out of that one spot.

17 MR. LORETTA: You guys don't own the  
18 property right now, do you?

19 MR. HOOVER: We own some of it. The  
20 others --

21 MR. LORETTA: Some of it in a  
22 negotiation with the City?

23 MR. HOOVER: No.

24 MR. LORETTA: So none of it has to do  
25 with the City. But the City is kind of



1 asking for the corner clip and then the  
2 City -- one of my questions almost is can we  
3 move the dumpster in the Stonewall Street  
4 right-of-way and get it off the park and,  
5 you know, still screen it. It would be,  
6 one, significantly simpler for it to be  
7 accessed; but then, two, now we're creating  
8 a much more usable park frontage from your  
9 property to the park.

10 I don't know if that's anything y'all  
11 considered. I don't know if Guy is going to  
12 be willing to accept that, but seems like  
13 that would be --

14 MR. BRAXTAN: We would have to put that  
15 outside our property to do that.

16 MR. LORETTA: Well, I mean, right now  
17 we're shutting down Stonewall -- yeah, you  
18 would have to put it outside the property.  
19 I don't see a big problem with it. But I'd  
20 love to see if Guy would be open for that,  
21 because I think that would be a better  
22 overall situation for a project.

23 So do we have -- the palm tree areas,  
24 are they pits, are they tree grates? And  
25 why --

1 MR. HOOVER: They're elms and they're --

2 MR. LORETTA: Because on the  
3 landscape plan, they're shown as palm trees.

4 MR. BRAXTAN: On the landscape plan,  
5 they're shown as palm trees, but we're  
6 thinking about doing (inaudible) elms.

7 MR. LORETTA: So like, a lot of times I  
8 would just take that two-foot ribbon and run  
9 it straight against the back of curb, all  
10 the way so it's not going -- so it's a  
11 straight line not going zigzag, in and out,  
12 okay. And then on the back of curb, you  
13 just have a full landscape pit for that  
14 whole section there, which is going to give  
15 a lot more room for that tree to be planted  
16 in. So now we have, instead of a 5-by-5 or  
17 6-by-6 planting pit, we've got an  
18 8-foot-wide-by-15-foot-long planting pit,  
19 which is going to allow the tree to be  
20 there. Do you understand what I'm saying?

21 MR. BRAXTAN: I mean, I think that's  
22 something we can be open to. But we're  
23 following the streetscape standards for the  
24 City of Jacksonville.

25 MR. LORETTA: I mean, do the streetscape

1 standards really say that you're supposed to  
2 follow the curb like that? Because that  
3 doesn't make any sense.

4 MR. BRAXTAN: It does.

5 MR. LORETTA: Okay. Well, that just  
6 doesn't make any sense, because it would --  
7 I don't think it should say that. It should  
8 be going straight through on the back of  
9 curb all the way through, and then the  
10 landscape island should be the landscape  
11 island. It would be much easier to  
12 construct, just everything would be much  
13 simpler overall.

14 MR. HOOVER: We agree with that.

15 MR. LORETTA: Anyway, that's -- those  
16 are my thoughts.

17 CHAIRMAN SCHILLING: Ms. Durden.

18 MS. DURDEN: Thank you. I apologize for  
19 being late.

20 CHAIRMAN SCHILLING: We ought to have  
21 the record reflect that Ms. Durden and  
22 Mr. Harden have arrived.

23 MR. HARDEN: Ten minutes ago.

24 CHAIRMAN SCHILLING: Yes, 10 minutes  
25 ago.

1 MS. DURDEN: At least.

2 I just want to say that I've got a  
3 couple questions. I'm a little concerned  
4 about the access issues, I mean, the closure  
5 of the roads. But even though I read  
6 everything, I still wasn't 100 percent  
7 clear. So maybe either Guy or Ryan can  
8 answer.

9 How much of -- let me make sure --  
10 Spruce Street is proposed to be closed down  
11 to where that red line is?

12 MR. HOOVER: Yes. That red line past  
13 the dumpster shows what would stay -- remain  
14 open.

15 MR. LORETTA: Just past the dumpster,  
16 not to the right.

17 MS. DURDEN: Just to the right of the  
18 dumpster?

19 MR. LORETTA: Yeah.

20 MS. DURDEN: Okay. Yeah, just right  
21 there. Thank you. Whoever is doing that,  
22 thank you.

23 So what is going to -- you know,  
24 typically, when you close a road, half of it  
25 goes to one side, the other half to the

1           other. And I think, from looking at the  
2           aerials, it looks like it's paved all the  
3           way around and curved around to the  
4           Stonewall side and it comes all the way. So  
5           it's like a big rectangle more or less right  
6           now.

7           So I have some questions about how that  
8           land is going to get used once it becomes  
9           yours or Vestcor's, that half, the half  
10          would divest to you. And what I'd like to  
11          see Vestcor commit to would be something  
12          along the lines of some parking along there  
13          so that -- in that area so that people who  
14          are coming to visit McCoy's -- we're going  
15          to have a beautiful greenway there,  
16          hopefully. And what I'd like to see is  
17          Vestcor to consider some way of preserving  
18          those closure areas for parking access to  
19          the greenway.

20          I don't know all the plans for the  
21          greenway. I know probably just enough to be  
22          dangerous. I helped Kay Ehas with her plans  
23          and things of that sort.

24          But I'm very excited about the greenway.  
25          And I'm excited about the triangle area that

1           you're proposing. But I also want people to  
2           be able to get there and go for a walk with  
3           their kids or bring their bicycles and go --  
4           you know, be able to access that greenway.

5           So I just wanted to raise that as  
6           something that I'd really like both Guy and  
7           you all to consider. I think it would be --  
8           and I'd like this Board to consider it too.

9           I think it would be really helpful and  
10          protective of the ability to access. We run  
11          into these problems where we close roads and  
12          then we can't get to the riverfront or we  
13          can't get to the places where our beautiful  
14          and natural places are for people to visit.

15          So that's something -- I'd like to see  
16          that happen on Stonewall, because, actually,  
17          Guy, can you tell us who is the owner to  
18          the -- I guess that would be technically to  
19          the northeast?

20          MR. PAROLA: I think I can shed some  
21          light on this. So Spruce Street, even  
22          though half of it will go to the property  
23          owner, we're going to end up getting that.  
24          We're going to get the triangle corner  
25          there.

1 MS. DURDEN: Wait a minute, wait a  
2 minute. I know you're getting the triangle.  
3 What do you mean when you say we're getting  
4 it?

5 MR. PAROLA: I'll explain. We're going  
6 to get all the right-of-ways, save one  
7 property owner in Gainesville who we have to  
8 negotiate with. This is going to take  
9 Brooklyn Park, which lies to the kind of  
10 north on here, and make one giant Brooklyn  
11 little park going into McCoy's Creek. So  
12 access to the creek will already go to the  
13 park.

14 In exchange for that, we're in  
15 conversations with the developer about storm  
16 water credits. So you can see the big --  
17 where the little baseball diamond is, so  
18 when we close everything off, when the  
19 exchange happens, if the exchange happens,  
20 all that right-of-way, again, save for maybe  
21 one person who owns a sliver there by  
22 Chelsea and Stonewall, all of that becomes  
23 the City's and it's all accessible through  
24 the park system.

25 MS. DURDEN: Ryan, could you give Guy --

1 MR. HOOVER: I will give Guy control.

2 MS. DURDEN: Where is the person still  
3 in negotiations?

4 MR. PAROLA: Right over here, I think,  
5 is the person. So we're going to -- all  
6 this now becomes part of Brooklyn Park and  
7 that little corner thing right there.

8 MS. DURDEN: Right. But what I'm  
9 interested in is to ensure the ability to  
10 park there, that's what I'm interested in.  
11 I want somebody to be able to drive down  
12 Spruce Street and possibly use some area in  
13 there where we're closing off paved roads  
14 that could be utilized as parking spaces.

15 MR. PAROLA: Okay.

16 MS. DURDEN: Possibly. I mean, I don't  
17 know the master plan for the greenway, but I  
18 want to make sure that parking is considered  
19 in this area for people to be able to go  
20 there, park their cars, and then traverse  
21 the greenway.

22 MR. PAROLA: So I wouldn't -- the  
23 parking spaces they're putting on Chelsea  
24 Street --

25 MS. DURDEN: Nothing to do with it.



1           MR. PAROLA: Except for the fact that  
2 they're public. So those will go there. We  
3 can also have parking over here. We have  
4 existing impervious. I understand if your  
5 point is, I would prefer to see parking on  
6 here, then I understand.

7           MS. DURDEN: Just where the closure  
8 areas are is what -- where I'm focussed. I  
9 have no problem with them getting  
10 permission -- not permission, but being able  
11 to count the on-street parking. I think  
12 that's fine. So that's one thing that --  
13 and I don't know if that calls for a  
14 condition, but it's something that I would  
15 really think is important for the long term  
16 out here.

17           And you only get one shot at it when you  
18 close the roads, then it's done. So has  
19 this -- after this, will it go to road  
20 closure? When is it going to go to road  
21 closure?

22           MR. PAROLA: They just submitted through  
23 their attorney to the Department of Public  
24 Works. As you know, to go through that  
25 process, it's then got to go to all the

1 utility companies. So it's pretty far away.

2 MS. DURDEN: Are there utilities in  
3 there?

4 MR. PAROLA: We always do utilities to  
5 make sure nobody has easements.

6 MS. DURDEN: You think there might be?

7 MR. HOOVER: I don't know about on  
8 Stonewall. I'm not sure.

9 MS. DURDEN: Okay. Enough on that. I  
10 was trying to --

11 MR. HOOVER: I think so.

12 MS. DURDEN: Okay. I was trying to  
13 understand on this sheet, if you will, go to  
14 that one, yeah. Up here in red and even on  
15 the big ones, I can hardly read it, but it  
16 has something about light fixtures. Some  
17 historic -- I didn't understand what that  
18 was. Can you tell us?

19 MR. HOOVER: Let me see if I can -- up  
20 here somewhere?

21 MS. DURDEN: All the way up, up, up, up  
22 to the left.

23 MR. HOOVER: Oh, that's saying what  
24 these are, light poles.

25 MS. DURDEN: Light poles. So what is

1 the distinct -- what's it trying to tell us,  
2 I guess?

3 MR. HOOVER: We're putting in the  
4 beautiful city standard light poles here.

5 MS. DURDEN: The beautiful city  
6 standards.

7 MR. HOOVER: That's telling you what  
8 this means.

9 MR. BRAXTAN: Everything street facing  
10 is going to be city standard light post.  
11 Everything on the back side of the parking  
12 lot is going to be (inaudible).

13 MS. DURDEN: Okay. That at least  
14 explains it.

15 Go back to an aerial, I apologize. If  
16 you would, go back to one of the aerials.  
17 Right underneath where it says looking west,  
18 what is there? I could see it --

19 MR. HOOVER: On the corner?

20 MS. DURDEN: Well, whatever is right  
21 underneath.

22 MR. HOOVER: This building?

23 MS. DURDEN: No. Right underneath,  
24 looking left.

25 MR. HOOVER: Actually underneath it,

1           there are apartments there.

2           MS. DURDEN:   Those are apartments, okay.

3           You know, I think it's a great project  
4           in a great location.  I'd probably -- you  
5           know, in looking at the plan, I actually  
6           read it opposite.  I read it that -- well, I  
7           didn't understand that there was surface  
8           parking underneath.  So I thought this was  
9           all building down here.  But I guess that's  
10          just elevated; right?

11          MR. HOOVER:   Uh-huh.

12          MS. DURDEN:   Okay.  You know, I think  
13          the -- I don't have any problem with the  
14          design, you know.  I am mostly about the  
15          access and just really want to protect that  
16          if we can.

17          MR. HOOVER:   One thing about the access  
18          too, you still have this also.  This street  
19          just dies right into the -- and so I mean,  
20          parking could be done there too.  We  
21          actually own -- or an entity that we control  
22          owns these two pieces.  And Guy was saying  
23          that the person in Gainesville, which I  
24          think some people might have dealt with in  
25          the past, owns this piece.

1 MS. DURDEN: Maybe the right condition,  
2 if the Board is interested in a condition,  
3 would be that the owner and the City, I  
4 guess, but certainly the owner, work with  
5 groundwork to -- on the plan and provide  
6 parking if that is desirous on the part of  
7 the groundwork master plan for the greenway.

8 MR. HOOVER: Find space that the City  
9 would own to provide parking; right? Not --

10 MS. DURDEN: Well, that's the problem.  
11 As soon as you close it, then the City  
12 doesn't own it. Now, if the City is going  
13 to own it, that's another issue. But if you  
14 close it and under normal circumstances  
15 then, Ryan, we can't limit it just to the  
16 area the City owns unless you're agreeing,  
17 even if it's closed, you're going to give it  
18 all to the City.

19 MR. HOOVER: Once we know what the  
20 actual final plan is, I think it will be a  
21 lot easier. It's kind of hard to -- I think  
22 you have some room on this piece here to put  
23 parking.

24 MS. DURDEN: But that's not part of your  
25 project.

1           MR. HOOVER: They're also going to cut  
2 this river way back. So I don't even know  
3 how much room is going to be there. We --

4           MS. DURDEN: That's why I'm saying  
5 coordinate, coordinate. But I want to make  
6 it clear that I want it to incorporate the  
7 part that might typically go to the  
8 landowner.

9           MR. HOOVER: Okay.

10          MS. DURDEN: Thank you.

11          MR. LEE: I think it's a nice project.  
12 Thanks for your efforts in continuing to  
13 develop housing.

14                 Just curiously, what is the difference  
15 between affordable housing and workforce  
16 housing?

17          MR. HOOVER: So the affordable is set at  
18 an AMI level, 60 percent of the area need of  
19 income, which just recently went up pretty  
20 significantly.

21          MR. LEE: Do you know what that is right  
22 now?

23          MR. HOOVER: I think it just went up to  
24 73,000 is the area need of income. So 60  
25 percent of that for 40 is like \$40,000 for

1 four people.

2 MR. LEE: Is the maximum you can earn to  
3 live here?

4 MR. HOOVER: In 80 of the units. And  
5 the rest of them are at 140 percent AMI,  
6 which is (inaudible) -- I mean, it's more  
7 like market.

8 MR. LEE: Gotcha. What is -- what are  
9 the limits of your off-street improvement  
10 right now? What are you doing that's not on  
11 your property that is a part of this  
12 project? Or what are you planning to do?  
13 Is your plan to rip out the road that you're  
14 asking to be vacated or to improve the  
15 little piece of Spruce Street?

16 MR. HOOVER: I mean, honestly, we don't  
17 quite know, because we don't know what's  
18 going to go there. We're going to want to  
19 tie it in to the park. Without knowing  
20 where they're going to -- or what's going to  
21 be there, it's kind of hard. But our plan  
22 is to tie it in somehow.

23 MR. LEE: That's all the questions I  
24 have. Thank you.

25 CHAIRMAN SCHILLING: Mr. Harden.

1           MR. HARDEN: I don't really have any  
2           specific questions about the building  
3           itself. I think that Ms. Durden's comments  
4           about the connectivity with the park and the  
5           streets are, you know -- I think are  
6           thoughtful. And it would be nice if we're  
7           able to see what that looks like, because I  
8           think this plan is -- I mean, this is  
9           conceptual review. And I think we're  
10          focussed on the building and the deviations.  
11          The deviations, one of them is the  
12          streetscape. And the streetscape is because  
13          we're closing the road.

14          MR. PAROLA: The streetscape is because  
15          of the roads that will remain open.

16          MR. HARDEN: Okay. I don't think the  
17          streetscape on Chelsea Street, I don't think  
18          there is any issue with that. I think that  
19          looks nice. I think what they're doing to  
20          create a sidewalk that doesn't exist is  
21          significant.

22          But I do think it would be nice if we're  
23          able to see what the groundwork plan is. I  
24          don't know personally what the groundwork  
25          plan looks like on McCoy's Creek and how it



1 ties into the street closures. And I think  
2 historically we've done a bad job  
3 coordinating between projects like this and  
4 the park and access. And so we're trying to  
5 do a better job of that. So I think it's  
6 important that we know that. I'm not  
7 suggesting any condition on this conceptual  
8 review. But I think, if we come back, it  
9 would be helpful if we had that information.

10 MR. BRAXTAN: I think we can definitely  
11 coordinate with them. If you give us their  
12 contact information, we'd be happy to try to  
13 relay that to them, work that out.

14 MR. HARDEN: I don't think there are any  
15 major changes that it would have on your  
16 plan. I think that's what I'm hearing from  
17 the rest of the Board is everybody is a  
18 little bit in the dark about what that  
19 connectivity is. And because the building  
20 doesn't face that, which I get there is a  
21 railroad track, you know, 150 feet away.  
22 But I think that the project to McCoy's  
23 Creek is going to be significant to that  
24 area and unlock a lot of other potential.  
25 And that's a choke point, a potential choke

1 point. So I think we should make sure we're  
2 aware of how that impacts the City.

3 CHAIRMAN SCHILLING: Council Member  
4 Anderson.

5 COUNCIL MEMBER ANDERSON: Thank you.

6 And I also appreciate the investment and  
7 the vision for what is going to be a really  
8 great place to live at some point in the  
9 future.

10 And McCoy's Creek, this last budget  
11 cycle the council significantly invested in  
12 that project. So you'll start to see some  
13 work fairly soon. It is divided into two  
14 projects; it is sort of upper, lower. I  
15 don't know whether this portion would be  
16 included -- you think that would be --

17 MR. LORETTA: I don't think it is.

18 COUNCIL MEMBER ANDERSON: I don't think  
19 it is either. I do think you're right. You  
20 need to be careful because the idea -- I  
21 think the current idea is to restore the  
22 traditional creek bank. I don't know how  
23 far up that goes, because you may end up  
24 with a different look there in the park.

25 But thank you for that. I do agree

1           that, since we are investing significantly  
2           in what is going to be a tremendous  
3           community asset, that if we can provide  
4           parking and easy access to that parking, it  
5           would be helpful. And this is probably the  
6           most logic point, certainly the closest  
7           point to get to it. So I hope you will look  
8           at that.

9           I also like the combination of  
10          affordable and workforce. I think that's  
11          really forward thinking on your part. The  
12          only -- and you've talked about sidewalks  
13          and landscaping. And I'll let that  
14          conversation continue.

15          But I think the only question I really  
16          have is parking, the requirement, according  
17          to your calculations, is 256, but you're  
18          providing 158, that includes (inaudible)  
19          parking. You want to talk a little bit  
20          about to the Board on where you get that  
21          number and you're comfortable with the 158?

22          MR. HOOVER: Yeah. So this will be the  
23          fourth one that we've built. And they all  
24          have about the same parking ratio. So we're  
25          pretty comfortable with it. At first we

1           were a little leery, because everything we  
2           developed before was suburban and you had  
3           two, two and a half spots per unit. But  
4           it's worked out. I mean, there's, actually,  
5           Lofts at LaVilla, I think we have a couple  
6           spaces that aren't being used. Lofts at  
7           Monroe was a little tighter. I think every  
8           one is being used there, but there is no  
9           parking issue.

10           COUNCIL MEMBER ANDERSON: So the current  
11           projects, this parking ratio is similar?

12           MR. HOOVER: Yeah. This is almost  
13           identical.

14           COUNCIL MEMBER ANDERSON: Thank you,  
15           Mr. Chairman.

16           CHAIRMAN SCHILLING: Thank you.

17           Okay. A couple follow-up questions that  
18           I have, and, actually, to Mr. Davisson's  
19           point about the landscaping along Chelsea  
20           Street. A question I have is the actual  
21           elevation shows that it looks like there may  
22           be some sort of lever type system there. I  
23           want to find out if that is real or if that  
24           is just an artist rendering, and if that is  
25           something that maybe you all would commit to

1 to help block the view into that garage --  
2 into the parking -- into the park.

3 MR. BRAXTAN: We're using the same lever  
4 system that we've done on the last two  
5 projects.

6 CHAIRMAN SCHILLING: Page 23.

7 MR. BRAXTAN: We did this at Lofts at  
8 Monroe, and it's a one-by-six-two and  
9 they're about six inches on center. We have  
10 to leave it open for ventilation, but it  
11 provides some privacy. So as you're driving  
12 on the street, you don't really see into the  
13 parking lot.

14 CHAIRMAN SCHILLING: Roughly a four-inch  
15 gap between them?

16 MR. BRAXTAN: Yeah, or five inch, but  
17 they're six inches deep. But it does  
18 provide pretty good protection as you're  
19 driving past. I mean, you really can only  
20 see straight in.

21 CHAIRMAN SCHILLING: Okay. Good. So  
22 that is something that you all are  
23 definitely going to do and it's going to  
24 be --

25 MR. BRAXTAN: Yeah. It's partially

1 security and ventilation.

2 CHAIRMAN SCHILLING: Okay. And then  
3 this goes to Mr. -- I think it was Mr. Lee's  
4 comment, that it looks like just, based on  
5 the plan and the parts of Spruce, Jackson,  
6 and then Chelsea that are going to remain,  
7 it looks like the widths of those streets  
8 are not a full 20 to 24 feet. So I guess  
9 the question was -- and I'm not sure that I  
10 heard the answer. Are you going to do a  
11 rebuild on those sections of road to -- so  
12 they do meet city standards, or for the  
13 frontage along the property?

14 MR. HOOVER: Are we going to rebuild the  
15 city road? We're going to build a sidewalk  
16 from where the road exists back onto our --  
17 so what you see there, the sidewalk is, you  
18 know, basically a 10 foot -- the property  
19 line is the curb, so --

20 UNIDENTIFIED SPEAKER: No, it's not.  
21 You're giving up five feet of your property,  
22 that is correct.

23 MR. HOOVER: So the right-of-way is, I  
24 think, 33-feet wide.

25 CHAIRMAN SCHILLING: Maybe if you go

1 back to the site plan, so --

2 MR. BRAXTAN: You can see the line.

3 It's just --

4 CHAIRMAN SCHILLING: Yeah. So  
5 basically, the outline of the street grid  
6 you're showing, but underneath it is a dash  
7 line that shows the actual extensive  
8 pavement, which is not nearly as wide as  
9 what's proposed. So I guess my question is  
10 are you going to be improving those roads to  
11 the widths you're showing in the site plan.

12 MR. HOOVER: Yeah. I mean, if it's just  
13 outside that piece, we would be adding onto  
14 that.

15 CHAIRMAN SCHILLING: So basically, those  
16 three legs that are touching your property,  
17 you're going to -- you're planning to  
18 improve those to the limits you're showing  
19 in this exhibit?

20 MR. HOOVER: The three legs -- the  
21 parking or just outside the parking?

22 CHAIRMAN SCHILLING: Well, I think  
23 Spruce Street is probably the best example.  
24 So Spruce Street right now, I'm not --  
25 you -- that dash line, to me, appears to be

1 the existing asphalt edge and you're showing  
2 the street being wider than that and going  
3 up to your curb.

4 MR. HOOVER: We'll meet up, yeah, we'll  
5 meet up with --

6 CHAIRMAN SCHILLING: I assume you're  
7 going to be committing to doing that?

8 MR. HOOVER: Yeah.

9 CHAIRMAN SCHILLING: And then for the  
10 triangular piece, the red triangle, I guess  
11 the question there, and this may go to some  
12 of Ms. Durden's concern, are y'all proposing  
13 to dedicate that to the City or will you be  
14 retaining it and maintaining it through  
15 your --

16 MR. HOOVER: No. We're proposing to  
17 basically trade it to the City.

18 CHAIRMAN SCHILLING: So it would become  
19 city property?

20 MR. HOOVER: It will become city  
21 property.

22 MS. DURDEN: Trade it for what?

23 MR. HOOVER: Barter, I don't know, storm  
24 water credits or something. We're still  
25 working on that.



1           CHAIRMAN SCHILLING: All right. That  
2 helps.

3           And then, Mr. Parola, just a question  
4 for you so I'm sure I'm following, so the  
5 segment of Stonewall of the right-of-way  
6 that would be vacated and the segment of  
7 Spruce, I'm assuming that would become  
8 city -- well, if it's going to be vacated,  
9 it is city property. But that would remain  
10 city property, it just wouldn't have a  
11 street in it.

12           MR. PAROLA: Yeah, but the two property  
13 owners at that corner are us, the City, and  
14 Vestcor.

15           CHAIRMAN SCHILLING: Okay.

16           MS. DURDEN: But not along both road  
17 frontages? You just said that --

18           MR. PAROLA: There is a little corner,  
19 there is a little sliver there, I think,  
20 where there is the third property owner --

21           MS. DURDEN: At the bottom right? When  
22 you say down there, do you mean the bottom  
23 right?

24           MR. PAROLA: I think it might be the  
25 center, right around there.

1           MR. HOOVER: I believe this is the piece  
2 that is owned by somebody outside, yeah.

3           MR. BRAXTAN: Which is fully --

4           MR. HOOVER: It's useless land.

5           MS. DURDEN: And then are all four lots,  
6 I'm gathering --

7           MR. HOOVER: So these two are  
8 actually -- one of our entities owns this  
9 one, these two. And then this is Spruce,  
10 this is Chelsea, it dead ends into the  
11 creek.

12          MR. HARDEN: There is not much usable  
13 land there?

14          MR. HOOVER: There is not much usable  
15 land there.

16          MS. DURDEN: So --

17          CHAIRMAN SCHILLING: Yes, ma'am. Go  
18 ahead.

19          MS. DURDEN: Back to your question,  
20 that's what I was trying to explain. I  
21 guess I didn't do a very good job. Under  
22 typical vacation of rights-of-way, half goes  
23 to one side, the other half goes to the  
24 other. So --

25          CHAIRMAN SCHILLING: Where I was heading

1 with that, because I'm trying to wrap my  
2 brain around it, if at the end of the day  
3 the City is getting the triangle and the  
4 City is going to end up keeping all the  
5 right-of-way, I don't know that it's in my  
6 mind appropriate to ask the applicant for  
7 parking in those areas if it all becomes  
8 city property. But if it splits, then that  
9 may be a different story.

10 MS. DURDEN: That's the only point. I  
11 didn't hear anybody say it's all definitely  
12 going to the City. So until that is an  
13 absolute, then the parking does come into  
14 play.

15 CHAIRMAN SCHILLING: Mr. Harden.

16 MR. HARDEN: My comment, I think, was  
17 not necessarily related to parking, but just  
18 connectivity. So I don't know what the  
19 right design is for that, but -- because  
20 there is a master plan with McCoy's Creek,  
21 so it would be nice to know what that --  
22 whether it's parking or pedestrian walkway,  
23 however it's designed.

24 CHAIRMAN SCHILLING: I agree totally  
25 with that. And I don't know that

1 necessarily needs to be a condition, since  
2 it's just conceptual. But I would just ask  
3 that when you all come back for final, more  
4 detail you can provide us, that would be  
5 great.

6 MR. HOOVER: Anything we can --  
7 information we can get, we'll be happy to  
8 provide.

9 CHAIRMAN SCHILLING: And then I also  
10 agree on anything more you can help with  
11 landscaping, especially along Chelsea, I  
12 think, would be very helpful, but I am -- it  
13 does give me more comfort knowing y'all are  
14 going to use the lever system along that.

15 Mr. Davisson.

16 MR. DAVISSON: Yeah, just quickly. The  
17 streets, the City is going to own the  
18 streets. Vestcor is not going to take them  
19 over; just put that out of the mind ship  
20 here. It's not going to happen.

21 MS. DURDEN: Well, no, no, that's not  
22 accurate.

23 MR. DAVISSON: Whatever is happening on  
24 the easement is going to be on city  
25 property. Am I --

1           CHAIRMAN SCHILLING:  If it's an actual  
2           vacation, street vacation, as I understand,  
3           typically, each half goes to an owner of the  
4           adjacent property to the half.  So it may  
5           not necessarily be a foregone conclusion  
6           that all the vacated right-of-ways would go  
7           to the City.

8           MR. PAROLA:  Let me say this:  
9           Throughout our conversations, we're not  
10          going to take it piecemeal and then hope for  
11          the best.  When we get to final, we're going  
12          to know what's coming to us.  We'll bring  
13          you further discussion on Groundwork Jax  
14          issues.  Because if those streets, if we  
15          don't get them as parklands, then the entire  
16          conversation about this conceptual changes.  
17          And we go back, because now we have four  
18          right of -- true right-of-ways.

19          So I'll also offer this, I kind of used  
20          to listen to how Jim used to guide the  
21          conceptual conversation.  My reading of the  
22          code is that there are no conditions, right.  
23          So what we'll put in here, we'll add a third  
24          recommendation and we'll get with Groundwork  
25          Jax and we'll do that.  And then at time of

1 final is when the conditions get set in,  
2 because that's your final order to move  
3 forward. Fair enough?

4 MS. DURDEN: Thank you for that.

5 MR. PAROLA: You are very welcome.

6 CHAIRMAN SCHILLING: And those are all  
7 the questions I had. And don't interpret  
8 from my questions that I don't think this is  
9 a great project, because I think it is a  
10 very good-looking project.

11 MR. HOOVER: I am not offended one bit.

12 MS. DURDEN: Me either.

13 CHAIRMAN SCHILLING: It's a great  
14 project for this location as well. So I  
15 definitely want to share that.

16 COUNCIL MEMBER ANDERSON: So the heating  
17 and air conditioning, they're usually  
18 individual units; right? So where would  
19 they go?

20 MR. HOOVER: They're all on the roof,  
21 eastern side and screen on the western side.

22 CHAIRMAN SCHILLING: All right.

23 MS. DURDEN: Can I make one more  
24 comment?

25 CHAIRMAN SCHILLING: Yes.

1 MS. DURDEN: I just want to say thank  
2 you to whoever produced this beautiful book  
3 for us.

4 MR. HOOVER: I wish I could take credit  
5 for that. Someone in my office did that and  
6 did a very good job.

7 MS. DURDEN: Well, whoever asked for it  
8 to be done, because it is a lot easier to  
9 read. And it's beautiful, and I'm afraid to  
10 write on it, even though I already did,  
11 but --

12 MR. HOOVER: We can give you another  
13 copy, if you want.

14 MS. DURDEN: No, I don't want another  
15 copy. It's just beautiful. And I really  
16 appreciate you guys taking the time to do  
17 that for us.

18 MR. HOOVER: Thank you.

19 CHAIRMAN SCHILLING: All right. So I'm  
20 not sure if there are any other comments or  
21 questions from the Board or if anyone would  
22 like to make a motion.

23 MR. HARDEN: Motion to approve  
24 conceptual.

25 MR. ALLEN: Second.

1 MR. LORETTA: Second.

2 CHAIRMAN SCHILLING: All right. We have  
3 Mr. Harden with the motion. And it was a  
4 close call, but I think it was Mr. Loretta  
5 on the second.

6 MR. LORETTA: I don't know. I think I  
7 was late.

8 CHAIRMAN SCHILLING: Maybe it was  
9 Mr. Allen, but it was close. And that  
10 included the three recommendations that were  
11 discussed, two that have been provided by  
12 staff, and then a third that was added.

13 MS. WEST: For the record, can you add  
14 the third one? Because we have that written  
15 down. I know we have the recommendations  
16 that were in the staff report. But if  
17 you're adding a third one, can we get that  
18 on the record, please.

19 CHAIRMAN SCHILLING: I'll hazard a start  
20 at it. But it was a recommendation to --  
21 for final to provide a little more clarity  
22 and information regarding connectivity  
23 between the site and the adjacent city --  
24 potentially city-owned land and city-owned  
25 land in McCoy's Creek. That was a run-on



1 recommendation.

2 MR. PAROLA: We're good.

3 CHAIRMAN SCHILLING: So with that, all  
4 in favor, say aye.

5 COLLECTIVELY: Aye.

6 CHAIRMAN SCHILLING: Any opposed?

7 All right. That passes unanimously.

8 Thank you.

9 All right. We're going to DDRB 2019-2.  
10 And this is our final review for the  
11 dialysis clinic. Mr. Parola, if you would,  
12 go ahead and provide the staff report for  
13 us.

14 MR. PAROLA: Can I operate off the  
15 presentation? We can start at that one,  
16 fantastic. Thank you.

17 I won't belabor this site. We talked  
18 about this two months ago. And a couple  
19 months before that there was a workshop. So  
20 we know what's proposed here, which is a  
21 medical clinic. We know it's on Park street  
22 and Rosselle Street. It also has a little  
23 access point over there on Oak Street.

24 So here is how the site plan lays out.  
25 This is a site plan that came through

1 conceptual, by and large. I want to point  
2 out a couple things, because it goes to  
3 the -- I believe we have two conditions on  
4 here. I want to speak to the first one.  
5 And this is going to require a little bit of  
6 explanation.

7 So if we go down Park Street, we see  
8 that the distance between the building and  
9 our right-of-way line, so our sidewalk, is  
10 15 feet. These buildings, so the other half  
11 of the block, if you will, frame the  
12 sidewalk so they're brought up. So the  
13 first question we ask ourselves is how do we  
14 have consistency if not through maintaining,  
15 right, the facade to the sidewalk. Well,  
16 the answer that we've come up with is we  
17 maintain the exaggerated public space  
18 through the site. So what you notice as we  
19 speak to this is that these parking spaces  
20 would be eliminated. And we'd have the open  
21 space coming down right around here, save  
22 for the point where they have their apron.

23 These are all in the staff report, but  
24 let me just go over a couple things. This  
25 is the one deviation they're looking for is

1 from parking. I believe they asked from 18  
2 to 37 before, so the loss of 5 would be 18  
3 to 32.

4 There was discussion at conceptual about  
5 internal landscaping. I do want to point  
6 out something that right now the code says,  
7 if you have less than 50 spaces, we don't  
8 look for the internal landscaping; we only  
9 look for the perimeter landscaping. And  
10 that's the perimeter on the right-of-way  
11 lines, okay. So I just want to clear that  
12 up. I know there was discussion there. So  
13 they will not need a deviation from that to  
14 the code. It just doesn't apply.

15 When they came in, there was discussion  
16 on transparency, both their Rosselle Street  
17 and Park Street side. They have -- the  
18 plans you have here show the meeting  
19 transparency.

20 The streetscape standards, this goes  
21 back to, like, our previous conversation  
22 where we have intradistrict streets and  
23 12-foot sidewalks and things like that.

24 So what we're asking for, in lieu of  
25 that, is actually a little wider sidewalk,

1 if you really think about it. It's that we  
2 use that urban streetscape concept and carry  
3 it forward along the Park Street. We're not  
4 so much concerned about Rosselle Street. We  
5 think it's appropriate to frame Rosselle  
6 Street with parking. And the existing  
7 sidewalk system, that kind of rounds it out  
8 there. And we're okay with that, as staff.

9 Again, this just kind of goes to the  
10 development to clarify the design of urban  
11 theme, so we're going to carry that forward.

12 When it comes to permitting, we're not  
13 going to be overly prescriptive as to what  
14 urban space is. Rather, what we're saying  
15 is we know what elements it has in it. So  
16 it's going to have furnishings and hardscape  
17 and landscape. We're not just looking for  
18 plant some sod and go about your day kind of  
19 thing. So we're still going to be looking  
20 for the fact that they still have to frame  
21 out the Park Street side with fencing  
22 interior, so on their side of the urban open  
23 space.

24 And now we just got through it. If you  
25 go to the last page 7 of the staff report,

1           so we have -- this is where we get into the  
2           conditions, because we're on final. I won't  
3           belabor the first condition, because we've  
4           kind of already gone through that. I will  
5           say that the second condition, number one,  
6           that's what we addressed here in open space,  
7           so that's kind of in there as well.

8           The one we haven't talked about is  
9           chain-link fencing. We really don't like  
10          chain-link fencing. So we like them to  
11          maintain whatever fencing pattern they're  
12          using on the periphery on the right-of-ways  
13          to carry that through or provide an  
14          alternative design, but not chain-link. The  
15          City has stopped using chain-link as well.

16          So that's where we are. I don't feel  
17          like I really needed to belabor anything  
18          here. There was about an hour and a half  
19          discussion at conceptual.

20          Let me just kind of say this, we were  
21          able to get comfortable with an increase in  
22          parking, because it's interior to the site.  
23          The big parking field is going to be framed  
24          by existing buildings: One on their  
25          property, so the building they're building;

1 and the other one by their neighbor to the  
2 south. So we're not going to feel affected  
3 by that.

4 When you look at what I'll call the  
5 travel lane, if you will, or -- to Oak  
6 Street, you notice that on one side of it,  
7 so the northern side, it would be framed out  
8 by a building. So having parking and  
9 loading and unloading there, literally won't  
10 feel a big intrusion from the public realm.  
11 And on the other side, so the northern side  
12 of that driveway, if you will, is already a  
13 U loop parking system. So that's where we  
14 are.

15 And I don't know. I assume that the  
16 applicant probably has a presentation they  
17 would like to give.

18 MR. MORGAN: Hello. My name is Dwight  
19 Morgan. I'm the administrator locally for  
20 DCI. I just want to take a second and tell  
21 you a little bit of the history of dialysis  
22 and DCI in Jacksonville.

23 Prior to 1974 if you came down with  
24 kidney disease and you weren't fortunate  
25 enough to have insurance, you just died.

1           Our founder was a fellow in Vanderbilt in  
2           Nashville, and he thought that wasn't a good  
3           idea. And he used to stay up nights as a  
4           fellow, because you couldn't dialyze in a  
5           hospital unless there was a physician  
6           present. So they were able to keep two or  
7           three people alive hoping they would get a  
8           kidney transplant.

9           His father was a physician. They were  
10          in Florida. He lent in a whopping \$19,000  
11          to open a clinic as an outpatient, because  
12          they heard it was being done -- the first  
13          time we know in the world was being done in  
14          Seattle, Washington. And he decided, if  
15          they could do it in Seattle, he could do it  
16          in Nashville. So he opened that clinic just  
17          to keep four or six people alive until they  
18          could go ahead and go on dialysis.

19          Long story short, they used to take  
20          Kentucky Fried Chicken buckets before HIPAA  
21          and collect money in downtown Nashville.  
22          They'd collect 7 to \$19,000. They'd meet at  
23          the Pancake House on Sunday and decide how  
24          many they could run for a week. That's why  
25          our name is Dialysis Clinic, Incorporated;

1 he never planned to do more than one.

2 The nice thing is we have 250. The  
3 other thing is we still have that same  
4 founder, 48 years later is still in charge  
5 and chairman of our company.

6 We have been fortunate enough to work in  
7 Jacksonville since December 13, 1978. So we  
8 just past our 40th year. So from my point  
9 of view -- and we're a nonprofit  
10 corporation. Over a quarter billion dollars  
11 has gone back into research. We're one of  
12 the few companies that wants to put  
13 ourselves out of business for finding a cure  
14 for kidney diseases.

15 I just thought that was important.  
16 These gentlemen are much better at what you  
17 need to worry about. But I thought it was  
18 important to be said.

19 MR. McNAB: I'm Doug McNab. I'm the  
20 architect. I'm out of Montgomery, Alabama.

21 I won't go into how we got here in  
22 design. I'll go through what we talked  
23 about at the last meeting. In our building  
24 there were some recommendations made by the  
25 Board. So we went back and thought about it



1 and we tried to incorporate those as best we  
2 can into the architecture that we had.

3 One of the recommendations was we -- I'm  
4 not very good with this -- we had a slope  
5 roof on the front of the building that was  
6 told it looked a little too residential for  
7 the area. We agreed with that, so we  
8 eliminated the slope on that roof. And so  
9 we carried a continuous datum all the way  
10 around the building.

11 The building, we felt, was kind of an  
12 adjusted position between the two  
13 neighborhoods, Five Points to the south and  
14 Brooklyn to the north. So we carried some  
15 of the visual aspects from Five Points and  
16 we integrated that with some of the visual  
17 aspects and matched it with the Brooklyn  
18 scene and some of the apartments going on  
19 there.

20 The second recommendation that was made  
21 is the metal panels down this side of the  
22 building. We had a long metal panel wall,  
23 and it was thought that was just too much  
24 metal panel and we needed to break it off.  
25 So we carried the element from our front

1 stair tower and we integrated that into the  
2 side there to get a little bit of breakup  
3 between those two elements.

4 One of the other comments -- there  
5 should be another rendering.

6 MS. DIETRICH: There, just keep  
7 clicking.

8 MR. McNAB: One of the other comments  
9 was that this tower did not seem to be -- or  
10 our front, I guess, element did not seem to  
11 be tall enough above the main parapet of the  
12 second floor. So we raised that a little  
13 bit. We didn't want to raise it too much  
14 because we're trying to work with cost and  
15 budgeting for our client here, keeping those  
16 constrained.

17 Architecturally, I think that was the  
18 three recommendations that we had: The  
19 tower, the removal of the slope shed roof,  
20 and then breaking up the panel on the side  
21 there.

22 We did go back and look at fenestration  
23 requirement along Rosselle Street. When we  
24 did include the frames and everything, we  
25 came out at 50 percent. And when we came

1 along the Park Street side, we did a little  
2 manipulation to the interior floor plan, and  
3 we've added some additional window sizes  
4 there. And so we've come up to 50 percent  
5 fenestration on the Park Street side.

6 So that's the architectural  
7 recommendations that we've incorporated.  
8 And I think Doug Skiles, the civil engineer,  
9 will talk a little bit more about the site  
10 plan issues.

11 MR. SKILES: Thank you.

12 We can't really rotate that, can we?  
13 There it is. There is my red dot.

14 So we heard several things from you the  
15 last time we were here. As Guy mentioned,  
16 it was an hour and a half meeting and we  
17 learned -- hopefully, we learned at that  
18 meeting everything that was of concern to  
19 the Board.

20 The first and probably primary issue  
21 that was explained was that we originally  
22 had a landscape space right here. So what  
23 you told us is you wanted it to be more of a  
24 streetscape. So we took the downtown  
25 streetscape pattern and incorporated that.

1           In fact, the plans that we came to you  
2           last time, we had an oversight. We didn't  
3           even really provide -- and that was my  
4           mistake, we didn't provide that pattern  
5           correctly with the bricks. So we've got  
6           that in there.

7           The second item, and this was just  
8           something I remember hearing in  
9           conversation, this was from Mr. Loretta. He  
10          asked if we could try to figure out a way to  
11          put some more shade trees in there, a live  
12          oak in particular. So we switched some  
13          things around and we're proposing a live oak  
14          here. As you can see down here, there is  
15          quite a bit of tree canopy along our  
16          property line and just off of our property  
17          line back here. It does a good job of  
18          screening the parking lot.

19          When we were looking at some street  
20          trees here, if you go farther to the south,  
21          in a sense where this stretch of Park Street  
22          begins, you get off of I95 where the storage  
23          facility is, there are gate (inaudible). We  
24          have gate -- if you go a little bit farther  
25          down, you get to Forest Street where the

1 gate was done, they use crepe myrtles. It  
2 doesn't matter to us. So if y'all want to  
3 express an opinion here, a landscape  
4 architect, and say which way you prefer we  
5 go, we're happy to go with either one.

6 The other items that we were showing a  
7 potential storm water aboveground system  
8 here, y'all said you didn't really want  
9 that; you wanted to keep it nice and clean.  
10 So in talking with Guy, we had figured out  
11 how to get storm water credits for this  
12 site. So we won't have any storm water  
13 facilities that you would see.

14 The -- let's see if there was another  
15 item here. There was a lot of talk just  
16 about the positioning of this building and  
17 why we need to set it back. One of the  
18 items -- we originally, when we came through  
19 the first time was site visibility. So we  
20 had it at 25 feet. We pulled it back to 15  
21 feet to tighten that up, because it's at a  
22 signalized intersection.

23 One of the things that we really didn't  
24 mention, though, at that time is that there  
25 is a mast arm signal pole right at the

1 corner. So we really wouldn't have ever  
2 been able to put it right up on the corner.  
3 We feel like this gives a nice space here.

4 I would like to address just in the  
5 final thing, because this is not something  
6 that was brought up in the last workshop, we  
7 didn't find out about it until a couple days  
8 ago about the desire to eliminate these five  
9 parking spaces right here.

10 These are -- we spent most of our time  
11 last meeting talking about the need for  
12 parking in this facility because most of the  
13 people who come here are -- they're not  
14 walking to the site. They need to have a  
15 place to park. And we don't want to  
16 overload the parking out on the street that  
17 exists that we're going to put in.

18 Certainly, we have been talking to this  
19 neighbor over here. He doesn't want us to  
20 overload the parking out there. He would  
21 rather us have more parking here.

22 The idea of an urban open space, because  
23 it's broken up by this driveway right here,  
24 it wouldn't be a connected -- to me,  
25 we're -- we've got this building right here

1           on the corner. And we would have our area  
2           and then the driveway and then the open  
3           space. If we were to provide open space  
4           here, it would then be broken again by the  
5           driveway and then go back to the urban space  
6           that Guy was talking about.

7           So our request is that we would be  
8           allowed to keep the five parking spaces that  
9           we show there and continue to do everything  
10          that's on the plan.

11          Happy to -- oh, the fencing, we don't  
12          propose any chain-link fencing out here. I  
13          hope we didn't have any shown on our plan.  
14          It certainly wasn't our intent to do that.  
15          I do believe that the neighbors around us  
16          might have some chain-link fencing, but it  
17          wouldn't be ours to take down and replace.

18          If we had to put up any fencing on our  
19          property lines, we would be happy to do it  
20          to match what we're proposing out front,  
21          which would be the aluminum metal picket  
22          fence.

23                 CHAIRMAN SCHILLING: Okay. Great.  
24          Thank you.

25                 MR. SKILES: You're welcome.

1           CHAIRMAN SCHILLING:  Let's see here, I  
2           think this is for this item.  We'll go ahead  
3           and go to public comment.  And we do have a  
4           speaker card, Mr. Bert, is that, Brown?

5           MR. BROWN:  Brown, yes.

6           CHAIRMAN SCHILLING:  If you would, state  
7           your name and address for the record.  And  
8           you have three minutes.

9           MR. BROWN:  I'm Bert Brown, property  
10          owner at 806 Rosselle Street.  My business  
11          address, Meadows, Incorporated, is 11555  
12          Central Parkway, Jacksonville, Florida.

13          I've been at all the presentations.  I  
14          think DCI has worked hard to accommodate and  
15          address a lot of the issues that have been  
16          pointed out, I think with good emphasis from  
17          the Committee.  And I think it's a good  
18          building, good plan.

19          I do want to follow up on Doug's comment  
20          about the five parking spaces.  I would like  
21          to see the site have as many parking spaces  
22          as it will accommodate.  Parking is a real  
23          challenge for our two tenants that are at  
24          806 Rosselle Street.  You see in the dashed  
25          area in the top right corner, that's 806



1           Rosselle Street. It's currently a blueprint  
2           company, reprographics company, and also a  
3           color banner printing company. They have a  
4           lot of traffic that comes and goes  
5           regularly. It is a constant issue with  
6           people trying to park on the street that are  
7           working at the businesses closer to the  
8           river and trying to lock up parking for  
9           hours at a time.

10           We certainly don't want somebody that's  
11           going to come into a clinic and be there for  
12           four and a half, five hours parking along  
13           the street and eating up those parking  
14           spaces. I would encourage the council to  
15           try to keep as many parking spaces as  
16           possible. I agree with Doug's point about  
17           the break there at the parking lot.

18           My only other comments, from an esthetic  
19           standpoint, there is a couple of trees shown  
20           to the west of our site and along the south  
21           front of our site that are, I guess, just  
22           decorative Washingtonia palms, I think I saw  
23           in the landscape plan. We wouldn't want any  
24           trees up against our building that are going  
25           to throw trash and debris on the roof and

1 start clogging up roof drains. So I just  
2 ask that we look at some other planting  
3 solution along the edge of the building  
4 there that doesn't involve palm fronds that  
5 will cause a problem.

6 CHAIRMAN SCHILLING: Can you point to  
7 that?

8 MR. BROWN: So along this edge here and  
9 along that edge there. Those palms, I  
10 think, can be treated with some other  
11 solution.

12 And then our downspouts and gutters come  
13 along this back edge of our building and  
14 dump currently right onto the driveway  
15 access that used to be access to the  
16 building that had formerly existed on Park  
17 Street. We just want to make sure our  
18 rainwater has a place to go.

19 I think it's a good plan. And I think  
20 council should support it. Thank you very  
21 much.

22 CHAIRMAN SCHILLING: Thank you.

23 All right. I don't have any other  
24 speaker cards. Is there anyone else in the  
25 audience that would like to speak to this

1 item? No?

2 All right. We'll go ahead and close  
3 public comment. We'll start on the right  
4 this time. Council Member Anderson, any  
5 comments or questions?

6 COUNCIL MEMBER ANDERSON: No.

7 CHAIRMAN SCHILLING: Thank you.

8 Mr. Harden.

9 MR. HARDEN: Okay. So I think my  
10 comments last time, I think my issue is, you  
11 know, I'm sensitive to the building  
12 function, but the overlay has the parking  
13 requirements that it does for a reason,  
14 because we don't want to have large parking  
15 fields in an urban area, particularly this  
16 area where we've seen all the blocks being  
17 developed. I think that's really my  
18 heartache is the way that we are in pushing  
19 back a little bit more towards the parking.

20 The street parking, you know, the  
21 parking on Rosselle Street, I'm a little bit  
22 curious about. That's an existing city  
23 right-of-way or is that their right-of-way  
24 that has the parking?

25 MS. DIETRICH: It's a public

1 right-of-way.

2 MR. SKILES: There is parking there now.  
3 We're just putting in the landscape island  
4 to make it look nicer.

5 MR. HARDEN: Is that the only location  
6 on Rosselle Street that has parking that is  
7 in that design?

8 MR. SKILES: It's 90 degrees on both  
9 sides up and down.

10 MR. HARDEN: That parking goes all the  
11 way along Rosselle Street towards Riverside  
12 Avenue.

13 MR. SKILES: From Oak to Park.

14 MS. DIETRICH: The whole district is  
15 that way.

16 MR. SKILES: The aerial might --

17 MR. HARDEN: All the way down here or is  
18 it just this block?

19 MR. SKILES: Right there.

20 MR. HARDEN: I didn't count those. Do  
21 they include any 35 --

22 MS. DIETRICH: That's public  
23 right-of-way.

24 MR. HARDEN: Okay. Yeah, I mean, I have  
25 to defer to my colleagues on the Board that

1           have a better attune to the design. I mean,  
2           I think that my issue is just having so much  
3           parking built out in that area, while I get  
4           the demand for it. But I mean, the reason  
5           that the requirements were designed are so  
6           we didn't have suburban projects in an urban  
7           area. So I think that's the hard part I  
8           have in support of this project.

9           It's got transparency, but it's not  
10          really engaging with the street. It's sort  
11          of a foe transparency. And the transparency  
12          is really so the pedestrians can engage with  
13          the building along the road.

14          So I think the challenge is that I don't  
15          know there is much the design team could do.  
16          I think they've done the best with the  
17          function of the building to achieve. It's  
18          just, at the end of the day, with the  
19          function of the building, it's difficult to  
20          achieve their specifications without  
21          deviating from the guideline. So that's my  
22          comment.

23                 CHAIRMAN SCHILLING: Okay. Mr. Lee.

24                 MR. LEE: Thank you for addressing  
25          previous comments from the Board. The

1 project is coming out very nicely. So thank  
2 you for your sensitivity to that.

3 I'm actually kind of okay with the site  
4 plan. I think you've done the best that you  
5 can do. So I don't really have any comments  
6 on that.

7 The only comment I do have is I know  
8 you're not asking for a deviation on  
9 screening mechanical equipment, but I didn't  
10 see where the mechanical equipment was  
11 located.

12 MR. McNAB: It's all on the rooftop, in  
13 the parapets, far raised up, high enough for  
14 screening.

15 MR. LEE: Okay. I'm always a little  
16 skeptical of that, because it's rooftop  
17 equipment. By the time you add a curve to  
18 it, it's usually six feet, seven feet  
19 sometimes, especially if you're serving two  
20 floors. Your parapet only looked like it  
21 was a couple feet, maybe three feet at its  
22 highest point. So just be cautious of that  
23 as you're going forward, if you don't mind.

24 MR. McNAB: Sure.

25 CHAIRMAN SCHILLING: Ms. Durden.

1 MS. DURDEN: I would like to thank the  
2 team for working so hard to address our  
3 issues and things that we raised. It seems  
4 like you've addressed, I guess, 99 percent  
5 of them except for this one issue about  
6 these five. And I also, when I say that, I  
7 also want to -- that includes the staff,  
8 because they have to do a lot of work to get  
9 there with you guys. So that includes you,  
10 Guy.

11 So I am conflicted about the five  
12 parking spaces. And the reason --  
13 initially, I was like, yeah, that makes  
14 sense to me, you know, get rid of the five  
15 spaces.

16 But, Doug, you kind of pointed something  
17 out that I hadn't really focussed on, and  
18 that is that the very next building is right  
19 on the road, right on Park Street. And I  
20 don't -- I don't know what to do. I mean, I  
21 really like what you did design-wise in  
22 front of the building. So initially, I'm  
23 thinking it makes a lot of sense to me to  
24 continue that down and widen that area. And  
25 it feels really good, and walkability, and I

1 love that. But then we're going to bump  
2 into this dead end, basically, with that  
3 building just to the south.

4 So I'm going to go with the staff  
5 recommendation, because it's about -- it's  
6 about trying to move forward, you know.  
7 Yes, it will bump right into that building.  
8 Actually, maybe I would like to hear what  
9 some of my other board members, colleagues  
10 think, more from an architectural  
11 perspective. But I kind of like the idea of  
12 widening that area and having -- it just  
13 feels more open. And that's something that  
14 I really, in my role as a planner, I really  
15 like that concept.

16 So like I said, I'm conflicted about it.  
17 And I'd like to hear what others think about  
18 it. And we'll go from there. Thank you.

19 CHAIRMAN SCHILLING: Thank you.

20 Mr. Loretta.

21 MR. LORETTA: I like the architectural  
22 modifications that were done. And so I  
23 mean, it looks a hell of a lot better. So  
24 thank you.

25 MS. DURDEN: That will be in the



1 transcript, by the way.

2 MR. LORETTA: That's all right.

3 CHAIRMAN SCHILLING: That was a  
4 technical term; right?

5 MR. LORETTA: So the question to Guy's  
6 request, or staff's request, of removing the  
7 five parking spaces, the issue -- one small  
8 issue that I see is I don't know what that  
9 looks like. So it's tough for me to even  
10 really approve if we were going to do  
11 something like that, because then you really  
12 only have three feet between the drive  
13 aisle. And so you have to -- there is  
14 really no room for landscaping then,  
15 actually. So that's a little bit of a  
16 concern on that end.

17 The design of the -- I get a little bit  
18 confused. What is this?

19 MR. SKILES: That is just straight from  
20 the standard spoke. I'm not really sure why  
21 it's even in there. We're given two  
22 options: One is a three-foot wall with a  
23 three-foot fence on top of it; and the other  
24 one is a six-foot fence. And we're  
25 proposing a six-foot fence. I think somehow

1           that page got slipped in there. That's not  
2           part of -- the three and three is not part  
3           of our plan.

4           MR. LORETTA: Okay. The monument sign  
5           must be coming back at a later time, because  
6           you guys have nothing involved with that.

7           I always try to figure out ways for  
8           happy medians here. I mean, that's where --  
9           it's just such a cluster. If there is a way  
10          to make staff happy, make you all happy, I  
11          mean, how you do that would be if we removed  
12          three internal parking spaces and then we  
13          shifted, you know, the building forward six  
14          feet. You know, that would be almost how  
15          you do that. So there would be maybe the  
16          9-foot setback versus the 15 feet that is  
17          kind of being asked for.

18          You know, that -- the whole building and  
19          the whole drop-off aisle could almost shift  
20          that way. Your pinch point right there is  
21          at your turning area and so forth.

22          And I'm just trying to -- I continue  
23          to -- I understand staff's request, and I  
24          understand your all's thought process. And  
25          that may be a little bit of a way to make

1           that all happen. To make that happen, we  
2           can't really vote an approval on that, you  
3           know. And is it really -- it's such a  
4           difficult little aspect here, because as all  
5           discussed, the use and the layout, really  
6           the floor plan of the building is really  
7           kind of complicated and everything.

8                     But I'm going to let a little bit  
9           further discussion as we continue along.  
10          But I'd be open -- you know, did you  
11          understand what I was saying there by if we  
12          were to take three internal parking spaces  
13          out, those are nine-feet wide, the parking  
14          lot would scoot back nine feet to the east  
15          and then the building would not move to the  
16          west six feet, it would basically accomplish  
17          what Guy's attempting to accomplish all the  
18          way down.

19                    MR. SKILES: Can I ask a question?

20                    MR. LORETTA: Yeah. I'm kind of, like,  
21          questioning if that is even something you  
22          all would be remotely willing to consider.

23                    MR. SKILES: So one of the things I'd  
24          like to point out. I noticed in the  
25          previous presentation they had something

1 similar. I mean, they did not have a wall  
2 along the front that went all the way. They  
3 tucked it back in a little bit as you got to  
4 the corner. So it's not unusual to have a  
5 building at the corner in an urban area to  
6 be set back with a larger space. We have an  
7 intersection there where people are  
8 crossing. It's a tight corner. It opens it  
9 up. I don't see -- and there is a bus stop  
10 right there where we've set it back.

11 This space that we're talking about  
12 creating, this extra 15 feet, I don't really  
13 see anybody using it. And I'm all about  
14 urban space. But I just -- I mean, if it's  
15 a visual concern, I would rather deal with  
16 it visually. If we need to build a wall  
17 along that space where those spaces are to  
18 tie that down and create that -- more of  
19 that urban corridor, that, to me, would be a  
20 better solution than to just create space  
21 for the sake of creating space that I don't  
22 see anybody in the future ever using.

23 They'll use the space in front of the  
24 building, because waiting to cross the  
25 street, the bus stop, all of these things.

1 But they're not going to use the space  
2 between our driveway and the building next  
3 to us, not likely.

4 MR. LEE: Could I add something real  
5 quickly? I probably should have said it  
6 when it was my turn. And I'm sorry to jump  
7 in.

8 One of the things I think we ought to  
9 keep in mind is this is a dialysis clinic.  
10 These are relatively sick patients, and  
11 they're for patients. So you're coming  
12 there for a very specific reason. This  
13 isn't a restaurant or retail center. You're  
14 not accessing it from the street. And  
15 you're not taking a sandwich or a product to  
16 a pocket park to hang out and talk. You're  
17 in there to be treated.

18 And the closer that we can get these  
19 patients to the front door, the easier we  
20 can provide access to them, the more  
21 successful the project is going to be.  
22 We've committed to allowing this use on this  
23 site. And I think we ought to keep those  
24 patients in mind.

25 CHAIRMAN SCHILLING: Let me jump in,

1           because Mr. Loretta you said something that  
2           I was looking at as well.

3           And, Mr. Parola, I wanted to ask about  
4           the --

5           MS. DURDEN: I like that one.

6           CHAIRMAN SCHILLING: So rather than  
7           saying 15 feet and coming along and  
8           essentially impacting five spaces,  
9           Mr. Loretta made a great point that I was  
10          thinking of, is you could eliminate three  
11          internal spaces and essentially keep this  
12          and pick it up and just slide it this way.

13          The only thing -- I don't think I would  
14          change the building location. I would still  
15          be fine with the building location and  
16          Mr. -- I think it speaks to your question  
17          of, you know, knowing these buildings are  
18          right on the property line, it actually  
19          starts transitioning. So you would have 9  
20          extra feet and then go out to 15 feet. So  
21          as you're driving along, you would actually  
22          have a view corridor that would splay out  
23          from that point. So I just throw that out  
24          as a compromise and just as an idea, maybe  
25          to talk through.

1           Mr. Parola, I don't know if that's --

2           MR. SKILES: Can I add one more point?

3           I believe in downtown you can actually go  
4           down to 8 and a half on your spaces,  
5           8-and-a-half-feet wide. So we can take all  
6           of those and make them 8 and a half.

7           MS. DURDEN: The spaces, the parking  
8           spaces?

9           MR. SKILES: Yeah. I have nine foot.  
10          We've overachieved by the downtown standard.  
11          I believe you're allowed to go to eight and  
12          a half. And it's not considered compact.  
13          So we can pick up six inches per space if  
14          you add that up all the way across and give  
15          y'all a little bit wider sidewalk there, and  
16          still keep the same amount of parking  
17          spaces.

18          MR. LORETTA: You do have your outside  
19          spaces are 16 feet, though, so they are kind  
20          of --

21          MR. SKILES: Right. There is an  
22          overhang there, let's assume.

23          MR. LORETTA: So anyway, I guess my  
24          commentary is more leading commentary for  
25          Board discussion.

1           MR. PAROLA: Sorry. Just so -- I'm  
2 missing something. You're overhanging into  
3 the sidewalk? You know you have to build a  
4 wall there anyway.

5           MR. SKILES: No, no, no. Just the  
6 landscape space, so we have a 16-foot deep  
7 space.

8           MR. PAROLA: Where are the other two  
9 feet?

10          MR. SKILES: Into the landscaping.

11          MR. LORETTA: They're just compact  
12 spaces. The code allows --

13          MR. PAROLA: We all agree there is a  
14 wall on Park Street?

15          MR. SKILES: A fence.

16          MS. DURDEN: It's a -- I saw a picture  
17 of a wrought iron --

18          MR. SKILES: That is what it will be.

19          MS. DIETRICH: Currently, that's what it  
20 looks like.

21          MR. LORETTA: So in the end, they'll  
22 just have to -- either people are going to  
23 hit that fence or there's going to be two  
24 feet of landscaping between the fence and  
25 the back of curb, which is most likely going



1 to be. So they'll just drive over the top  
2 of the little -- it's not uncommon.

3 So again, I just want to -- my whole  
4 commentary was more leading for internal  
5 discussion trying to figure out a way to  
6 work with staff, maybe work with the  
7 property owner. I realize everybody still  
8 wants to maintain these 30-something spaces,  
9 it's utmost imminent. I love Bill's idea.

10 And then if downtown does allow  
11 eight-and-half-foot spaces, then you've got  
12 seven spaces there. So that would make  
13 three and a half feet. You know, I'm just  
14 trying to come away with a solution that's  
15 the closest for a win-win for everybody.  
16 I'm going to be quiet and let everybody else  
17 talk.

18 CHAIRMAN SCHILLING: Mr. Davisson.

19 MR. DAVISSON: Guy, would staff, how  
20 would they take the extra three and a half  
21 feet rather than losing spaces, in your  
22 opinion?

23 MR. PAROLA: I mean, we want our staff  
24 report to stand where it is. I mean, this  
25 thing was submitted under the idea that they

1           need an exception to go through it anyway.  
2           The only reason they're not going to need to  
3           come back for an exception is because me,  
4           along with Councilwoman Boyer, proposed an  
5           ordinance to make an allowable use.

6           You know, you're the Board. We are  
7           happy with whatever decision you make, but  
8           we'd let our staff report stand where it is.  
9           We don't think it's new. I mean, there was  
10          discussion about urban open space on Park  
11          Street. So I don't know why this would be a  
12          surprise.

13          But, you know, you're a design board.  
14          You find a better way to do it, then,  
15          absolutely, we'll be supportive.

16          MR. DAVISSON: I'm still -- regarding  
17          the site, I'm still unsure.  
18          Architecturally, I think you've made all the  
19          moves and recommendations. And I think it  
20          certainly has a more urban feel just with  
21          kind of the few moves that you've done. So  
22          I thank you for that. That's all.

23          CHAIRMAN SCHILLING: Mr. Allen.

24          MR. ALLEN: I echo the comments that  
25          everyone made as far as the architectural

1 renderings to the actual building itself. I  
2 think that Doug has done a great job with  
3 that.

4 I am still hung up and tied up with the  
5 parking spots, as I was last time. I just  
6 think it's our job as a board to make sure  
7 that this community progresses forward in a  
8 way that the City sought out. And I cannot,  
9 in my mind, create an exception to these  
10 parking requirements.

11 I'd be willing to bet you a turkey lunch  
12 that the loading zone that we've seen up  
13 there turns into parking spots as well. So  
14 then we don't have 37 spots, we have over 40  
15 spots.

16 And if you go back to the site plan of  
17 the overhead right here, imagine if this  
18 landowner down here decides that he wants to  
19 develop or redevelop his property and create  
20 parking on this side of his property. Then  
21 we have a massive sea of asphalt there and  
22 parking. And I just think that is not  
23 conducive with what we're trying to do as a  
24 board. So for that reason I can't support  
25 the exceptions to parking.

1           MR. MORGAN: Can I show something real  
2 quick --

3           CHAIRMAN SCHILLING: Mr. Allen, let me  
4 ask so I'm sure that I follow. Is your --  
5 you don't -- wouldn't support the exception  
6 or variance for the parking in totality or  
7 you would support what staff has recommended  
8 as far as --

9           MR. ALLEN: The way that I see it is  
10 that they're asking us to approve 37 spots  
11 and that's what's in front of us to make a  
12 decision. And I think this is, what, the  
13 third or fourth time they've been here. And  
14 based on what is in front of us to make a  
15 decision on, I can't support that.

16           CHAIRMAN SCHILLING: All right. Yes,  
17 sir.

18           MR. MORGAN: I just want to say, you  
19 know, we worked real hard to accommodate all  
20 the requests, to meet the urban corridor  
21 here, and try to present something that's  
22 nice, that's going to work in this area.

23           The reason DCI is wanting to come here  
24 is, one, they had been there previously,  
25 seven years ago. There is a need for

1 dialysis in this area. If there was not a  
2 need, this group would not be coming and  
3 spending the money they are about to spend  
4 in this area.

5 With dialysis, there is a requirement  
6 for parking. If we can't get that parking,  
7 you know, I don't like saying this, but  
8 that's what we might be ending up with for  
9 another 30 years, the way it is right now,  
10 because it has been providing parking for  
11 Blue Cross Blue Shield. And with the  
12 development that we're posing here, they've  
13 eliminated that to hopefully put something  
14 better there.

15 But there is a possibility that with all  
16 these requests, it gets canned. And that's  
17 what we've got coming back to it. And  
18 that's my worry for this area. It's an  
19 area -- I'm from out of town. So I don't  
20 know the growth and all that in this area.  
21 I just know what I see when I come here.  
22 And I see a lot of this around that area.  
23 We're proposing to bring something in that's  
24 showing some development wanting to come to  
25 this part of Jacksonville.

1           And we think what we're asking for is  
2           not unreasonable. If we go across the  
3           street to the office building diagonal to  
4           the building, we've got parking all the way  
5           around the front of the building with a  
6           hedge that separates Park Street from all  
7           the parking. If we go to the south here,  
8           we've got parking lots that are just very  
9           similar to this.

10           So I think we're trying to create a  
11           beautiful parking lot, as beautiful as a  
12           parking lot can get. We're adding  
13           landscaping. We're wanting to put some  
14           pavers within the parking lot to kind of  
15           soften it up a little bit. And we're  
16           screening it from the rest of the street.

17           As far as the visual aspect coming down  
18           Park Street and the building all of a sudden  
19           ending and then we're trying to create some  
20           more open space, we would be happy to  
21           propose if we came down with some brick  
22           pilasters coming from our building and carry  
23           that visual line of a wall continuing down  
24           turning into our drive-in and then opening  
25           up into the urban feel of this larger space.

1           When I drive downtown in some cities --  
2           and we do facilities all over the  
3           southeast -- I see some of these great ideas  
4           of creating this wide urban space along  
5           certain parts of the corridor, but I don't  
6           ever see anything happening in that. I see  
7           this big wide concrete space with some trees  
8           planted in between. And it looked beautiful  
9           on paper. But it only stays beautiful if  
10          somebody is using it.

11           I think it would be a little while,  
12          hopefully it's not, but I think it would be  
13          a little while before that would be fully  
14          functional if ever it comes to be  
15          functional.

16           So if we were allowed to keep that  
17          parking, add some visual colonnade down  
18          there with some brick pilasters or columns,  
19          and then have our fence screening in between  
20          with the landscape, then you've got the  
21          visual look of that building that's to the  
22          south of us continuing down until you turn  
23          into the parking area or into our site. And  
24          then it opens up into this nice urban space  
25          that will probably get used by the patients

1 coming out and the folk coming across  
2 waiting on the bus and so forth.

3 MS. DIETRICH: If I may, just for the  
4 record, I just handed you a letter. I want  
5 to state this for the record. This is your  
6 copy. We originally started with two  
7 deviations. We only have one, that's for  
8 parking. This is also a use that we were  
9 requesting by exception. It's not  
10 permissible by right; however, we worked  
11 through several phases of this.

12 And just to correct the record, at one  
13 point Mr. Parola and I were working with  
14 Councilwoman Boyer on her pending  
15 legislation that's dealing with many things,  
16 which will actually be eliminating some of  
17 the things we're being held to right now,  
18 which is ironic.

19 But the planning department ended up  
20 calling me even after all of this, while the  
21 legislation was still pending, and they  
22 provided a letter to me. I withdrew the  
23 zoning application Tuesday night at LUZ.  
24 And it is a use by right. The planning  
25 department decided it is not an exception.



1           So this is for the record. Thank you.

2           MR. PAROLA: Let me say one more thing  
3           about the usefulness of this open space.  
4           There is a whole lot of work going on on the  
5           Fuller Warren Bridge right now, right, a  
6           little down from there to add more  
7           pedestrian bikes and everything, mixed use  
8           trail. We're also spending two point --  
9           well, you, the taxpayers, thank you, are  
10          spending \$2.5 million on Park Street between  
11          Forest and Stonewall to take two lanes out  
12          and add a cycle track and add mixed use.

13          So the interconnectivity between the  
14          LaVilla, into the overpass, through the  
15          Brooklyn neighborhood, to the bridge, over  
16          the bridge, onto the river walk, through the  
17          district is kind of a thought-out trail. So  
18          land where you're going to land, and staff  
19          understands it, but there is a system at  
20          play here.

21          CHAIRMAN SCHILLING: Can I borrow the  
22          clicker or go back? I'm not sure which  
23          direction. Right there. And can I borrow  
24          that so I don't blind people with the green  
25          light?

1           So I guess, just sharing some thoughts,  
2           and I think Mr. Lee said it very well, is  
3           that this is an allowable use. And I agree,  
4           I think there is probably a very good need  
5           for this use and in this location.

6           I agree with what several of my fellow  
7           board members have stated that I think you  
8           all have done a great job on the  
9           architecture. It has come a long, long way.  
10          Thank you very much for listening and making  
11          those changes.

12          I do hear what staff is saying. And I  
13          would certainly love to see us reach some  
14          sort of compromise that would work here,  
15          because I would certainly like to see this  
16          move forward.

17          And just what's bouncing around in my  
18          head, to come back to it, is -- and hearing  
19          everything that I've heard so far is, if  
20          there was a way to compromise and take out  
21          these two spots and this spot, so three  
22          spots, so we could pick this up and move it  
23          over, and make this set of parking spaces  
24          8-and-a-half-feet wide, just doing rough  
25          math, I think that gets you to 12 feet up

1 here, which at that point we're, I think, at  
2 75 percent of what staff is asking for.

3 And I agree, I think that over the long  
4 run, that this is going to be a very  
5 attractive area. And I think that would  
6 provide a transition as you're coming up to  
7 the intersection. So I guess that's where  
8 my mind is at right now, to throw that out.  
9 I don't know -- I'll throw that out for  
10 discussion if the other board members think  
11 that's a good idea or bad idea or any other  
12 ideas.

13 Mr. Loretta.

14 MR. LORETTA: So I mean, that's  
15 generally in alignment with, I think, what  
16 staff was attempting to do and what I was  
17 recommending. And so if we were to change  
18 anything, it would just basically be under  
19 deviation one. I think we could adjust it  
20 to 34 spaces exclusive of ADA, and then a  
21 12-foot-wide urban open space versus 15.  
22 And then under 2.1, also change it to  
23 12-feet wide. And then that would kind of  
24 accomplish at least, I think, what  
25 Mr. Schilling and myself are both willing to

1 accept. And I feel as though staff is  
2 accepting that as well. And I think that  
3 would then allow the design team when they  
4 come for final that full 12 feet on the  
5 southern piece, maybe have some landscaping  
6 in it. It doesn't always have to be -- it  
7 doesn't have to be a full 12 feet of  
8 pavement --

9 CHAIRMAN SCHILLING: Hopefully it does  
10 have --

11 (Inaudible crosstalk.)

12 MR. SKILES: Are we talking about 12  
13 feet total or 12 more? Because we've got 12  
14 already on the street. The sidewalk is  
15 really wide right there. Are you talking  
16 about a 24-foot-wide sidewalk?

17 CHAIRMAN SCHILLING: My understanding is  
18 staff was requesting an additional 15 feet.

19 MR. SKILES: They want a 27-foot-wide  
20 sidewalk.

21 CHAIRMAN SCHILLING: Whatever it would  
22 be from back of curb.

23 MS. DIETRICH: How does that work,  
24 though, if you're walking down a sidewalk  
25 and you have one point that's more than

1 25-feet wide and then all of a sudden you  
2 get to another part that's only 12 feet? I  
3 don't understand. That's not a contiguous  
4 and continuous line of sight. That's  
5 actually conflicting completely with the  
6 philosophy of that, unless I'm  
7 misunderstanding.

8 MR. HARDEN: Can you turn the plan to  
9 L 1.0. I'm not sure --

10 MR. SKILES: That was the one I was  
11 speaking to.

12 MR. HARDEN: So I think what  
13 Mr. Schilling is saying -- what is the  
14 distance from this curb to the building  
15 right here?

16 MR. PAROLA: Twenty-seven.

17 MR. HARDEN: Twenty-seven. So I'm just  
18 confirming, you want to continue that,  
19 that's what you're saying, right here?

20 CHAIRMAN SCHILLING: But we would be  
21 reducing that by 3 feet. That's what staff  
22 had recommended, but we're suggesting that  
23 it would be 3 feet less than that. It would  
24 be 12 and 12, would be 24.

25 MR. HARDEN: So you effectuate this

1 continuity of the sidewalk between -- on  
2 either side of the apron is what you're  
3 saying.

4 CHAIRMAN SCHILLING: Right.

5 MR. HARDEN: So the only thing you're  
6 deviating from the staff report is by  
7 reducing it by three feet?

8 CHAIRMAN SCHILLING: And adding two more  
9 spaces back, so it would be a reduction of  
10 three spaces.

11 MR. SKILES: I assume we would eliminate  
12 the landscape screen, because that's the  
13 point that Joe made. If we do that, we --

14 MR. LORETTA: No, no. We're saying  
15 you're taking away -- I'm going to walk up  
16 there. We're saying we're taking away space  
17 here, space here, space here. So this whole  
18 section scoots back. And then within the  
19 right-of-way, you're still going to have  
20 five, six feet of landscape between this  
21 curb and the sidewalk, but then you're just  
22 going to have --

23 MR. SKILES: So whatever is left over  
24 would be sidewalk?

25 MR. LORETTA: I mean, that's really

1           where, again, to everybody's -- you know,  
2           the reason why staff is making the comment  
3           is because they're trying to come away with  
4           some sort of urban framework that's just  
5           going to be taking this walkway down, which  
6           would, you know, in general, dead end here.  
7           And so our Board is trying to compromise  
8           between both sides by having a little bit of  
9           a jagged pattern going up. If it's 12 feet  
10          or if it's 10 feet, you know, I mean, it's  
11          all relative.

12                   (Inaudible speaking.)

13           MR. PAROLA: If I hear "We're just now  
14           hearing this" one more time, I'm going to go  
15           and get the transcript. I'm really becoming  
16           offended by these comments now.

17                   Mr. Chairman.

18           CHAIRMAN SCHILLING: So all right. So  
19           let me ask real quickly. Just as a  
20           consensus of the group is -- well, let me do  
21           this: Let me first ask the applicant, so  
22           you're hearing the discussion and the  
23           concern about the parking. And you've heard  
24           a compromise that's being discussed right  
25           now. Is that something that would be

1 acceptable to y'all as the applicant?

2 MR. SKILES: If we --

3 MS. DIETRICH: Dwight, you need to  
4 answer that question.

5 MR. MORGAN: Yes. The only thing I'm  
6 saying is we were trying to make sure we  
7 never need to use off-street parking. We  
8 may be forced to.

9 MS. DIETRICH: On-street.

10 MR. MORGAN: On-street, sorry.

11 MR. SKILES: Could we frame it so that  
12 we say we're going to lose three spaces,  
13 we're going to provide the five-foot  
14 landscaping that is required, and then  
15 everything after that becomes sidewalk? My  
16 fear is if we get -- since we haven't done  
17 the design on this yet, you know, we're  
18 throwing out numbers that I may not be able  
19 to meet, and then we have to come back for  
20 your approval again.

21 If we can say we're going to take three  
22 spaces out of the lot so we're really  
23 changing our exception, I guess, to go to 34  
24 spaces -- or deviation to 34 spaces and then  
25 we'll meet all other standards.



1           CHAIRMAN SCHILLING:  Yes.

2           MS. DURDEN:  Is that right?

3           CHAIRMAN SCHILLING:  So let me ask:  So  
4           it seems like you have a concern there is a  
5           standard you may not be able to meet.

6           MR. SKILES:  Because I haven't -- you  
7           know as an engineer, I mean, I haven't put  
8           this thing in the computer yet.  If in our  
9           math -- and we're all sitting here and  
10          getting kind of tired and we throw out a  
11          number of 10 feet, and I get on the computer  
12          and realize it's not going to be 10 feet,  
13          it's going to be 8 feet, but we've given you  
14          everything you wanted, what do we do then?

15          MR. PAROLA:  Staff will work -- trust  
16          staff, we'll work with it.  I think we  
17          understand where you're going.  It's more  
18          important to understand from here to here,  
19          and we'll pepper it in with things that work  
20          for both of us.

21          MR. SKILES:  Basically, in a nutshell,  
22          we're just going to take the two end spaces  
23          on that double row and one of those spaces  
24          on the opposite side and just bring  
25          everything back, that way we can keep that

1 tree, the terminal line of tree. Because  
2 the way it was written in the  
3 recommendations, that would have to go.

4 MS. DURDEN: Which one?

5 MR. SKILES: We had an American holly in  
6 the corner there, down in that lower left  
7 corner. And we would have to eliminate that  
8 tree if we were to follow the  
9 recommendations as the way it's written.  
10 But if we can --

11 MS. DURDEN: Wouldn't it just back up  
12 too? Can't it just back up?

13 MR. SKILES: Everything is going to come  
14 back. So we're going to keep the tree;  
15 we're going to keep the fence; we're going  
16 to keep the five-foot landscaping; and then  
17 we're going to provide the wider sidewalk.

18 CHAIRMAN SCHILLING: Agree.

19 MS. DURDEN: So you can keep the tree?

20 MR. SKILES: We'll keep the tree. I  
21 just wanted to clarify that.

22 CHAIRMAN SCHILLING: With the intent of  
23 these --

24 MR. SKILES: Both trees.

25 CHAIRMAN SCHILLING: The intent of these

1 interior spaces going to eight and a half  
2 feet, I'm assuming that's allowed by code  
3 and doesn't require a deviation to pick up a  
4 couple extra feet as well.

5 MR. SKILES: We're giving up -- can we  
6 keep them at nine. I was thinking go to  
7 eight and a half if we weren't going to lose  
8 the space. If it all comes down to that,  
9 honestly, I just assume keep them at nine  
10 feet and then lose -- basically, you're  
11 getting nine feet since we're losing the  
12 space.

13 CHAIRMAN SCHILLING: Mr. Loretta.

14 MR. LORETTA: Just to staff, right now  
15 the sidewalk is 12-foot wide. How wide  
16 would we like the sidewalk to be? Because  
17 what -- so theoretically, you know, to what  
18 the engineer is stating right now, you know,  
19 instead of -- are you wanting 15 additional  
20 feet -- I mean, initially, you wanted kind  
21 of legitimately a sidewalk 15 feet on the  
22 property down.

23 MR. PAROLA: Well, the condition is  
24 actually a mixture of landscaping --

25 (Inaudible crosstalk.)

1           MR. PAROLA:  -- so let's understand  
2           that.

3           MR. LORETTA:  And so I think, Doug, if  
4           you were to read the deviations, if we were  
5           to, again, change it from 32 to 34, and then  
6           maybe change the 15-foot urban open space to  
7           10-foot urban open space, then that would  
8           basically say there has to be 22 feet of  
9           sidewalk and/or planting before kind of your  
10          fence, and then everything else internal.  I  
11          think that would eliminate the need from  
12          going from a nine to eight and a half, and  
13          make it all work for everybody.

14          MR. SKILES:  So it's 10 feet.

15          MR. LORETTA:  We'll go to 10 feet under  
16          deviation one, and 10 feet under deviation  
17          two, and keep the 9-foot parking spaces.

18          MR. SKILES:  What constitutes the urban  
19          space?

20          MR. LORETTA:  So based on what staff had  
21          just said, it's just going to be a  
22          combination of landscaping and pavement.  So  
23          I think within a 30-minute conversation, you  
24          and staff can -- or Eric and staff can  
25          figure that out.

1           MR. SKILES: Right. And then we haven't  
2 talked about the area on the other side of  
3 the driveway, just north of that. We show a  
4 sign there. I know we have to come back for  
5 a sign. We still want to be able to keep  
6 that sign there. So the sign would be  
7 incorporated into that 10-foot space.

8           MR. LORETTA: Well, depending upon how  
9 it all lays out, it needs to be figured out.

10          MR. SKILES: But what we're going to do  
11 wouldn't prohibit that?

12          MR. LORETTA: I think it could be -- if  
13 designed well, it can be considered  
14 reasonable.

15          CHAIRMAN SCHILLING: Ms. Durden.

16          MS. DURDEN: We're not talking about  
17 changing anything north of the driveway  
18 apron, are we? Did I hear that?

19          CHAIRMAN SCHILLING: That's correct.  
20 That's my understanding.

21          MS. DURDEN: Okay. Nothing north, we're  
22 only talking about the area south, okay.  
23 Because I thought that -- well, we're just  
24 not going to talk about the sign right now.

25          CHAIRMAN SCHILLING: Correct. The sign

1 would be in the future, future application.

2 So generally, I think what I've heard  
3 where we're at is a compromise to the  
4 deviation to -- for the parking that would  
5 allow the applicant to go to 34 spaces and  
6 would increase the urban area along the  
7 frontage by 10 feet.

8 MR. LORETTA: In both one and two.

9 CHAIRMAN SCHILLING: In one and two.  
10 I'm seeing head nodding from Mr. Parola.  
11 Anyone --

12 MR. LORETTA: I'll make a motion for  
13 approval.

14 MR. DAVISSON: Second.

15 CHAIRMAN SCHILLING: Okay. For the  
16 record and official, we need to vote on  
17 deviation first, I believe.

18 So Mr. Loretta.

19 MR. LORETTA: I'll make a motion for  
20 approval for deviation -- the first  
21 deviation from section 656361.16B, as  
22 discussed, 34 spaces and 10-foot-wide urban  
23 open space.

24 MR. DAVISSON: Second.

25 CHAIRMAN SCHILLING: All right. That

1 was a motion by Mr. Loretta and a second by  
2 Mr. Davisson. And I believe that we have  
3 the applicant saying that that was  
4 acceptable. So go ahead and call the vote.  
5 All those in favor, say -- oh, any  
6 discussion?

7 MS. DURDEN: Thank you. I just want to  
8 make sure, because the way that this is  
9 worded in the deviation, it's not clear to  
10 me that we're only talking about the area  
11 south of the apron. I don't want there to  
12 be any change to the north of the apron.

13 So it -- it just says that the  
14 remainder -- except for where there -- a  
15 10-foot wide shall continue for the duration  
16 of the Park Street frontage. The duration  
17 being the area south of the apron.

18 MR. LORETTA: Well, it's also to the  
19 north too. So it actually physically in the  
20 design is to the north. So right now on the  
21 design it's 15-feet wide to the north.

22 MR. PAROLA: We kind of already felt the  
23 north hit what we said and carried it down.  
24 So you're right, Ms. Durden, the way it has  
25 to be worded now is we'll put south of the

1 driveway or --

2 MS. DURDEN: Okay. Thank you. I just  
3 wanted that clarification.

4 MR. LORETTA: I'll amend my motion to be  
5 south of the driveway apron. And then I'm  
6 also going to amend the motion to remove the  
7 next sentence that says the five surface lot  
8 spaces fronting Park Street shall be  
9 eliminated. So that's getting removed.

10 CHAIRMAN SCHILLING: Perfect. That was  
11 a good catch.

12 Okay. So Mr. Loretta has amended the  
13 motion.

14 Mr. Davisson, do you second the  
15 amendment?

16 MR. DAVISSON: Yes.

17 CHAIRMAN SCHILLING: All right. That's  
18 seconded. Any further discussion?

19 All right. All those in favor, say aye?

20 COLLECTIVELY: Aye.

21 CHAIRMAN SCHILLING: Any opposed?

22 REMAINING: Aye.

23 CHAIRMAN SCHILLING: All right. There  
24 are two opposed, Mr. Lee and Mr. Harden.

25 MR. ALLEN: And me, I oppose it as well.



1 CHAIRMAN SCHILLING: Sorry, Mr. Allen.

2 That is four in favor and three nays.

3 So that -- the deviation passes. Okay. So  
4 that was for the deviation.

5 Now is there anyone that would like to  
6 make a motion for the actual approval of the  
7 application 2019-02?

8 MR. LORETTA: I'll make the motion for  
9 approval of application 2019-02, but under  
10 item 1, make it a 10-foot-wide urban open  
11 space for the southern duration of the  
12 site's Park Street frontage.

13 CHAIRMAN SCHILLING: Okay. There is a  
14 motion.

15 MR. DAVISSON: Second.

16 MS. DURDEN: And with number two, no  
17 chain-link fence?

18 MR. LORETTA: Yeah.

19 CHAIRMAN SCHILLING: Correct. And that  
20 is seconded by Mr. Loretta (sic). Any  
21 discussion before we call the vote?

22 MS. DURDEN: Who seconded?

23 CHAIRMAN SCHILLING: Mr. Davisson.

24 All right. If there is no discussion,  
25 all in favor, say aye.

1 COLLECTIVELY: Aye.

2 CHAIRMAN SCHILLING: Any opposed?

3 REMAINING: Aye.

4 CHAIRMAN SCHILLING: We have --

5 Mr. Harden and Mr. Allen have nays. So that  
6 passes five in favor, two nays.

7 Congratulations.

8 Let's take a five-minute break. It is  
9 3:52. So we'll be back at a couple minutes  
10 to 4:00.

11 (Brief recess.)

12 CHAIRMAN SCHILLING: We'll go ahead and  
13 call the meeting back to order. And we are  
14 going to take up item D, which is DDRB  
15 2019-05, consent for review of the Ashley  
16 Street container project.

17 Mr. Parola, if you would, provide us  
18 with the staff report, please.

19 MR. PAROLA: Thank you. This is a new  
20 one for you all. It's a new one for me.  
21 This is the site. It's a nice little  
22 rectangle. It's off of Ashley and Church  
23 and Washington and -- I don't if that's  
24 Liberty, I forget what the street to its  
25 left is. It has an interesting mix of uses

1           around it. So you see that this parcel  
2           right here is all under one common  
3           ownership, as I believe this one is. This  
4           one is vacant. And here it looks like there  
5           is storage. If you look at the street view,  
6           there are a couple different things. This  
7           is an SRO (inaudible). Here we have a fire  
8           station. Then we have some commercial and  
9           industrial around there. And then just  
10          right across the street over here, we have  
11          the cathedral townhome project. So it's an  
12          interesting location. It's a transitional  
13          location if you will.

14                 It's a container project. So they stack  
15          them -- what's being proposed is stacked  
16          three high. I believe the total of 18.  
17          What you see running perpendicular to the  
18          width of the sight is a covered corridor, so  
19          I believe that's how everybody accesses  
20          their units. Kind of a reloaded thing, if  
21          you will. If you start looking at the  
22          elevations, and we can start with the  
23          northern elevation, the patios versus the  
24          front doors faces your Ashley street. When  
25          you go to your west, you see the container

1 side. The south is still -- it's mirror  
2 image of what you would see on the north.  
3 And on the east is mirror image of what you  
4 would see on the west.

5 What we're asking the applicant look  
6 through as they go to final are a couple of  
7 things. Right now people park on the  
8 street, and that's great. We like to see  
9 it, because they're not proposing any  
10 parking onsite, right. However, there is a  
11 no parking sign here. And we think that no  
12 parking sign is because there is an, I'll  
13 call it, abandoned driveway, because it  
14 certainly doesn't lead to anywhere. We  
15 would like to see them either strike out or  
16 somehow start framing the block with -- it  
17 doesn't have to necessarily be striped  
18 parking, but something indicative that you  
19 have a dedicated parking area on the outside  
20 of your right-of-ways, slow the traffic  
21 down. It's a wide right-of-way, if you  
22 will. The site actually slopes as you go  
23 west. So there is little retaining wall  
24 here until you get to about there.

25 The uniqueness of the building, which

1 I'm really excited to hear the architect  
2 talk about, we kind of need to frame it out.  
3 Here is staff, we're big on framing our  
4 blocks out, apparently. And we kind of like  
5 something -- I'm looking for parking  
6 deviation -- and we like to have that framed  
7 out around there.

8 If you go to page 5 of the staff report,  
9 you'll notice that we have a couple  
10 recommendations, right. This is conceptual.  
11 So we don't have any conditions. The first  
12 one goes to the driveway apron and the no  
13 parking any time. The second one goes to  
14 framing out the block, right, so with  
15 on-street parking, striking fencing, maybe  
16 some perimeter landscaping. And apparently,  
17 we have the -- number three is the same as  
18 number one, which it shouldn't be. Number  
19 three should be articulate where your  
20 dumpster is going to be and how that's going  
21 to be accommodated and how the right-of-way  
22 is going to be protected from your dumpster  
23 site if that is your parking solution.  
24 Right now, as I went through the documents,  
25 there didn't really seem to be a parking

1 solution -- I mean, a trash solution  
2 identified. I believe the applicant is here  
3 if they want to give a presentation, they  
4 may have one.

5 Karen?

6 MS. UNDERWOOD: Yes.

7 MR. KOPPENHAFFER: This is a site plan,  
8 which does show the dumpster on it. It's a  
9 tight site. So there is always going to be  
10 a little compromise here and there.

11 COURT REPORTER: I'm sorry. Will you  
12 state your name, please.

13 MR. KOPPENHAFFER: Mike Koppenhafer,  
14 Fisher Koppenhafer Architects, 9104 Cypress  
15 Springs Drive, Jacksonville.

16 So I know you all have looked at the  
17 packet. But very briefly, this is a unique  
18 project, as Guy was mentioning. It's  
19 basically using containers as housing. It's  
20 been done elsewhere in urban conditions  
21 across the United States.

22 This is the view from Ashley Street  
23 where you can see the units have sort of two  
24 fronts: One is the front front, which is on  
25 the street itself; the other one is the long

1 side. So there was an image that was  
2 published somewhere in here that -- which  
3 had just the front side with glazing and  
4 reference to this project. I want to be  
5 clear about that. It's a much nicer project  
6 when you can get glass on the long side as  
7 opposed to the short side there.

8 So basically, Ashley Street out front,  
9 the sidewalk, which thank goodness is not 12  
10 feet here, but you've got lots of space  
11 there. Just kidding, Joe.

12 And then some amenity space out in  
13 front. It's sort of an ancient (ph) plan,  
14 which -- we talked about the context. The  
15 ancient (ph) plan, so Ashley Street is at  
16 the top of the page here. The first floor  
17 is the slide on the left there. The  
18 connector is actually a container. So these  
19 are 40-foot long containers. And what we'll  
20 do is more or less hollow that out with some  
21 openings that are, obviously, reinforced  
22 with steel there. So you can have a covered  
23 area as well as the entrances to each of the  
24 units at the short end. So that's roughly  
25 the unit layout.

1           Again, these units all face one side or  
2 another. There is a back more or less solid  
3 wall, especially with their back back, but  
4 on this side as well here. And again, they  
5 get a lot of natural light, as well as these  
6 cool little balconies, which are basically  
7 those doors that are built into the  
8 container. We would open those up, weld  
9 them in place, put a patio metal panel there  
10 for the flooring. And then do a railing  
11 that showed up on the rendering. We'll get  
12 to that.

13           Here is some building sections through  
14 it. Again, you know, containers, giving it  
15 a little variety with some of the  
16 elevations. So the elevations, this side  
17 here, I believe, is the west side. That is  
18 proposed to have a mural on that as opposed  
19 to what we're showing now, that's something  
20 that had come up in the interim between  
21 submitting this and today. But doing one of  
22 the urban murals that we've seen so much  
23 here in the city coming around, the two side  
24 ele- -- the two short-end elevations and  
25 then the long end.



1           You can look at the articulation there.  
2           So these containers, we've all seen them.  
3           We need to fenestrate it, right. It's not  
4           the prettiest thing in the world. So we're  
5           looking at, essentially, a kit of parts  
6           where we can sort of, you know, bolt on or  
7           clip on these different architectural  
8           elements there to get a little bit more  
9           interest to it, as well as using a paint  
10          material to give it a little bit of  
11          designation or uniqueness to it. That's it  
12          close up.

13          Again, these are -- in section these are  
14          the connecting corridors there. And then  
15          some acts on a metrics. That's pretty  
16          rendering.

17          So I heard a couple of things. One is  
18          the on-street parking and trying to stripe  
19          that. I think that's certainly a benefit  
20          for these residents, as well as for the  
21          City.

22          Guy, I'm sorry. I was chitchatting  
23          about some other things. Your number two I  
24          did not record.

25          MR. PAROLA: It's okay. Your apron is

1           actually not really where it is, right, it's  
2           on the northwest corner?

3           MR. HOOVER: To be clear, the apron, in  
4           real life, it's down here. This building is  
5           just moved over.

6           MR. PAROLA: I think that apron causes a  
7           no parking sign, which is really far away  
8           from the intersection, which I think is  
9           depriving you and the block of on-street  
10          parking. So if that apron goes to nowhere,  
11          if you could work with the traffic engineer,  
12          close it, maybe that allows you to move your  
13          no parking sign out. And we actually start  
14          to gain on-street parking in the interim.

15          MR. KOPPENHAFER: I think we can  
16          accommodate that pretty easily.

17          And then third is a dumpster location;  
18          hence, the floor plan that I just sent out.  
19          The dumpster, obviously, needs to be close  
20          to the street. It's a tight level space,  
21          but the ownership also has a property  
22          management company and can certainly  
23          facilitate the removal of material from  
24          whatever -- the daily basis if that's what  
25          it takes based on the amount of trash coming

1 in.

2 CHAIRMAN SCHILLING: Great. Thank you.

3 MR. KOPPENHAFFER: You're welcome.

4 CHAIRMAN SCHILLING: All right. I don't  
5 have any speaker cards now, but we'll open  
6 up for public comment. Is there anyone in  
7 the public who would like to speak to this  
8 item?

9 All right. Seeing none, we'll bring it  
10 back to the Board. And, Mr. Allen, we'll  
11 start back on the left side.

12 MR. ALLEN: Thanks. Neat project,  
13 particularly for the area. Just a couple  
14 questions, and more so for my own interest  
15 than anything else, nothing to do with  
16 conceptual approval. Are y'all building  
17 these inhouse or do you get them from  
18 somewhere? How does that work?

19 MR. SIFAKIS: Yeah. We're building them  
20 inhouse.

21 MR. ALLEN: I guess, coming on  
22 semi-trucks and constructing them there,  
23 bolting them together there?

24 MR. SIFAKIS: The whole idea is they'll  
25 be built offsite, finished offsite and

1 trucked to the site, lifted up and all  
2 clicked in place.

3 MR. ALLEN: The only thing I didn't see  
4 in some of the architectural renderings was  
5 compressors. Are they going to be wall  
6 units or is there going to be compressors on  
7 the roof?

8 MR. SIFAKIS: We don't want to do --  
9 we're trying to get away from compressors on  
10 the roof. It will be PTAC units, the kind  
11 you see in hotel rooms. They're  
12 through-wall units. So they'll stick on the  
13 outside of the containers about four to five  
14 inches and on the inside a couple inches  
15 too. We are potentially considering using  
16 many splits, in which case you would have  
17 the condensers on the roof.

18 MR. ALLEN: And then I'm sure there  
19 would be some type of apron or -- I'm not  
20 sure of the technical term, but to block  
21 that from the residents around seeing.

22 MR. SIFAKIS: If we put them on the  
23 roof, there would be some sort of screening.

24 CHAIRMAN SCHILLING: Thank you.

25 MR. DAVISSON: You know, we've gotten a

1 significant number of multifamily projects  
2 over the years for downtown, and like 300  
3 units and up. I think it's great that it's  
4 happening. I think this little project is a  
5 real indicator that Jacksonville has arrived.  
6 So I'm all for it. And I think it's great.  
7 I've got little -- you know, this is  
8 conceptual, so I really don't have any  
9 further comment.

10 CHAIRMAN SCHILLING: Mr. Loretta.

11 MR. LORETTA: I really like it. I think  
12 it's very well done. My only -- if I -- my  
13 only critique would be maybe the trellis  
14 seems a little out of place as the walkway  
15 through. Maybe it can somehow be  
16 architecturally tied a little bit better to,  
17 you know, both walls on either side somehow.  
18 Other than that, let's get building.

19 CHAIRMAN SCHILLING: Ms. Durden.

20 MS. DURDEN: I think it's very cool.  
21 Containers, I mean, I'm just -- these are  
22 the best-looking containers I've ever seen.

23 I do have a question for staff in  
24 regards to the streetscape design standards.  
25 And so I'm just wondering after we had a

1 very long conversation about the wider  
2 sidewalk, could you help us understand is  
3 that something we need to be thinking about  
4 here? And I'm looking at page 4 and you  
5 have -- there is a recommendation to  
6 incorporate some of those. Is that  
7 basically your way of telling Alex that we  
8 need to do something about the sidewalk in  
9 that area?

10 MR. PAROLA: If I remember correctly,  
11 the sidewalks are around eight feet. They  
12 circle the block. The difference between  
13 this and the conversation we had last time,  
14 you know, there is a big difference between  
15 headlights and somebody's opening to their  
16 unit. So we don't want to do very much to  
17 create a big kind of separation between the  
18 activated spaces, because they do, for all  
19 intents and purposes, open up to the  
20 right-of-way and the right-of-way itself.  
21 We approached this from a completely  
22 different mindset to be honest with you.

23 MS. DURDEN: So you think the sidewalks  
24 are eight-feet wide there?

25 MR. PAROLA: I believe they are. If I'm

1 wrong --

2 MR. LORETTA: Looks like it's just five  
3 or four.

4 MS. DURDEN: They look smaller to me. I  
5 realize that's just a rendering.

6 MR. PAROLA: The only way we get wider  
7 sidewalks is to go -- and certainly, if  
8 that's a recommendation, we look into it --  
9 is to go towards the right-of-way, not  
10 towards the property line because of the --  
11 you see, it slopes, it's already got a  
12 retaining wall there. You'd go --

13 MR. LORETTA: Towards the road, you  
14 mean.

15 MR. PAROLA: Towards the road, that's  
16 fine. If I missed that and that's a  
17 recommendation, then staff supports you.

18 MS. DURDEN: I guess what I would like  
19 to ask, since it's conceptual, is that you  
20 do take a look at that a little more in  
21 depth and see if there is some improvements  
22 that could be made or even -- I realize this  
23 lot is only, what, how wide are we talking,  
24 50 feet?

25 MR. PAROLA: Fifty-four feet, I believe.

1 MS. DURDEN: Right. I mean, but we do  
2 have some -- obviously, we have an empty lot  
3 next door. So eventually, something is  
4 going to happen there. So I just -- and  
5 just to be fair, quite frankly, let's -- I  
6 would really like us to be thinking about  
7 that. I would ask that be something that's  
8 looked into more in depth.

9 MR. PAROLA: Absolutely.

10 MS. DURDEN: Thank you.

11 MR. LEE: I think it's a great project  
12 too. I would echo what Mr. Loretta said  
13 about the weirdness of the wooden trellis in  
14 the midst of these kind of modern  
15 architectural elements.

16 I know the landscape and the hardscape  
17 definitely need development. So I would  
18 just encourage the team that's designing  
19 this to pay some attention to that and  
20 provide some additional living spaces and  
21 transition between the (inaudible) spaces.  
22 Those windows and those railings are  
23 people's bedrooms. They're looking right  
24 onto the street, so, you know, some careful  
25 thought behind that. If you were living



1           there, what would you want to see and how  
2           would you want people to be able to access  
3           it.

4           It is conceptual, but I think it's  
5           great. Just be mindful of the hardscape,  
6           landscape are the only comments I have.

7           CHAIRMAN SCHILLING: Mr. Harden.

8           MR. HARDEN: I think it's a neat  
9           project. I hope we see more of it. It's a  
10          little bit out of the location. I think it  
11          could be really successful at other  
12          locations too. I think keeping that apron  
13          is nice. Because the beauty of these  
14          containers from what I've researched, down  
15          the road you could relocate them to other  
16          areas and use them for higher and better use  
17          if that comes along. I think it's exciting.

18          CHAIRMAN SCHILLING: All right. Thank  
19          you.

20          Council Member Anderson.

21          COUNCIL MEMBER ANDERSON: I thought  
22          Mr. Harden was going to say it was out of  
23          the box. I thought that's where you were  
24          going.

25          MR. HARDEN: I'm not that clever, let

1 the record show.

2 COUNCIL MEMBER ANDERSON: Alex, way to  
3 go. This is crazy. I mean, I would have  
4 never thought about that. And the location  
5 is really interesting. No, I mean, it is.  
6 You're really close to downtown, you're  
7 close to the stadium, you're close to a lot  
8 of things. So how big are the units?

9 MR. SIFAKIS: 320 square feet. Let the  
10 record show, Mike wanted it out there that  
11 the trellis was my idea.

12 MR. KOPPENHAFER: Walmart had them on  
13 sale.

14 COUNCIL MEMBER ANDERSON: So the idea  
15 would be everybody parks on the street and  
16 it's just a very urban development. Yeah,  
17 it's really interesting. Thanks for  
18 bringing it forward.

19 CHAIRMAN SCHILLING: Great. And I'll  
20 echo everything that's been said. This is a  
21 great-looking project, really cool. I think  
22 it's going to do neat things for this area.

23 Just a couple comments maybe to make it  
24 better. When I looked at this rendering,  
25 the first thing that jumps out at me is this

1 little concrete wall. If there is anything  
2 y'all can do to clean that up, that would be  
3 great.

4 And then, I guess, the question I had, I  
5 know in the site plan you're showing that  
6 the garbage enclosure would be here. Those  
7 are going to be rollouts, not an actual  
8 dumpster, it looks like.

9 MR. KOPPENHAFER: It's going to be a  
10 12-yard dumpster.

11 CHAIRMAN SCHILLING: So then will there  
12 have to be an apron for a dump truck to get  
13 up in there -- not a dump truck, but a  
14 garbage truck?

15 MR. KOPPENHAFER: If it's the larger 12  
16 foot, yes, or larger. If we can do rollout,  
17 it would be easier and smaller.

18 CHAIRMAN SCHILLING: If y'all could do  
19 rollouts, that would look a lot better.  
20 That was just going to be something I was  
21 going to suggest when y'all come back for  
22 final. Maybe if you could think through a  
23 little further how that would look and maybe  
24 show that in the rendering, I think that  
25 would be helpful too. Those are the only

1           comments I have.

2           Any other thoughts, comments or --

3           MR. HARDEN: I make a motion for --  
4           recommend a motion for conceptual approval.

5           MR. ALLEN: Second.

6           CHAIRMAN SCHILLING: Mr. Harden made a  
7           motion, and I think that was Mr. Allen that  
8           made a second. All those in favor, say aye.

9           COLLECTIVELY: Aye.

10          CHAIRMAN SCHILLING: Any opposed?

11          All right. That carries unanimously.  
12          Thank you.

13          Congratulations. Good job. Thank you.

14          MR. DAVISSON: Mr. Schilling, I have to  
15          leave.

16          CHAIRMAN SCHILLING: Yes, Mr. Davisson,  
17          Mr. Harden have to leave due to other  
18          appointments. And y'all are good. We are  
19          still good with a quorum.

20          We're going to head to our last action  
21          item on the agenda, which is DDRB 2019-06,  
22          which is the sign exception for the North  
23          Florida Land Trust.

24          MR. PAROLA: This is a sign exception  
25          for the North Florida Land Trust. They're

1 going to start occupying the historic  
2 Brewster's Hospital. So you can see the  
3 site, you see the approximate location of  
4 the sign. I want to kind of talk about this  
5 a little bit. This is really the only  
6 reasonable spot for the sign. And a  
7 monument sign is really the only reasonable  
8 sign you're going to get on this property.  
9 And I'll tell you why. First, Monroe Street  
10 is a really wide right-of-way. Cars come  
11 off 95 --

12 CHAIRMAN SCHILLING: Hang on one second.  
13 I'd ask if you all would step outside.  
14 Thank you.

15 MR. PAROLA: So cars come down here  
16 relatively fast from the interstate, this is  
17 the only two-way street, which is Davis  
18 Street, the rest of these are a series of  
19 one-way streets. Without proper signage,  
20 people start doing loops.

21 We've actually witnessed somebody  
22 hitting their walkway and their stoop right  
23 there because they missed their turn and  
24 were going at a rate of speed. So we want  
25 visibility for the sign.

1           Second, this is the historic Brewster's  
2           Hospital. The front facade was originally a  
3           single-family home. There is nothing about  
4           it that has -- that says you should put a  
5           sign here. So we want to be respectful of  
6           that. The sign they're proposing is a nice  
7           modest sign. We think that it doesn't  
8           detract or try to overwhelm the building.  
9           And we understand that, if sometimes maybe  
10          it gets hit, you wouldn't want to put the  
11          most expensive sign in the world right  
12          there. But we think it compliments the  
13          building. And I think the architect is here  
14          to speak on it.

15                 I will just say, during final approval  
16          of the plan, there was discussion on the  
17          sign. And so there is this conceptual idea  
18          that the transcript seems to say everybody  
19          acknowledged it would kind of go there. And  
20          I'm not saying this is perfunctory, but this  
21          is what the law tells us we need to do  
22          procedurally, so here we are.

23                 CHAIRMAN SCHILLING: Mr. Parola, just to  
24          make sure I understand what you said, this  
25          is final, this is final approval today for

1           this sign?

2           MR. PAROLA:  Yes.  I didn't mean to  
3           confuse the issue, at final approval for the  
4           overall project.

5           CHAIRMAN SCHILLING:  Got it.

6           All right.  The applicant, if you would,  
7           introduce yourself, name and address.

8           MS. ROBBINS:  I'm Brook Robbins.  I'm  
9           principal architect with Robbins Design  
10          Studio, and it's 40 East Adams Street, Suite  
11          4, Jacksonville, Florida 32202.

12          So just real quickly, I'll be the  
13          shortest presentation today.  So again, as  
14          Guy stated, it's North Florida Land Trust.  
15          We did previously come to concept and final  
16          approval.  So now we're back for the  
17          monumental sign approval.

18          So again, existing building, historic  
19          structure, the scope of work was, you know,  
20          moving -- making some minor modifications  
21          for them, accessibility to the building,  
22          that sort of thing.  So this is the last  
23          step is to get the signage on the property  
24          for them.

25          So we located the sign at the corner of

1 Monroe and Davis Street. And here I did do  
2 the direction for you. As Guy mentioned,  
3 you have one-way traffic coming down Monroe  
4 off the interstate, and then you have  
5 two-way traffic back and forth on Davis  
6 Street. So our site here is the corner of  
7 where we're proposing the sign for the  
8 corner here.

9 Just a site photo of the neighbors kind  
10 of surrounding the property. So this is  
11 actually the corner of our site. So to the  
12 southwest are the Lofts version two, I  
13 think, Lofts of LaVilla, I mentioned the  
14 office building across the way here. And  
15 then this is standing kind of farther down  
16 on Monroe in front of that office park  
17 looking east. So you can see you do have a  
18 palm tree that kind of blocks your way and  
19 you enter the building right here. So we're  
20 proposing to put the sign pretty close to  
21 the corner so you have visibility coming off  
22 the interstate with the traffic.

23 Again, proposed location, closer views.  
24 That actually is the light, the up light  
25 that's proposed in place already.



1           So again, pretty simple sign within the  
2 square footage allowance, just white PVC  
3 vinyl, not to conflict with the front of the  
4 building. Conveniently, the tenant's logo  
5 actually matches the building. So it's  
6 essentially the North Florida Land Trust  
7 logo and the address below with some up  
8 lights. So it's not internally illuminated,  
9 just a basic sign.

10           As Guy mentioned, that corner is -- has  
11 some issues with traffic, so don't want to  
12 put anything too expensive there because we  
13 have a feeling we'll probably replace it at  
14 some point.

15           But it's a nice sign. It coordinates  
16 with the building. And it won't detract  
17 from it, but it will let people know the  
18 building is now occupied, and that the North  
19 Florida Land Trust is the tenant for it. So  
20 any questions?

21           CHAIRMAN SCHILLING: I don't think we  
22 have any questions just yet, but we may. So  
23 let me officially open -- are there no  
24 speaker cards? I don't know if there are  
25 any public speakers here, but anybody want

1 to speak? All right. No?

2 So public comment is officially closed.

3 And we'll start on this side this time.

4 Council Member Anderson, any questions  
5 or comments?

6 COUNCIL MEMBER ANDERSON: I don't. I  
7 drive by there. By the way, the work looks  
8 great. It's so neat to see that building  
9 come back, you know. It's exciting. Kind  
10 of snuck up on me. And that's what it does,  
11 by the way, you're right. So I can see the  
12 need for a sign. And these are the experts,  
13 so whatever they say. I'm just thankful for  
14 the work that you've done and they're in  
15 already; right?

16 MS. ROBBINS: They're in. They're not  
17 fully occupied now, but their furniture is  
18 in. They're moving their stuff over. I  
19 think within the next couple weeks it will  
20 be fully occupied.

21 CHAIRMAN SCHILLING: Great. Thank you.

22 Mr. Lee.

23 MR. LEE: Thank you. It really is a  
24 beautiful building. I mean, a lot of  
25 historic character to it. It was wonderful

1 to see it reused.

2 So this is a permanent sign?

3 MS. ROBBINS: It is.

4 MR. LEE: Four-by-four vinyl post, I  
5 mean, that wouldn't be very nice for such an  
6 elegant, classic building as this. I was  
7 sort of hoping to see something a little bit  
8 more relatable to the structure.

9 And I realize that we're expecting this  
10 thing to get run over. If it does, wouldn't  
11 insurance, somebody's insurance, cover the  
12 cost of replacement? I think that's kind of  
13 a poor argument for an underdevelop sign.

14 MS. ROBBINS: Well, I don't think the  
15 intent was to be under-designed. I think it  
16 was to be something simple to make the North  
17 Florida Land Trust logo a predominant piece  
18 of it and to not detract from the building  
19 itself.

20 MR. LEE: I think -- that's going to be  
21 my only comment. I think it's just a shame  
22 to see something like that when you have  
23 such a beautiful building with the red brick  
24 and the green trim and very French inspired  
25 wrought iron esthetic build out of wood.

1           And to do a four-by-four vinyl column -- or  
2           sign, I think it's a shame, but I understand  
3           the reasoning.

4           CHAIRMAN SCHILLING: Ms. Durden.

5           MS. DURDEN: It's kind of interesting  
6           that you say that, Mr. Lee, because I looked  
7           at it and I thought it looked like a  
8           temporary sign that somebody just kind of  
9           put up waiting for, you know, the real sign  
10          to come in. You know, I -- first off, we  
11          don't -- we have a reason we don't have  
12          monument signs, right. And so let me just  
13          step back one moment. And I know it was  
14          already talked about, so forgive me. But  
15          normally what we do when we have signs on  
16          awnings or on the building itself -- is that  
17          right? And so the reason that we think we  
18          need the monument sign there, and we  
19          talked -- I forget what we talked about.

20          MR. PAROLA: That's okay.

21          MS. DURDEN: -- was because you wouldn't  
22          see it before you've already gone by it and  
23          then you're circling around a hundred times  
24          to try to find the building, is that the  
25          point?

1           MR. PAROLA: That was point A. Point B  
2 is that that facade, that front there is a  
3 residential structure, it has beautiful wood  
4 work in it. There is no logical place to  
5 put a sign.

6           MS. DURDEN: Logical place to put the  
7 sign, okay. So when I think -- the other  
8 thing is when I think about a monument sign,  
9 I think of a sign that's actually on the  
10 ground, you know, that's not stuck up on  
11 posts. And that, to me, is not a monument  
12 sign. That's just, you know -- and the fact  
13 that it is on our main entrance or one of  
14 our main entrances off the interstate, I  
15 think that it should be a nicer sign. I  
16 don't agree that just because -- you know, I  
17 would rather see something more substantial  
18 and more in line with the architecture of  
19 the building, you know. So I don't know  
20 what that is exactly. I think others  
21 probably do, but I just -- I mean, my  
22 immediate response when I saw it was that's  
23 just a sign you put up because your real  
24 sign is not coming -- isn't done yet, so.

25           CHAIRMAN SCHILLING: Mr. Loretta.

1           MR. LORETTA:  When I looked at it, to  
2           me, it almost looks like some of the  
3           understated city park signs or national park  
4           signs.  I mean, it kind of almost seems like  
5           a basic little mini sign that you see at  
6           some national park sites or national  
7           buildings and stuff like that, just kind of  
8           little identification signs.  So I can  
9           almost get around having a little sign being  
10          super small.  I mean, can it just be done  
11          out of wood?

12          MS. ROBBINS:  To that comment, the  
13          design of it actually was based on what the  
14          North Florida Land Trust developed for their  
15          properties and parks and that sort of thing,  
16          a standard.  So it is a wood sign, but  
17          they're out in the woods at a trail park or  
18          something like that.  So we took that and  
19          modified it to fit the city standard.  So it  
20          is a modification of their standard sign in  
21          this location.  So it is very simple,  
22          because that's what they have.

23          MR. LORETTA:  I don't have the -- I  
24          agree, it's not really a monument sign  
25          because it is like a little mini two-post

1 sign. To me, the definition of monument  
2 sign would be it's literal block and you  
3 know, some sort of fascia on it and so  
4 forth.

5 MR. LEE: Just to point out, it is  
6 almost the size of a four-by-eight sheet of  
7 plywood.

8 MR. LORETTA: Yeah. So I don't -- so  
9 again, could it just be done out of wood? I  
10 mean, could it be done out of wood and high  
11 density earthing for the sign panel or  
12 something like that? I mean, that way it's  
13 at least looking like a nicer material. I  
14 mean, isn't -- what's the sign material  
15 itself? It's probably high density -- you  
16 know, whatever the super thick plastic  
17 anyway. It is, I mean.

18 MS. ROBBINS: Correct. It has the logo  
19 imprinted on it.

20 MR. LORETTA: Yeah. So I don't know.  
21 Does --

22 MS. ROBBINS: I mean, I guess the reason  
23 we went with vinyl over wood was just  
24 durability and long-term life of the product  
25 of not having to continually maintain it.

1           MR. LORETTA: Yeah. And is it a hollow  
2 post?

3           MS. ROBBINS: No. It's essentially a  
4 four-by-four wood post and it has a vinyl  
5 sleeve that goes over top of it.

6           MR. LORETTA: You still have a wood post  
7 inside it?

8           MS. ROBBINS: Structurally --

9           MR. LORETTA: Structurally it's actually  
10 going to work.

11          MS. ROBBINS: It's actually not a hollow  
12 tube sitting there. It's a post with vinyl  
13 over top of it. And the intermediate piece  
14 you can see on -- it's a small image here,  
15 so the -- basically, this is essentially  
16 where the laser pointer is now, that's where  
17 it would be printed in this kind of sample,  
18 that's where the logo would be printed and  
19 then the address would actually be those  
20 raised letters. So it does have some  
21 texture to it. It's not just a flat panel  
22 with it printed on there.

23          MR. LORETTA: I think typically -- like,  
24 I keep going back to national park signs and  
25 stuff like that that are understated or more



1 out of wood and maybe carved wood. Is that  
2 accurate or reasonable or do you have any --

3 MS. ROBBINS: That's a similar look to  
4 this. It's just a PVC product instead of a  
5 wood product so that it's more durable.

6 MR. LORETTA: Yeah. I don't know. I  
7 just -- I mean, back to Mr. Lee's comments  
8 if it could be wood -- if we're making the  
9 argument that we have to go understated  
10 because it's going to get knocked over, then  
11 let's go with the wood.

12 MS. ROBBINS: That was not the  
13 intentional argument for the sign.

14 MR. LORETTA: But I mean, it's pretty,  
15 you know, ho-hum, but that's a lot of these  
16 little signs. It's just a little mini  
17 identification sign, so it doesn't  
18 completely bother me that much. So to come  
19 in with a 16-foot, you know, brick wall,  
20 this, that and the other, is the price  
21 difference between \$2,500 and \$25,000.

22 MS. ROBBINS: Budget is a factor. I  
23 mean, the North Florida Land Trust is a  
24 nonprofit. So we have -- well, anyway.

25 MR. LORETTA: I'll refer to see if

1 anybody else has any further comments.

2 CHAIRMAN SCHILLING: Mr. Allen.

3 MR. ALLEN: Beautiful job on the  
4 building. The building looks great. I  
5 certainly understand the cost component of  
6 it. I do echo Mr. Lee's comment. I mean,  
7 it is such a beautiful building that you  
8 would like to see a nicer sign, but I do  
9 understand the cost component of it as well.

10 CHAIRMAN SCHILLING: Mr. Anderson.

11 COUNCIL MEMBER ANDERSON: The location  
12 of the sign at that corner, is it -- is  
13 that because you feel like that's the most  
14 visible -- why -- is that the --

15 MS. ROBBINS: The intention with this,  
16 if we go back to the larger site plan, so  
17 the intention with that being on this corner  
18 is that you would see it coming down Monroe  
19 or coming up Davis, because if you move it  
20 farther down --

21 MS. DURDEN: Couldn't it be closer to  
22 the building?

23 MS. ROBBINS: The concern with it being  
24 closer to the building, I don't know if it  
25 shows up in the photographs, there is a

1 historic marker sign that actually was in  
2 this location previously. So we moved the  
3 marker to the east side of the sidewalk so  
4 you can actually read it when you walk up  
5 the sidewalk to the front of the building.

6 So any -- I mean, any closer to the  
7 building and I think it would be -- it's  
8 going to detract from, as Guy was saying,  
9 the wooden framework and detail work on the  
10 building itself.

11 MS. DURDEN: Not if it's lower it won't.

12 MS. ROBBINS: If it's lower?

13 MS. DURDEN: To the ground. May I speak  
14 again?

15 CHAIRMAN SCHILLING: Sure, please.

16 MS. DURDEN: Thank you. I mean, I do  
17 visualize a lot of things. And to me, this  
18 sign needs to be oval in shape to  
19 mitigate -- to replicate their true logo,  
20 which is -- what's that shape called, oval?  
21 Oval. It should be lower to the ground. I  
22 don't see the need for raising it up. You  
23 can still have the lights on it.

24 And I think it needs to be pushed back  
25 towards -- a little bit towards the corner

1 of the building instead of stuck way out  
2 there where it might actually get hit. If  
3 you kind of brought it back kind of halfway  
4 there, it seems like it might not get -- be  
5 so subject to being hit.

6 I think building some brick, even if  
7 it's -- I know maybe the architects will  
8 disagree with me, but something to kind of  
9 replicate the building materials in the  
10 front. Maybe some wrought iron, you've got  
11 wrought iron and you've got brick, you know,  
12 just something to kind of blend that sign,  
13 the design of the sign with the building.

14 I really think it just completely, in my  
15 mind, destroys the whole beauty to have it  
16 so -- I'd really like to see it -- this is  
17 final?

18 MR. LORETTA: Yeah.

19 MS. DURDEN: So is it something that we  
20 can ask to come back, because I really don't  
21 want to vote against it. I want you to have  
22 a nice sign there. We need to have a sign,  
23 but I can't support this one.

24 CHAIRMAN SCHILLING: Ms. Durden, I'll  
25 echo you and Mr. Lee's comments. I mean, to

1 me, it almost feels like a commercial realty  
2 sign that somebody put up temporarily to  
3 sell the building. And I mean, it doesn't  
4 feel like a permanent sign to me.

5 And I'm with Ms. Durden, I don't want to  
6 vote against this item. I would very much  
7 love to see it get deferred maybe to next  
8 meeting and have the applicant maybe work on  
9 it a little bit and see if we can't -- ask  
10 if you would be willing to do that.

11 MS. ROBBINS: Absolutely, we'd rather  
12 have it deferred than not approved.

13 CHAIRMAN SCHILLING: I'm struggling to  
14 vote for this item in the positive today. I  
15 don't know --

16 MR. LORETTA: I will go back, the  
17 likelihood is, if they were kind of the  
18 signs that I'm thinking for some of these  
19 national park sites or whatever, they're  
20 probably even smaller, they're like  
21 three-by-four. Maybe if it was like  
22 three-by-four and it was this material and  
23 it was this understated, then it really  
24 wouldn't be as big an issue.

25 Now, to Trevor's point, we're talking

1           about a piece of plywood almost. So it's a  
2           pretty big -- it's a pretty big piece of  
3           material out there.

4           MS. ROBBINS: To go back to the question  
5           on the location, the intent with that is  
6           really coming down -- I mean, this is the  
7           view coming down Monroe Street. Literally  
8           where the arrow is here is where I'm  
9           standing taking the photograph. So the  
10          concern with it being pushed farther back is  
11          you don't see it, you know, until you've  
12          passed the building.

13          MR LEE: And personally, I'm okay with  
14          the location.

15          COUNCIL MEMBER ANDERSON: You are?

16          MR. LEE: I am. I think it's a quality  
17          issue more than anything. I'm okay with  
18          them being able to get their name out a  
19          little bit, letting insurance cover the  
20          accidents. But the quality is just -- it's  
21          just such a beautiful building.

22          COUNCIL MEMBER ANDERSON: Can I ask you  
23          a question, since y'all are the experts?

24          CHAIRMAN SCHILLING: Yeah.

25          COUNCIL MEMBER ANDERSON: Why wouldn't

1           you put it closer to the building and  
2           parallel to the road?

3           MR. LORETTA:  It just kind of depends on  
4           the type of the sign.  I mean, if you were  
5           to do something like this (indicating), I  
6           would probably have it 45 degree angle kind  
7           of where they're showing.  If you were to  
8           make it more of a column that just had a  
9           plaque or something that's four-foot wide,  
10          then I would kind of do it more  
11          perpendicular to the building.

12          MS. ROBBINS:  Which I understand your  
13          sketch perfectly well there, but that's a  
14          \$20,000 sign.  And that's the budgetary  
15          concern with the tenant.  Even if it's  
16          smaller, it's a very expensive sign.

17          MR. LEE:  The alternate to a 45 degree  
18          is maybe having an L shaped, but very low  
19          brick with a white cap and then two oval  
20          signs on either side, two oval signs that  
21          are small and maybe held up by some wrought  
22          iron or some aluminum, black aluminum, and  
23          lit this way.  And that can be real classy.  
24          That kind of fills out the corner.  You can  
25          see it from both directions.

1 I think there are a lot of ways you can  
2 do a really good job that wouldn't be very  
3 expensive, but would be very classy.

4 COUNCIL MEMBER ANDERSON: I just look at  
5 this and think the only thing they're going  
6 to see when you're driving by is that sign.  
7 And the building is the thing you want to  
8 see. And I'm not -- I'm sorry. I'm going  
9 to be quiet now.

10 MR. LORETTA: That's all right.

11 COUNCIL MEMBER ANDERSON: Thank you.

12 CHAIRMAN SCHILLING: Thoughts running  
13 through my head here.

14 MR. LEE: Make a motion to defer?

15 CHAIRMAN SCHILLING: I think I've heard  
16 that we're heading in the direction of a  
17 deferral. It sounds like the applicant has  
18 no objection to that, if there is anyone  
19 that would like to make a motion.

20 MR. LEE: I'll make a motion.

21 CHAIRMAN SCHILLING: Mr. Lee just made a  
22 motion to defer. Is there a second?

23 MS. DURDEN: Second.

24 CHAIRMAN SCHILLING: Second by  
25 Ms. Durden. Any discussion or are we good?



1           MR. LORETTA: I would like to ask that  
2 maybe we move the applicant to the first  
3 case for the next meeting.

4           CHAIRMAN SCHILLING: I think that is  
5 appropriate, yes.

6           All right. We'll go ahead then. All  
7 those in favor, say aye.

8           COLLECTIVELY: Aye.

9           CHAIRMAN SCHILLING: Any opposed?  
10 All right. Unanimous.

11          Guy, did we have any other items under  
12 staff report or anything? Let's see, we  
13 didn't have anything under old business, new  
14 business.

15          MR. PAROLA: I will say this, next DIA  
16 meeting, hopefully they will land on a new  
17 leadership.

18          MS. DURDEN: At the next meeting?

19          MR. LORETTA: Is it going to be a past  
20 council member?

21          MR. PAROLA: I keep my nose out of such  
22 business; it's healthier that way.  
23 Hopefully after that we'll be able to start  
24 hiring staff and go from there. We have  
25 seven positions and two staff members. So

1 we're hoping to cure that.

2 MS. DURDEN: When is the next DIA board  
3 meeting?

4 MR. PAROLA: Next Wednesday at 1:00 p.m.

5 MR. LEE: A week from --

6 MR. PAROLA: A week from yesterday.

7 MR. LEE: I'm out.

8 CHAIRMAN SCHILLING: That will be DIA.

9 MR. LORETTA: I hope you're happy with  
10 your new boss.

11 MR. PAROLA: I'm always happy with my  
12 new boss. I'm happy with my current interim  
13 boss.

14 CHAIRMAN SCHILLING: All right. We need  
15 to officially do public comment. Is there  
16 anyone in the public that would like to make  
17 a comment or address the Board?

18 Seeing none, all right, we are  
19 adjourned. Oh, Ms. Durden.

20 MS. DURDEN: Mr. Chairman, I'm not going  
21 to be able to be here on June 13.

22 MR. LORETTA: I'm not actually as well.  
23 Although I'm hoping to present a case, so  
24 I'm not sure how I'm going to handle that.

25 MR. PAROLA: Well, I tell you what. If

1           it meets with the Board, we were going to  
2           collapse June and July anyway, because  
3           trying to get a quorum twice in those  
4           consecutive months is impossible. Do you  
5           mind if we pole everybody and hit a landing  
6           pad for one meeting for those two months?

7           MR. LORETTA: That would be great.

8           CHAIRMAN SCHILLING: That would be  
9           great.

10          COUNCIL MEMBER ANDERSON: Can I say  
11          something?

12          CHAIRMAN SCHILLING: Yes, sir.

13          COUNCIL MEMBER ANDERSON: In the event  
14          that it's July that y'all meet next, I want  
15          to say how much I've enjoyed getting to know  
16          all of you and really enjoyed this group.  
17          You do good work and you're making a big  
18          difference. It's really been an honor to be  
19          included. But I hope it's in June, and I  
20          hope you're all here.

21          MR. ALLEN: Thanks for your service as  
22          well.

23          MS. DURDEN: Thank you for your liaison,  
24          always being here. For two, three years,  
25          you've been so willing to come to our

1 meetings and participate. That means a lot.  
2 It really does. Thank you.

3 CHAIRMAN SCHILLING: Thank you.

4 All right. If everybody is good, we're  
5 adjourned. Thank you everybody.

6 (Meeting adjourned at 4:46 p.m.)

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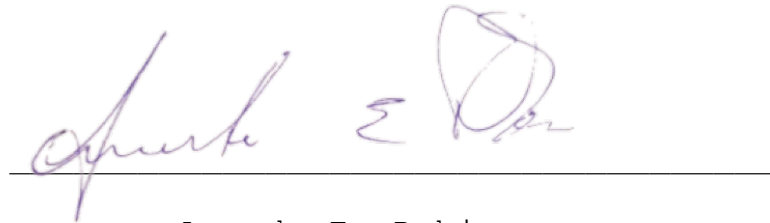
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## CERTIFICATE OF REPORTER

STATE OF FLORIDA  
COUNTY OF DUVAL

I, Amanda E. Robinson, Registered Professional Reporter, do hereby certify that I was authorized to and did report the foregoing proceedings; and that the transcript, pages 1 through 148, is a true record of my stenographic notes.

DATED this 16th day of May, 2019.



Amanda E. Robinson,  
Registered Professional Reporter