

CITY OF JACKSONVILLE  
DOWNTOWN DEVELOPMENT REVIEW BOARD  
MEETING

Proceedings held on Thursday, August 12, 2021,  
commencing at 2:00 p.m., at the Ed Ball Building, 214  
North Hogan Street, Room 850, Jacksonville, Florida,  
before Diane M. Tropaia, FPR, a Notary Public in and for  
the State of Florida at Large.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

GUY PAROLA, DIA, Operations Manager.  
INA MEZINI, DIA, Marketing and Communications.  
LORI RADCLIFFE-MEYERS, Redevelopment Coordinator.  
SUSAN GRANDIN, Office of General Counsel.  
XZAVIER CHISHOLM, Administrative Assistant.

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1 BOARD MEMBER SCHILLING: Second.  
2 THE CHAIRMAN: Motion from Mr. Allen and a  
3 second from Mr. Schilling.  
4 All those in favor of approving the  
5 July 15th DDRB meeting minutes, please say aye.  
6 BOARD MEMBERS: Aye.  
7 THE CHAIRMAN: Any opposed?  
8 BOARD MEMBERS: (No response.)  
9 THE CHAIRMAN: Okay. We'll move to  
10 Resolution 2021-07-01, Cathedral District  
11 Design Guidelines.  
12 Mr. Parola.  
13 MR. PAROLA: Thank you, Mr. Chairman.  
14 Let me give you a little bit of background  
15 before we go into what the resolution actually  
16 does. As this body knows, we've been updating  
17 the BID and CRA plan. For about ten months  
18 we've been working on it. As a part of that  
19 update are the update of the design guidelines.  
20 So the design guidelines augment our Zoning  
21 Code, and then the statement of intent of other  
22 things that this body is supposed to look at  
23 when it comes to reviewing developments.  
24 We were very hopeful that we would have  
25 been completed by now. Unfortunately, as  
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1 PROCEEDINGS  
August 12, 2021 2:00 p.m.

2 - - -  
3 THE CHAIRMAN: I'll go ahead and call the  
4 DDRB, August 12, 2021, meeting to order.  
5 I would like the board members to try to  
6 speak into the microphone for the benefit of  
7 the audience and the reporter.  
8 I'd also like to remind everyone that when  
9 you come to the microphone, please give your  
10 name and address whenever you're speaking to  
11 the board for the record.  
12 Thank you very much.  
13 I'd also like to reorganize a little bit  
14 of our agenda. After the approval of the  
15 meeting minutes, I'd like to move the Cathedral  
16 District Design Guidelines up to our first  
17 agenda item and then Project 323 final up to  
18 our second agenda item. And we'll go through  
19 that again, but just for your notes.  
20 That being said, I'd like to open the  
21 discussion for the meeting minutes.  
22 BOARD MEMBERS: (No response.)  
23 THE CHAIRMAN: Hearing none, I'll take a  
24 motion.  
25 BOARD MEMBER ALLEN: So moved.  
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1 things happen and we have complicated updates,  
2 like the update of the CRA plan, there's been a  
3 shift in trajectory, so the shift in trajectory  
4 is costing us a little bit of time.  
5 What we did not want to have happen with  
6 that little bit of extra time we need is to  
7 hold the Cathedral District back, who's done a  
8 lot of work and has been very active, with some  
9 elements they would like incorporated into the  
10 BID and CRA plan.  
11 So the operative provision of this  
12 resolution is two things. One, this body  
13 reports to the Downtown Investment Authority  
14 and provides recommendations on how to update  
15 the design guidelines. So that's one action,  
16 if this board approves the resolution, that  
17 will happen.  
18 As an interim measure, this board is also  
19 making a statement of intent that the projects  
20 in the Cathedral District -- Bids 1, 2, 3 -- 11  
21 or so additional guidelines will also be  
22 factors in your determination.  
23 What the resolution does not do, it does  
24 not change the Zoning Code. So that still  
25 exists and it can't be undone just by a simple  
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1 resolution, not that we would want to do that  
2 anyway.  
3 That said, we have taken these standards,  
4 we've vetted them through our consultant team,  
5 GAI, and their sub-consultants, to say, hey,  
6 are these consistent with the direction we're  
7 going? They said, yes, absolutely these are  
8 consistent.

9 I've had Ms. Lori Radcliffe-Meyers to look  
10 at these and vet them through the Zoning Code  
11 and pair with each one of these elements or  
12 requirements in the Zoning Code to make sure  
13 that they complemented them and weren't in  
14 conflict, and she did, and they are not, and  
15 they are consistent with it.

16 I believe Ms. Ginny Myrick is here. She  
17 may have provided a presentation or wanted to  
18 make a presentation.

19 One thing I would like to say, though, we  
20 will be kind of -- as we go with the update of  
21 the design guidelines, continue to work with  
22 Ms. Myrick and her team to see if any of these  
23 need to be strengthened in one direction or the  
24 other. But if anything changes, they will be  
25 brought back before the Board. As it stands,

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1 these stand on their own for this resolution.

2 And, obviously, I'm here for any  
3 questions. And I think Ms. Myrick has a nice  
4 presentation she'd like to give.

5 THE CHAIRMAN: Thank you, Mr. Parola.  
6 (Ms. Myrick approaches the podium.)

7 MS. MYRICK: Thank you.

8 My name is Ginny Myrick. I'm the  
9 president and CEO of Cathedral District Jax.

10 First, I'd like to introduce the members  
11 of our board that have come here today. Syd  
12 Gervin, our chairman.

13 Raise your hand, Syd.

14 Rick Stein, who just recently joined our  
15 board. And Ted Pappas, the illustrious Ted  
16 Pappas in Jacksonville. And I thought I had a  
17 staff member coming, but she's not here, so --

18 What I'd like to do is just show you  
19 something very brief so that you understand  
20 what the Cathedral District is and how these  
21 design -- why these design standards, we think,  
22 are really important to our future.

23 And let me just throw this caveat out. At  
24 the current moment, we have \$42 million worth  
25 of capital investment that are going on in the

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1 Cathedral District. There are over 300  
2 apartments that are either in process or under  
3 construction. So it's -- we believe that we  
4 have probably one of the most robust  
5 development areas in downtown Jacksonville.

6 So, Xzavier, if you want to start, make it  
7 a full screen for me.

8 MR. CHISHOLM: (Complies.)

9 MS. MYRICK: If you look at the screen  
10 just real briefly, I want to show you  
11 something. The northern boundary of the  
12 Cathedral District is State Street. The  
13 eastern boundary is Hogan's Creek, so it  
14 doesn't make an exact straight line. The  
15 southern boundary is Adams. And the middle  
16 point is Main. So in these 36 -- approximately  
17 36 blocks, are about 118 acres. And what we  
18 discovered when we -- when we hired Torti  
19 Gallas and partners to do a master development  
20 plan for us, is that 50 percent of the acreage  
21 is surface parking lots.

22 So this is something I want to share with  
23 you. The uniqueness of the Cathedral  
24 District -- I'm going to read this to you  
25 because Ted is here today. The Cathedral

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1 District has been uniquely gifted by previous  
2 generations with many significant major  
3 buildings like none other in the city of  
4 Jacksonville. And here's what makes us unique:  
5 All of these buildings are in the Cathedral  
6 District. I've listed about -- I think there's  
7 about nine or ten on this list. Some that are  
8 on what I call "the cusp of the district" are  
9 also in there, such as the Florida Theatre, the  
10 fire station, which you've been dealing with a  
11 while ago. That's what makes this whole  
12 district unique.

13 And these are examples of architecture  
14 that are in the Cathedral District. The top  
15 left is the YWCA, which is now owned by  
16 Vestcor. We bought and sold it, the whole  
17 block -- the whole City block to Vestcor. And  
18 that's where about 120 apartments are going to  
19 start at the beginning of next year.

20 The others are churches around the  
21 district, and then on the bottom left is the  
22 famous Morocco Temple, all of which you see are  
23 very unique in ways that -- people don't build  
24 like that anymore. It's impossible financially  
25 to build like that. And we recognized that

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1 when we developed these standards.  
 2 These are some examples of standards that  
 3 we would like you to consider, and that's what  
 4 drew us to suggest these to the staff. On the  
 5 left, these are fairly new buildings. What  
 6 we're asking for -- some of the things that  
 7 we're asking for is a use of mixed -- mixed  
 8 materials for the fronts of the -- for the  
 9 fascia or the facade of the building, and what  
 10 we refer to as an undulating front, so it's not  
 11 all forward and flat, similar to what you  
 12 see -- a lot of what's going on around Town  
 13 Center, the apartments that are in Town Center.  
 14 They're easy to build. And what we're looking  
 15 for is something that at least reflects the  
 16 history of the neighborhood.

17 Here's another one in Riverside  
 18 (indicating). We don't expect these wonderful  
 19 balustrades or balconies, but we do anticipate  
 20 that it would be in and out, in and out,  
 21 different front facade that meets the sidewalk.

22 Here's another shot of that (indicating).  
 23 And these are newer structures. The one  
 24 on the left is in San Marco, and you'll see  
 25 that there is a peak roof. It's a false roof

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1 over the entryway. But the one on the right is  
 2 really significant. What we're looking for is  
 3 some kind of a rooftop, not a flat roof, but a  
 4 rooftop. And you can see that right here.  
 5 Both of these peaks -- although the words are  
 6 covering it, both of these peaks right here are  
 7 really just elements of features to the  
 8 building.

9 What we also liked on this building was  
 10 the difference of the brick with the plaster  
 11 finish on it. We think most of these things  
 12 can be accomplished with Hardiboard and newer  
 13 modern finishes to them. This is a very large  
 14 project right now that's on Philips Highway  
 15 that is done by Live Oak. You can see it has a  
 16 rooftop to it and an undulating front and a  
 17 walkway all along the bottom of it.

18 So these are the things that we think  
 19 should be taken into consideration when these  
 20 projects come before you.

21 We've had two projects in the Cathedral  
 22 District, one that's been completed that would  
 23 not meet these standards. We're happy with it.  
 24 It looks great. It's really funky. It's the  
 25 container ship apartments that JWB did.

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1 But the other one, which is under  
 2 construction, was done and finished and  
 3 approved before we really got up and running.  
 4 We've been up and running for about five years.  
 5 So we'll have two examples of buildings  
 6 finished, the last one this year on Ashley  
 7 Square that will not meet these standards.

8 But we think, on a go-forward basis, our  
 9 goal is to identify 2,500 new apartments for  
 10 the Cathedral District. And that's a big  
 11 number, but we were -- we're headed in the  
 12 right direction.

13 So we ask for your consideration today to  
 14 adopt our suggested design standards.

15 Thanks.

16 THE CHAIRMAN: Thank you for that  
 17 presentation.

18 MS. MYRICK: Any questions?

19 THE CHAIRMAN: I think we'll have some  
 20 questions potentially from board comments.  
 21 We'll go around and --

22 MS. MYRICK: Thanks.

23 THE CHAIRMAN: Mr. Loretta.

24 BOARD MEMBER LORETTA: Do you want to open  
 25 up for public comment first?

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1 THE CHAIRMAN: I guess it doesn't really  
 2 matter. Let's do board comments first and then  
 3 we'll do the public --

4 BOARD MEMBER LORETTA: Yeah. Well, just  
 5 as FYI, I'm going to need to recuse myself on  
 6 this. I'm working with the Cathedral District  
 7 as a planning consultant and assisted with  
 8 preparing some of this text that we'll see  
 9 today.

10 So I'm obviously in favor of this.  
 11 There's historic buildings throughout. And  
 12 really a big element to this is just making  
 13 sure that the churches are paid attention to.

14 And, you know, there's a lot of  
 15 flexibility within here to allow a mixture of  
 16 use of development to occur with undulating  
 17 heights and back and forth, but the goal is so  
 18 there's not a -- let's say a 300-foot-long flat  
 19 facade with, you know, two different materials  
 20 all the way along. So that's primarily the  
 21 goal that they're looking for.

22 THE CHAIRMAN: Okay.

23 BOARD MEMBER LORETTA: I appreciate the  
 24 board's time.

25 THE CHAIRMAN: Mr. Schilling.

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1 BOARD MEMBER SCHILLING: Thank you.  
2 Through the Chair to Mr. Parola, just a  
3 couple of questions. And I see going through  
4 this -- but it's just to confirm. These  
5 additional guidelines would be added to and  
6 specific to only the Cathedral District, so it  
7 wouldn't -- these wouldn't apply to any of the  
8 other downtown districts?

9 MR. PAROLA: Through the Chair, you're  
10 absolutely right, Mr. Schilling.

11 And what I would add is, when we come back  
12 with the full adoption of the BID and CRA plan,  
13 you're going to see specific district standards  
14 for, say, the Southbank. A big influence of  
15 that is going to be a project you're working  
16 on. So there's going to be sister district  
17 standards in our own districts, but this is  
18 only this one.

19 BOARD MEMBER SCHILLING: Okay. And then  
20 the only last question, through the Chair, is,  
21 I gather that -- I'll officially ask. I'm  
22 assuming that staff is fully supportive of this  
23 and recommending the adoption of these  
24 extra standards?

25 MR. PAROLA: Through the Chair, if we  
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1 building on there. Maybe you're wondering --  
2 you're talking about the apartments just south  
3 of the arena?

4 BOARD MEMBER HARDEN: I'll look it up in  
5 the -- my maps to see if I can identify it,  
6 but, yeah, the one behind the YMCA -- or the --  
7 YMCA, right?

8 BOARD MEMBER LORETTA: So we're not  
9 talking about the YMCA.

10 BOARD MEMBER HARDEN: Okay.

11 BOARD MEMBER LORETTA: Ashley Square is --  
12 it's northwest of the Episcopal cathedral by  
13 two blocks or something like that.

14 At this time, I can't really specifically  
15 recall. One of the benefits that we -- you  
16 know, at least the board did provide is -- you  
17 know, we may have allotted to have maybe more  
18 of a residential tone with some more  
19 landscaping between the sidewalk and building.  
20 I honestly don't recall, unfortunately, so I  
21 apologize for that.

22 BOARD MEMBER HARDEN: Yeah, that was going  
23 to be my question, is how that -- the last  
24 project -- because I think we had a  
25 construction photo that was on the slide

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1 didn't make that clear, my bad. We are.

2 BOARD MEMBER SCHILLING: Great. I have no  
3 further questions.

4 Thank you.

5 THE CHAIRMAN: Thank you, Mr. Schilling.  
6 Mr. Allen.

7 BOARD MEMBER ALLEN: No questions.

8 Thank you.

9 THE CHAIRMAN: Mr. Harden.

10 BOARD MEMBER HARDEN: So I might ask the  
11 question to Mr. Loretta, since you were  
12 involved in the approval of the previous  
13 projects. And I know we had some  
14 conversations. I remember that project  
15 somewhat well, that we were trying to address  
16 the contextualization with an historic  
17 structure that was next door, but maybe just  
18 provide some additional context.

19 Do you recall what other elements that we  
20 might have changed with that project in light  
21 of these guidelines that maybe wouldn't have  
22 impacted the project as much?

23 BOARD MEMBER LORETTA: You know, I,  
24 regretfully -- if I recall, Ashley Square is an  
25 entire block. I don't think there's a historic

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1 projection, and that one you said was not --  
2 would not be in --

3 MS. MYRICK: Through the Chair, yes, we --  
4 we're not sure that they would comply today  
5 when you pass these standards, but they did  
6 take advantage of the topo of the area, which  
7 is -- there's a 10-foot drop all around the top  
8 of Billy Goat Hill. So all of the parking for  
9 Ashley Square is underground, which is a great  
10 advantage, particularly in Florida, as you  
11 know. So that would certainly be our  
12 suggestion, to try and put the parking  
13 underground, if you can do that.

14 And the DDRB, I believe, went -- asked  
15 them to go back and take the back wall that  
16 fronts the senior residence -- the two-story  
17 senior residence, and put more windows in there  
18 so it's not a flat wall. I think that's the  
19 only change.

20 So we asked Blue Sky, who is the developer  
21 of Ashley Square, to come and make a  
22 presentation to our board probably two years  
23 ago, and they showed us their designs, and  
24 we -- we loved it. They were the first  
25 multifamily that were going into the district,

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1 so we didn't have any objections.  
 2 I think it would be very -- what we're  
 3 trying -- let me put it this way: We are  
 4 trying not to discourage development. That's  
 5 why these are so broad, these terms are very  
 6 broad, so that, in fact, we want to attract  
 7 developers. We don't want to make it so that  
 8 they're building all in brick and all in stone.  
 9 That would be impossible today, we know that,  
 10 but we want them to recognize what's there so  
 11 it complements it.  
 12 So one of the recommendations is they use  
 13 gray tones and finishes. So I don't know  
 14 whether Ashley Square would measure up or not.  
 15 Maybe Joe can take a look at that, but I don't  
 16 think they would quite measure up on all of  
 17 these 11 items.  
 18 BOARD MEMBER LORETTA: If I may, I mean, I  
 19 am looking at the -- I just Googled Ashley  
 20 Square, looking at a rendering of it. There  
 21 are bits and pieces that are pretty accurate  
 22 that would probably fall within this. I don't  
 23 know the proximity to buildings and so on and  
 24 so forth, but what -- what may have been able  
 25 to happen on Ashley Square could be a little

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1 bit different is --  
 2 Let's say they had 300 feet on one  
 3 roadway, they ended up having two pieces come  
 4 out and have brick kind of in a U shape --  
 5 upside down U-shape design, and then the middle  
 6 kind of had similar white and brick bands.  
 7 It's possible, if they would have -- let's say  
 8 they simply tried to make the -- those three  
 9 bands almost look like three separate  
 10 buildings, still kind of similar materials, but  
 11 just almost give the ability -- that's three  
 12 separate buildings all kind of built together  
 13 over time.  
 14 I think that would more comply with the  
 15 historic character that we're talking about  
 16 here. And so I don't believe there would  
 17 really be any additional cost associated  
 18 with that. It's just more of the -- the  
 19 thought process that, we don't have --  
 20 you know, it -- we don't show just one overly  
 21 long building stretch. And it's just obvious,  
 22 this is just one complex, because there can be  
 23 kind of a conglomerate of a 300-foot building  
 24 that may look like three for four buildings  
 25 came together as one, but actually this would

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1 be built and designed as one -- at one time and  
 2 so forth.  
 3 BOARD MEMBER HARDEN: I have no further  
 4 questions.  
 5 THE CHAIRMAN: Mr. Davisson.  
 6 BOARD MEMBER DAVISSON: One of the bullet  
 7 points that sticks out probably more than any  
 8 other is the newer buildings basically should  
 9 respect and, quote, mimic the neighborhood.  
 10 And "respect" is a great word, but what  
 11 troubles me is the word "mimicking"  
 12 architecture -- the same building. We wouldn't  
 13 have a Haydon Burns library or we wouldn't  
 14 probably have the Moroccan center if we had a  
 15 design committee that said that 60 years ago.  
 16 So it -- I think it's just time to step out of  
 17 the past. "Respect" for architecture is a good  
 18 word, but I just -- I just have trouble with  
 19 the word "mimic."  
 20 MS. MYRICK: "Mimic" really in that  
 21 instance is meant to say it's -- it used to be  
 22 residential in tone, because that's what we're  
 23 all about is mixed residential and tone, but  
 24 the color is not bright pink or bright blue,  
 25 and that the --

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1 BOARD MEMBER DAVISSON: Sure.  
 2 MS. MYRICK: -- height limitation, which  
 3 is already 65 feet, is recognized in scale with  
 4 the rest of the neighborhood.  
 5 BOARD MEMBER DAVISSON: Well, then --  
 6 MS. MYRICK: And I think that's  
 7 appropriate.  
 8 BOARD MEMBER DAVISSON: I'm sorry, I  
 9 didn't mean to interrupt.  
 10 Then I would suggest -- because ten years  
 11 from now when somebody's looking at this, the  
 12 definition of "mimic" to me and you today might  
 13 be a little different than somebody reading  
 14 this, without the help of defining what  
 15 "mimic" means, because, you know, we have to  
 16 deal -- you know, we have to deal with the  
 17 future, obviously, and that's why you put this  
 18 together.  
 19 MS. MYRICK: And we respect that.  
 20 What we're asking for is that we don't  
 21 turn out to be what you're seeing all over not  
 22 just Jacksonville, but all over the United  
 23 States, and even in Europe today. There is a  
 24 cookie-cutter way of building residential --  
 25 mixed-use residential right now that is very

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1 inexpensive and very easily done, and the same  
2 architect's design is not even tweaked slightly  
3 from one project to the other, so that's what  
4 we're after, something that is unique.

5 BOARD MEMBER DAVISSON: Okay. That's all.  
6 Thank you.

7 MS. MYRICK: Thank you.

8 THE CHAIRMAN: Thank you, Mr. Davisson.

9 I have to support what Mr. Davisson said  
10 about the way you might misinterpret the word  
11 "mimic." And I am challenged by that as well.

12 (Inaudible) the ten-foot drop in that  
13 center, that is a little bit of a confusing --  
14 but I understand now that the center of the  
15 Cathedral District is ten feet higher in  
16 topography than its perimeter, so no question  
17 there.

18 Let me -- after the board has finished  
19 commenting, let me ask Mr. Chisholm if there  
20 are any public comments or speaker cards that  
21 were submitted.

22 MR. CHISHOLM: To the Chair, we had one  
23 in-person request, and that was Ms. Ginny  
24 Myrick.

25 THE CHAIRMAN: Okay.

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1 MR. CHISHOLM: Did you have a public  
2 comment that you would like to make at this  
3 time?

4 MS. MYRICK: I just did.

5 MR. CHISHOLM: And we don't have any hands  
6 raised on Zoom, to my knowledge, so --

7 THE CHAIRMAN: I appreciate that.

8 I would like to talk about the ordinance a  
9 little bit because of the word "mimic". Is  
10 there any feeling from the rest of the board  
11 members on whether or not we should push back a  
12 little bit on that and maybe rewrite this one  
13 sentence to say, respect the historic  
14 neighborhood rather than respect and mimic?

15 BOARD MEMBER SCHILLING: Why not just take  
16 out the word "mimic"?

17 BOARD MEMBER DAVISSON: I would support  
18 that. "Respect" is a good architectural term  
19 in context. "Mimic," in my mind, and perhaps  
20 many others that are trying to develop in this  
21 area, is to do the same.

22 BOARD MEMBER HARDEN: I would have to ask  
23 the applicant in this situation, but is it  
24 "respect" or "mimic" as an alternative?

25 THE CHAIRMAN: It's probably not --

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1 BOARD MEMBER HARDEN: So it doesn't really  
2 matter. You could probably remove it.

3 THE CHAIRMAN: Yeah. Mr. Davisson -- I'm  
4 sorry, Mr. Schilling.

5 BOARD MEMBER SCHILLING: I guess just as a  
6 counterpoint and -- this -- when I first was  
7 thinking through it, I thought it was  
8 referencing building, but that bullet is  
9 referencing the state's newer building  
10 materials. So the respect and mimic is  
11 specific to the materials. And I may be  
12 over-reading that, but I would say I have no  
13 objection to removing "mimic" because I think  
14 keeping "respect" in there conveys, I think,  
15 the intent of the bullet, is my own opinion.

16 THE CHAIRMAN: Okay. Mr. Allen, any  
17 thoughts?

18 BOARD MEMBER ALLEN: I agree with that.

19 THE CHAIRMAN: Mr. Parola, are we able to  
20 effect a change to this one section?

21 MR. PAROLA: Through the Chair, you  
22 absolutely are able to do that, yeah.

23 THE CHAIRMAN: Okay. That being said, I  
24 think I'd like to take a motion to approve --

25 BOARD MEMBER SCHILLING: So moved.

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24

1 THE CHAIRMAN: -- this resolution with the  
2 change that we remove "and mimic" from the  
3 sixth bullet of Section 2.

4 BOARD MEMBER HARDEN: So moved.

5 THE CHAIRMAN: I have a motion from

6 Mr. Harden for approval.

7 BOARD MEMBER SCHILLING: Second.

8 THE CHAIRMAN: A second from Schilling.

9 All those in favor, please say aye.

10 BOARD MEMBERS: Aye.

11 (Board Member Loretta abstains from  
12 voting.)

13 THE CHAIRMAN: Any opposed?

14 BOARD MEMBERS: (No response.)

15 THE CHAIRMAN: And we have one abstention,  
16 Mr. Loretta.

17 MR. PAROLA: Thank you, Mr. Chairman, for  
18 entertaining that. And pardon my rudeness, but  
19 I have another meeting.

20 THE CHAIRMAN: Of course. Thank you,  
21 Mr. Parola.

22 (Mr. Parola exits the proceedings.)

23 THE CHAIRMAN: We'll move on to DDRB  
24 2021-002, Project 323 final approval, in  
25 keeping with the way that the agenda was

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1 reorganized earlier.

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

3 report, please.

4 MS. RADCLIFFE-MEYERS: Yes, we do. Thank

5 you, Chairman Lee.

6 (Board Member Brockelman enters the

7 proceedings.)

8 MS. RADCLIFFE-MEYERS: So, again, my name

9 is Lori Radcliffe-Meyers with the Downtown

10 Investment Authority and I will be providing

11 the staff report for Project 323.

12 DDRB Application 2021-002 seeks final

13 approval for the adaptive reuse of the existing

14 building at 323 Bay Street. We're all familiar

15 with the site, bounded to the north by a

16 surface parking lot, to the east by Live Bar &

17 Bakery [sic], to the south by Bay Street, and

18 to the west by Justice Pub and the Churchwell

19 Lofts.

20 At the meeting on February 11, 2021, the

21 Downtown Development Review Board voted for

22 conceptual approval of Application 2021-002

23 subject to the following recommendations:

24 Prior to submittal of final review, the

25 developer shall meet with staff to identify any

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1 deviations sought; streetlights, benches and

2 street furnishings shall be placed in the

3 amenity area; and to provide a shade study to

4 ensure that the project meets the 40 percent

5 shade coverage.

6 The existing 323 building is listed as a

7 contributing structure within the historic

8 district, but was not a local landmark and was

9 not listed on the National Register. The

10 building, however, was recently found to meet

11 three designation criteria by the Historic

12 Preservation Commission and was, therefore,

13 forwarded to City Council for landmark status.

14 The potential landmark status requires the same

15 level of COA review as a landmarked building.

16 The project was heard at the Historic

17 Preservation Commission on the 8th of July,

18 2021, for the Certificate of Appropriateness.

19 Application COA-21-25492 was approved with

20 conditions, and a Certificate of

21 Appropriateness was granted for, one,

22 storefront changes; two, new glass canopies;

23 three, window replacement; four, the rooftop

24 addition; five, signage; and six, the rear

25 egress alteration.

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1 The proposal includes interior and

2 exterior renovations of the existing building

3 to create a concert hall/music venue with a

4 stage, bar, and second floor lounge and viewing

5 space. A 2,250-square-foot rooftop bar and

6 lounge are proposed which help activate the

7 fifth facade.

8 Based on the foregoing, the Downtown

9 Development Review Board staff supports final

10 approval of DDRB application 2021-002.

11 This concludes the staff report and staff

12 is available for questions.

13 Thank you.

14 THE CHAIRMAN: Thank you, Ms.

15 Radcliff-Meyers.

16 Is there someone available from the

17 applicant to make a presentation? And, if so,

18 since this is final, I don't think we need to

19 spend a lot of time going through everything,

20 just kind of the updates would be great.

21 (Mr. Allmand approaches the podium.)

22 MR. ALLMAND: Thank you for the

23 opportunity to present this for final DDRB

24 approval --

25 THE CHAIRMAN: I'm sorry. Real quickly,

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1 just your name and address.

2 MR. ALLMAND: My name is John Allmand. My

3 address is 3750 Oak Street, Jacksonville,

4 Florida 32205.

5 THE CHAIRMAN: Perfect. Okay.

6 MR. ALLMAND: Thank you for the

7 opportunity to present the final DDRB approval

8 for Project 323. Interestingly enough, the

9 owners finally came up with a name. It sounds

10 like it's going to be Dekka (phonetic). I

11 don't know if that's public knowledge yet, but

12 now it is.

13 This project is located on Bay Street,

14 between Market and Liberty Streets, across from

15 what used to be the old courthouse here. The

16 property is approximately 52-and-a-half feet

17 wide by 105 foot deep, the building. It goes

18 right up to the property line, except for a

19 real small sliver here in the back, about

20 2-and-a-half feet -- 2.1-foot void in the rear

21 I should say.

22 Now, to make this a concert venue, it

23 holds anywhere between 800 to 1,000 people.

24 One of the kind of real big concerns was how to

25 egress, so the owners had to purchase a piece

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1 of -- a small, little bit to egress out the  
2 back here, as well as an access easement to get  
3 everyone to the right-of-way. So that's  
4 something that's been kind of plaguing this  
5 property, you know, for a while, we were able  
6 to get by with.

7 This is a site plan (indicating). It  
8 talks about how -- how much space we have in  
9 the front and the right-of-way. It's  
10 approximately 18 feet. There's some shade  
11 being offered by the trees and canopies. In  
12 accordance to the DDRB standards, we're also  
13 going to provide a bench and trash receptacle.

14 Here is a copy of, you know, an overview  
15 of the floor plans (indicating). We've got a  
16 recessed entrance here. And kind of an optic  
17 of note is this kind of diagonal right here  
18 that was a suggestion -- a recommendation as  
19 part of our COA process, that -- HPC wanted us  
20 to have something a little bit more historical  
21 of an entry feature, which we provided.

22 Let me know if I'm going too fast here.

23 Okay. So this is the second floor plan --  
24 or, actually, go back.

25 Okay. So first floor plan here

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1 (indicating), mostly open, stage in the back,  
2 bar on the side. There's a very open hole in  
3 the second floor, stairs on both sides, some  
4 bathrooms up there, and then a bar towards the  
5 front. And then the next slide is going to  
6 have the rooftop level that has a bar, two  
7 means of egress, bathrooms in the rear.

8 And I don't know if you can see this.  
9 It's probably easier to see on your handout,  
10 but there's a railing here that steps back  
11 2 feet from the interior side of the facade.  
12 So that was also a condition, I think not only  
13 of DDRB, but also as part of HPC to get the  
14 COA, Certificate of Appropriateness.

15 And then here is a floor plan of the  
16 basement level, which is essentially going to  
17 be made unoccupiable because of some of the  
18 structural considerations we had to take into  
19 account. We had to pour also a 2-foot raft/mat  
20 slab continuous throughout the basement level.  
21 And it was already having some kind of head  
22 room issues, and that made head room issues  
23 even worse.

24 Brief layout. Not much to say here, but  
25 we've got a mixture of -- in terms of the -- it

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1 looks like the ceiling plan and lighting plan.  
2 We've got a combination of exposed track and  
3 recessed lighting throughout.

4 All right. Here is a section. Some items  
5 to note is -- here's that 2-foot setback here  
6 at the front. Before you get to the railing,  
7 that was important to kind of make the railing  
8 and activity up here on the -- on the top of  
9 the roof less visible. That was a concern, I  
10 think, for the HPC. They wanted things to not  
11 stand out and to be less visible. That was --  
12 it seemed like a -- their direction to us,  
13 which is what we tried to kind of display here.

14 We've got about 12 foot here -- 11,  
15 12 feet here to the top of the roof. The roof  
16 slopes towards the front, slightly, of the  
17 building. One of the reasons for that is the  
18 whole -- there's a drainage kind of  
19 consideration here. The whole roof slopes in  
20 the front. And rather than kind of get water  
21 down here, that we would have to then kind of  
22 pull through the back, we felt like it would be  
23 helpful to kind of bring it towards the front  
24 here.

25 We've got a -- here is a 6-foot canopy in

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1 front, 6-foot recess (indicating). And this  
2 whole canopy is about 13, 14 feet here.

3 And here you can see a stage. You can see  
4 the raft/mat slab on the bottom of the -- the  
5 basement, and there's going to be, like, a  
6 little green room here underneath the stage as  
7 well.

8 These are the existing elevations  
9 (indicating). It's got some nice T-111 here  
10 blocking up the existing elevator.

11 Here is the rear of the property. Now,  
12 this is the portion that the current ownership  
13 has kind of purchased, and we're going to be  
14 exiting from the rear here and then out that  
15 direction towards -- I think it is Market.

16 Here is a -- the new front and rear  
17 elevation. There's the 6-foot recess. Here's  
18 the recess that was kind of a compromise and  
19 request from the Historic Preservation  
20 Commission.

21 We've got a railing here with the rooftop  
22 bar. We'll take out the T-111 and put in a new  
23 storefront -- all the storefront. And most of  
24 the metals are going to be -- we want to have  
25 as bronze with opaque glass.

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1 This is the -- an elevation showing the  
2 rear of the building. Here is where the door  
3 is going to go. It's going to be recessed, as  
4 you can see, and then exiting out to the back  
5 alley.

6 This is a rendering of what it would  
7 look -- a color rendering of what it would look  
8 like with materials and the adjacent buildings.

9 Again, you know, this is going to be a  
10 bronze -- kind of looks black in this image,  
11 but it's meant to be bronze, as well as a  
12 bronze railing, opaque glass. We've got the  
13 new glass canopies here.

14 The signage is kind of a placeholder to be  
15 approved through a future DDRB correspondence.

16 And part of the reason for this other  
17 entrance right here is -- if you notice, this  
18 has some steps here (indicating). This one's  
19 on grade, so this is meant to be the ADA  
20 entrance to the facility.

21 All right. And then a close-up of the --  
22 there's going to be some fixed glass with a  
23 horizontal mullion.

24 Over here, this is the new storefront.  
25 We're going to have -- again bronze. It's

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1 color of what that streetscape might look like,  
2 as well as interior shots, night shots, with --  
3 when it's lit.

4 One more page I have on mine. This is the  
5 final page, and this talks about what it looks  
6 like kind of as a bird's-eye view again, and  
7 it's scaled to the adjacent buildings with  
8 materials. And, you know, coming the opposite  
9 direction, that kind of rooftop element gets  
10 hidden behind this building right here  
11 (indicating).

12 And I'm available for any questions you  
13 might have.

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

16 Mr. Brockelman, why don't we start with  
17 you for comments. We'll do public comments  
18 after the board.

19 BOARD MEMBER BROCKELMAN: Sure. Thank  
20 you, Mr. Chairman.

21 No questions or concerns, Mr. Allmand. I  
22 think this is a great product. I'm excited to  
23 see it move forward.

24 THE CHAIRMAN: Mr. Loretta.

25 BOARD MEMBER LORETTA: I have no comments.  
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1 going to be double, one-inch, glazed windows.  
2 We're going to install -- try to keep the noise  
3 down.

4 And then kind of a discussion about what  
5 those materials look like for the rooftop  
6 building. This is going to be -- this is the  
7 wall profile, not color, profile. It's going  
8 to be polar white. That's the color. And then  
9 this is the roof profile for the metal  
10 building. And, again, that's going to be white  
11 as well. And this is what the profiles look  
12 like in conjunction and intersected with the  
13 new railing, bronze railing with frosted glass.

14 And here we've got a few perspectives.  
15 This is a bird's eye view of the front side of  
16 the building, as well as the rooftop deck. And  
17 then inside, looking out towards the old  
18 courthouse site and across the river, this is  
19 what it's going to look like.

20 And then this is meant to kind of talk  
21 about the visibility of this rooftop element  
22 from across the street. So it's meant to have  
23 some form of setbacks to kind of -- it reduces  
24 its visibility.

25 And then we've got a couple of images in

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1 It looks pretty exciting. I wish you great  
2 luck.

3 THE CHAIRMAN: Mr. Schilling.

4 BOARD MEMBER SCHILLING: Similar to my  
5 other board members, great-looking project, no  
6 comments or questions.

7 THE CHAIRMAN: Thank you.

8 Mr. Allen.

9 BOARD MEMBER ALLEN: The signage, will  
10 that come back in front of us?

11 MR. ALLMAND: My understanding is that,  
12 yes, it will.

13 BOARD MEMBER ALLEN: All right. Thank  
14 you.

15 No comments.

16 THE CHAIRMAN: Mr. Harden.

17 BOARD MEMBER HARDEN: Thank you,  
18 Mr. Chair.

19 I think it's a great project too. I'm  
20 just curious now that there's a name out in the  
21 public realm, is there any kind of timetable  
22 for construction with the approval?

23 MR. ALLMAND: There is a timetable. I  
24 think it's probably not as soon as the owners  
25 would like, but there -- you know, there's a

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1 lot of different kind of processes coming --  
 2 happening outside of just the architecture. I  
 3 know they're looking -- trying to get some  
 4 funds from landmarking. And so I think that --  
 5 you know, that's going to be kind of the --  
 6 maybe the critical path in terms of kind of  
 7 getting things started up.  
 8 We're currently, you know, well into  
 9 construction documents. You know, we've got  
 10 engineering going and, you know, hopefully will  
 11 have construction documents wrapped up in a  
 12 month or two.  
 13 BOARD MEMBER HARDEN: All right. Thank  
 14 you.  
 15 No questions.  
 16 THE CHAIRMAN: Mr. Davisson.  
 17 BOARD MEMBER DAVISSON: Just a quick  
 18 question. What changed between your conceptual  
 19 to this review on the building facade? Is it  
 20 the canopy; is that --  
 21 MR. ALLMAND: The canopy did not change.  
 22 BOARD MEMBER DAVISSON: Okay.  
 23 MR. ALLMAND: If you look to the right,  
 24 there was -- the way -- the kind of  
 25 configuration of the storefront changed  
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1 slightly. We had kind of an opening there  
 2 originally. And, you know, the -- one of the  
 3 requests from the Historic Preservation  
 4 Commission was to enclose that, and that  
 5 required us to do some kind of internal  
 6 gymnastics to have that continue to be the ADA.  
 7 We had to introduce a platform lift.  
 8 We didn't have the room, the real estate  
 9 inside to kind of ramp everything up, so we had  
 10 to shift a few things around on the inside when  
 11 we made that change, but that's one of the  
 12 major things that changed on the outside, along  
 13 with some of the -- you know, we kind of added  
 14 to the information, you know, added kind of  
 15 materiality and stuff like that.  
 16 BOARD MEMBER DAVISSON: Well, well done,  
 17 nice project.  
 18 MR. ALLMAND: Thank you.  
 19 BOARD MEMBER DAVISSON: Good luck.  
 20 THE CHAIRMAN: Thank you, Mr. Davisson.  
 21 Appreciate it.  
 22 I have a quick question. Is there going  
 23 to be rooftop equipment behind the bar? Is  
 24 that where you're planning on --  
 25 MR. ALLMAND: Yes, there is. And it is  
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1 going to be sizable.  
 2 THE CHAIRMAN: Okay. Are you planning to  
 3 screen that? And maybe you don't necessarily  
 4 need to if it's facing the rear or facing the  
 5 alley.  
 6 MR. ALLMAND: There's no plan to screen  
 7 that at this time, but, I mean, I'm sure the  
 8 owners will be willing to entertain something.  
 9 It is, you know, facing the rear and not going  
 10 to be visible from the front.  
 11 THE CHAIRMAN: Right. Did Historic  
 12 Preservation have any comments on that?  
 13 MR. ALLMAND: They did not.  
 14 THE CHAIRMAN: They did not. All right.  
 15 MS. GRANDIN: Mr. Chair.  
 16 THE CHAIRMAN: Yes, please.  
 17 MS. GRANDIN: I heard Mr. Allmand  
 18 mention -- and it's in the drawings -- that the  
 19 glazing is opaque. And I was just wondering if  
 20 he had -- I noticed in the staff report, it  
 21 says, "At the time of final review, the  
 22 developers should provide samples of exterior  
 23 finishes as required by the Ordinance Code  
 24 procedures." Did he do that?  
 25 MS. RADCLIFFE-MEYERS: Susan Grandin,  
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1 through the Chair, I had told them, because it  
 2 was a historic building, that they did not need  
 3 to bring the materials because they weren't  
 4 changing the actual materials.  
 5 And to your point, the COA actually states  
 6 that "new glazing for storefronts, windows, and  
 7 railings shall be clear." So it's not -- it  
 8 can't be opaque. It can't be -- so I think  
 9 that's your concern. The COA is very specific  
 10 that the storefront -- that any glazing or any  
 11 (inaudible) be clear.  
 12 MS. GRANDIN: So if the COA says clear and  
 13 this says opaque, I mean -- is it going to be  
 14 clear or opaque?  
 15 MR. ALLMAND: Well, it --  
 16 MS. RADCLIFFE-MEYERS: It has to be --  
 17 MS. GRANDIN: It has to be clear.  
 18 MS. RADCLIFFE-MEYERS: The COA -- yeah,  
 19 HPC says that it has to be clear.  
 20 MS. GRANDIN: And, you know, your  
 21 guidelines basically say that too.  
 22 MS. RADCLIFFE-MEYERS: Correct.  
 23 MS. GRANDIN: So --  
 24 MR. ALLMAND: Which is fine with us.  
 25 MS. GRANDIN: So would you want to change  
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1 that here in the -- for the final --  
 2 MR. ALLMAND: Yes.  
 3 MS. GRANDIN: -- to say that the glazing  
 4 is going to be clear in both the -- I think  
 5 he's got it on section --  
 6 MR. ALLMAND: I think that was probably  
 7 just a misunderstanding. We thought that the  
 8 COA wanted it to be opaque, but it was our  
 9 intention to follow the guidelines of the COA.  
 10 MS. RADCLIFFE-MEYERS: The COA states  
 11 clear.  
 12 MR. ALLMAND: Then it's going to be clear.  
 13 MS. GRANDIN: Okay. In your motion to  
 14 approve, you might just want to mention that.  
 15 THE CHAIRMAN: Yeah. I'll do my best and  
 16 you can correct me if I mess it up.  
 17 Are there any more -- I'm sorry,  
 18 Mr. Chisholm, are there any speaker cards from  
 19 the public on this item?  
 20 MR. CHISHOLM: To the Chair, we don't have  
 21 any speaker cards. We did have a hand raised,  
 22 Ms. Nancy, but I don't see it raised anymore,  
 23 so no public comment.  
 24 THE CHAIRMAN: All right. Thank you.  
 25 I'll make a motion for approval with the  
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1 you, Chairman Lee.  
 2 I'll be providing the staff report for the  
 3 Jacksonville Jaguars performance center for  
 4 conceptual approval.  
 5 DDRB application 2021-012 seeks conceptual  
 6 approval for a 127,087-square-foot performance  
 7 center located at One TIAA Bank Field Drive.  
 8 The site is bounded to the north by East Beaver  
 9 Street, to the east by East Beaver Street, to  
 10 the south by the Event Parking Lot M, and to  
 11 the west by Franklin Street.  
 12 The proposal includes an approximately  
 13 127,087-square-foot facility consisting of  
 14 executive offices, coaches' offices, football  
 15 support offices, scouts' offices, equipment  
 16 room, meeting rooms, weight training and  
 17 medical facilities, an indoor practice field  
 18 and two outdoor natural grass fields with  
 19 approximately 2,300 seat/bleachers, a team  
 20 store, concession facilities, and other  
 21 ancillary improvements.  
 22 The facilities are modern in design,  
 23 utilizing steel, precast concrete, and large  
 24 expanses of glazing, creating clean lines. A  
 25 large courtyard serves as the main pedestrian  
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1 clarification that there must be clear glass  
 2 and that they must follow the guidelines  
 3 already established from your approval from  
 4 Historic.  
 5 BOARD MEMBER BROCKELMAN: Second.  
 6 THE CHAIRMAN: Okay. I have a second from  
 7 Mr. Brockelman. I'm sorry, a first from  
 8 Mr. Brockelman. Do I have a second?  
 9 BOARD MEMBER HARDEN: Second.  
 10 THE CHAIRMAN: Second from Mr. Harden.  
 11 Thank you.  
 12 All those in favor, please say aye.  
 13 BOARD MEMBERS: Aye.  
 14 THE CHAIRMAN: Any opposed?  
 15 BOARD MEMBERS: (No response.)  
 16 THE CHAIRMAN: That motion carries  
 17 unanimously.  
 18 Thank you.  
 19 MR. ALLMAND: Thank you.  
 20 THE CHAIRMAN: Okay. Let's move on to  
 21 DDRB 2021-012, Jaguars football performance  
 22 center, conceptual approval.  
 23 Ms. Lori Radcliffe-Meyers, do we have a  
 24 staff report?  
 25 MS. RADCLIFFE-MEYERS: Yes, we do. Thank  
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1 entrance and includes a sculpture garden,  
 2 seating and landscape. Additional features  
 3 include a team store, cafe, and additional  
 4 concessions.  
 5 Based on the foregoing, the Downtown  
 6 Development Review Board staff recommends  
 7 conceptual approval of DDRB application  
 8 2021-012 with the following recommendations:  
 9 Applicant will work with DDRB staff on the  
 10 design of the public realm along Franklin  
 11 Street and the applicant will continue to work  
 12 on the exterior design of the interior practice  
 13 field building to ensure that it creates  
 14 architectural interest at the street level and  
 15 enhances the urban character.  
 16 This concludes the staff report and staff  
 17 is available for questions.  
 18 Thank you.  
 19 THE CHAIRMAN: Thank you, Ms.  
 20 Radcliff-Meyers.  
 21 If the applicant is available, would you  
 22 please make a presentation.  
 23 MS. GRANDIN: Could I ask you a  
 24 question --  
 25 THE CHAIRMAN: Yes, please.  
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1 MS. GRANDIN: -- just while they're doing  
2 that?  
3 Is there a difference architecturally  
4 between clear glass and transparent glass?  
5 Because I know if you get a -- like, an impact  
6 glass, it's not exactly clear, it's got a  
7 little green tint to it or something. Is there  
8 a differentiation between you guys?  
9 THE CHAIRMAN: I'll start. I mean, clear  
10 and transparent generally mean the same thing.  
11 It's when they say it's been tinted or has a  
12 coating on it that it starts to impact the  
13 level of clarity of glass.  
14 MS. GRANDIN: Okay.  
15 THE CHAIRMAN: Opaque glass would be  
16 spandrel glass where it has a coating on the  
17 back of the glass, where it lets no visible  
18 light through or no ability to see in and out.  
19 Mr. Davisson, you can add to that.  
20 BOARD MEMBER DAVISSON: I'm good with  
21 that.  
22 MS. GRANDIN: Thank you.  
23 (Ms. Trimmer approaches the podium.)  
24 MS. TRIMMER: Cyndy Trimmer, 1 Independent  
25 Drive, Suite 1200, on behalf of the applicant.  
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1 On the eastern portion you have the performance  
2 center. And at the south of the project you  
3 have the public amenity space.  
4 Working our way again from the north,  
5 you've got public -- sorry, employee parking on  
6 the northern boundary of the project. Coming  
7 around, this is the team space, and it is going  
8 to be behind a secured fence, but that will be  
9 for the players. And then coming down, you'll  
10 see on various slides this is the sculpture  
11 garden that Lori referenced when she was going  
12 through the plan.  
13 We really are building a state-of-the-art  
14 performance center for the players. This is  
15 the ground floor of that center (indicating),  
16 and it really does have everything that you  
17 could possibly need, from dining facilities,  
18 meeting facilities, and then just the absolute  
19 top-of-the-line training facilities.  
20 The second floor, we have media space,  
21 draft room, and then coach offices.  
22 The indoor practice facility looks exactly  
23 like what you would expect. We don't need to  
24 belabor that one.  
25 And then moving to the south on the public  
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1 We are here today on the much anticipated  
2 practice facility for the Jags. I have Will  
3 Tutwiler from the Jags with me, also Christine  
4 Pitcole from Rossetti, they're the architects  
5 on the project. George Katsaras and Karl  
6 Soderholm from ETM, they're handling the civil  
7 and landscaping. And hopefully between all of  
8 us we can answer any questions you've got  
9 today.  
10 I think we all know where we are and what  
11 we're doing, so I'll breeze through.  
12 Just to give you context, this is the  
13 existing practice facility that we'll be  
14 building over and putting a portion of Lot N,  
15 just south of it.  
16 The surrounding area is not particularly  
17 exciting, but I will pause on Franklin Street  
18 because we are going to need to talk about that  
19 area today. As you can see, there's not much  
20 going on except for the print and screening on  
21 the 8-foot fence that fronts that. We don't  
22 have much shade or anything on the eastern  
23 portion of the frontage.  
24 Working my way through the plan, at the  
25 northernmost side you have the practice field.  
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1 amenity space, we have bleachers, and below  
2 that is an activated concourse that will have a  
3 game shop, concessions, bathroom facilities.  
4 The performance center, again, we're not  
5 going to belabor too much because this really  
6 is meant to be team space, but we will be  
7 creating new parking. It will be secured for  
8 them.  
9 And, again, this northern portion we  
10 haven't focused too much on because this is  
11 employee parking and not really designed for  
12 pedestrian space.  
13 Focusing on the southern portion and then  
14 this Franklin Street corridor, this is really  
15 where we have the opportunity for pedestrian  
16 activity. And when we looked at it, we wanted  
17 to spruce this up since it is so barren, but we  
18 quickly realized that there are challenges with  
19 this corridor. So right now we have two  
20 16-foot drive aisles, a sidewalk and a  
21 retention wall. So working within the confines  
22 of that, we looked first at reducing the drive  
23 aisles to get them down to the minimum 12 each  
24 way, and whether that would give us the  
25 opportunity to do a full pedestrian clear zone  
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1 with an amenity zone that would be planted.  
 2 When we did that, we realized that we've  
 3 got this water line immediately off of the  
 4 sidewalk right now. So even if we reduced the  
 5 drive aisles to 12 feet, which we do intend to  
 6 do, doing more extensive shade tree planting  
 7 along that corridor is not going to be  
 8 possible. We need a 6-foot clear area, as  
 9 required by that water line.  
 10 So we started brainstorming alternatives  
 11 and options of what we can do. We know we need  
 12 shade there, so we're looking at options for  
 13 raised planters or possibly pulling the  
 14 plantings to the eastern side of the sidewalk,  
 15 but that is something that we do want your  
 16 feedback on today, to look at ways that we can  
 17 activate that and make it a little bit more  
 18 pedestrian friendly, recognizing the confines  
 19 of the corridor.  
 20 No problems on the concourse side. We  
 21 have this beautiful shaded swath that we have.  
 22 And you will see on later slides where we have  
 23 plans for programming art and different  
 24 activation along that space.  
 25 And then I want to pause here because this  
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1 so that it can have an iconic art piece, but  
 2 then also these places for public congregation  
 3 and shade.  
 4 Moving on to the performance center, you  
 5 start to see the architecture of this building  
 6 and Rossetti's talent (inaudible). They have  
 7 stadiums all over the country, and they've  
 8 worked with us to do a mixture of materials so  
 9 that we've got a modern look with the steel --  
 10 the corrugated metal paneling and the bamboo  
 11 that they've integrated to give it a little bit  
 12 of a warmer feel.  
 13 The view of that performance center from  
 14 the inside of the field (indicating).  
 15 Moving on to our materials, I'll be  
 16 referring to these throughout, but it will give  
 17 you kind of an idea of what's coming.  
 18 On to the elevations. This is the public  
 19 amenity space (indicating). Pulled out this  
 20 far, it doesn't look particularly exciting, but  
 21 we've gone through that in detail, so I'm not  
 22 going to run through this one too extensively.  
 23 But we did bring you the dynamic art  
 24 displays and things like that that we're  
 25 looking at bringing into this space with some  
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1 really gives you the best overview of the  
 2 project where you can see the three facilities.  
 3 We are going for gold LEED certification on  
 4 this project. And on this slide you can see  
 5 one of the key features of that, which are the  
 6 solar panels that are on every building. Those  
 7 have been strategically designed with their  
 8 angles to maximize the effectiveness of the  
 9 solar panels. And we're really excited to go  
 10 for that certification. We believe we will get  
 11 the points to make it.  
 12 So, again, starting at the southwest  
 13 corner of the project, you can see here the  
 14 public amenity space and that activated  
 15 frontage, which is a game changer for us  
 16 because there's really nothing out there today  
 17 for the fans.  
 18 So this is going to have, as Lori  
 19 mentioned, seating for over 2,200 fans. And  
 20 then on the ground floor they'll have this  
 21 open, activated space that has the retail, the  
 22 restaurants, and the rest room facilities.  
 23 To the east of that, between the public  
 24 amenity space and the performance center, we've  
 25 designed this sculpture garden. It is designed  
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1 examples of the imagery and inspiration boards  
 2 for activating that 16-foot corridor that we  
 3 have in the concourse.  
 4 The clicker has a delayed reaction.  
 5 Moving on to the performance center,  
 6 again, we had 3D renderings, so I won't belabor  
 7 this point, but I think you can see the mix of  
 8 materials that we have on here with the  
 9 spandrel glass, the glazing, the precast  
 10 concrete and the bamboo.  
 11 This one shows you the anticipated iconic  
 12 sculpture for the garden (indicating).  
 13 And then moving on to the other side of  
 14 the performance center, you can begin to see  
 15 the field house from this one. And I want to  
 16 take the time to talk about that because I know  
 17 it's been the subject of discussion.  
 18 We do, like I mentioned, have, on the left  
 19 side from this vantage point, where you're  
 20 going to have those solar panels fronting the  
 21 inside of the facility. And then the exterior,  
 22 we've been working with Jen Jones Murray and  
 23 Diana Donovan from the Cultural Council to  
 24 integrate art into the building.  
 25 So on the left-hand side, the taller  
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1 portion of the field house, that's going to be  
2 your insulated metal paneling. We're working  
3 on what type of paneling you can have so there  
4 is some articulation or detailed texture to  
5 that project.

6 And on the back half of it, which is going  
7 to be the left and right and then what wraps  
8 around the back of the field house, that's your  
9 corrugated metal panel. And that's where we're  
10 working with the Cultural Council for a mural  
11 to go on. We understand -- we don't want the  
12 entire building to be busy and crazy so that  
13 it's just overwhelming. We're working with  
14 them on something that will be tasteful but  
15 will wrap around that back.

16 So moving on to the back of the building,  
17 the piece that you see in the center that is  
18 labeled "11," that's actually the roof, so it  
19 will be angled. It looks way more intrusive on  
20 this elevation than it will be in real life.

21 So you're going to have the mural going around  
22 the bottom where the corrugated metal is, where  
23 you see the 12 over 8. And then above that is  
24 the rear of the taller portion of the structure  
25 where you get the glass front. So when you're

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1 coming across, behind Beaver Street or on the  
2 bridge, you're going to get the glass structure  
3 on the top with the mural on the bottom.

4 And then coming around to the other side  
5 of the facade, one of the things I didn't  
6 highlight from the first side when we were  
7 looking at it is the pedestrian experience on  
8 this project. We're going to be doing climbing  
9 plantings so that there will be the mimicking  
10 of a green wall coming up on a pedestrian  
11 scale, up onto the side of the building that is  
12 an insulated metal panel that doesn't have the  
13 mural on it.

14 And then the most important part, because,  
15 really, if you're outside the stadium, looking  
16 into it, you're going to -- either from the  
17 west or from the south, you're going to be  
18 seeing this part of the practice facility  
19 (indicating), which is really the inside that  
20 faces the fields. And that's going to have,  
21 again, those solar panels that are going to  
22 have integrated LEDs working with them so that  
23 they can do some type of light activity on that  
24 solar panel roof.

25 And then if you -- if you look at this  
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1 portion where you have the band across the  
2 front of the practice field, we're looking  
3 at -- on the next slides you'll see something  
4 to put into that space, whether it be a shimmer  
5 wall, light display, something to activate that  
6 strip so it's got a little bit more movement  
7 and a little more dynamic -- but, again, paying  
8 respect to the overall structure.

9 BOARD MEMBER ALLEN: Where are you talking  
10 about now?

11 MS. TRIMMER: You can see on the facade of  
12 this -- the south elevation, there's the strip  
13 here that has the different material. So it  
14 would be to the right of the Jags logo, but  
15 something on that white wall that would give it  
16 a little bit of activity with -- again, without  
17 being overwhelming and not just being plaster  
18 and building murals.

19 So I'm going to pause there. And, like I  
20 said, I've got the entire design team with me.  
21 So any questions you have, we look forward to  
22 it.

23 We do, again, really want your feedback on  
24 Franklin Street. We know that that is  
25 something that we have to work on and that

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1 there are challenges there.

2 Joe, Mr. Loretta in particular, would love  
3 your expertise on the landscaping.

4 And we really appreciate your support.  
5 We're excited to bring this for the team and  
6 are available for questions.

7 THE CHAIRMAN: Thank you, Ms. Trimmer.  
8 Appreciate that.

9 Let's do board comments before public  
10 comments. And maybe, Mr. Davisson, we could  
11 start with you.

12 BOARD MEMBER DAVISSON: Well, I guess to  
13 beat a dead horse, I think you've addressed it  
14 and I think staff addressed it as well, as far  
15 as the north -- you know, to the north into  
16 this complex, it is kind of the entry and  
17 gateway to downtown with the stadium. And  
18 it's -- as far as the public's perception,  
19 that's probably where the building is going to  
20 be seen the most. So do the best you can  
21 there. The rest of the project is a facility  
22 and overall it's great to have downtown, so  
23 good luck.

24 MS. TRIMMER: Thank you.

25 THE CHAIRMAN: Thank you, Mr. Davisson.

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1 Mr. Harden.  
 2 BOARD MEMBER HARDEN: Yeah, I think that  
 3 the exterior public entry is really nice and I  
 4 think the player entrance and some of the  
 5 design features are really nice. And I think  
 6 it -- I don't know if you are looking for --  
 7 the applicant's looking for the board's  
 8 specific feedback and why you've offered, you  
 9 know, some different conceptual treatments of  
 10 those walls. Is that what you are looking for?  
 11 MS. TRIMMER: Through the Chair, as I  
 12 mentioned, we are -- we're consulting with the  
 13 Cultural Council. The intent is to have a  
 14 mural. You saw in the staff report where the  
 15 DDRB gave us some inspiration imagery for other  
 16 ways to do it. And the images that were in  
 17 your packet kind of show you the feel of what  
 18 we've been talking about with the Cultural  
 19 Council that -- absolutely we welcome feedback,  
 20 definitely.  
 21 BOARD MEMBER HARDEN: I mean, I don't have  
 22 any particular feedback, and I didn't -- I just  
 23 wanted to make sure we weren't leaving that  
 24 issue unaddressed. So I think it's a really  
 25 cool facility and hopefully it helps us win

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1 more football games.  
 2 THE CHAIRMAN: Thank you, Mr. Harden.  
 3 Mr. Allen.  
 4 BOARD MEMBER ALLEN: Thank you so much.  
 5 I think the building itself looks great.  
 6 Echoing all of my colleague's comments about  
 7 really the Beaver Street side of the  
 8 building -- you know, when people from out of  
 9 town are coming in for the Jaguars game or  
 10 Florida/Georgia, whatever it may be, if they're  
 11 staying out at the beach, they're -- one of the  
 12 ways in is, obviously, coming over the Mathews  
 13 Bridge, Arlington Expressway, all that sort of  
 14 stuff. If we can do something to jazz up that  
 15 back side -- that roof on the lower part, I  
 16 don't know if there's LED features that can be  
 17 done there. I'll leave that to greater minds  
 18 than me, but I think engaging that back side of  
 19 the building could really, you know, build some  
 20 excitement as people are coming towards the  
 21 stadium, likely (inaudible) anyway. That would  
 22 be my only suggestion.  
 23 Thank you.  
 24 THE CHAIRMAN: Thank you, Mr. Allen.  
 25 Mr. Schilling.

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1 BOARD MEMBER SCHILLING: Thank you,  
 2 Mr. Chairman.  
 3 And I'll start off by saying I recognize  
 4 this is a conceptual review and y'all have done  
 5 a great job, and the amount of detail that you  
 6 have brought forward, and -- and I think the  
 7 project looks great. I'll echo what's been  
 8 said. I love the idea of the mural on the side  
 9 of the practice facility. I think that would  
 10 really help it.  
 11 I was going to mention about Franklin,  
 12 just a couple of thoughts, and this is thinking  
 13 out loud, is -- I would love to see more  
 14 pedestrian zone. And I recognize that the  
 15 water line is there, but one thing -- and then  
 16 I know typically the desire is to have the  
 17 amenity zone separate the ped zone from the  
 18 road, but with the water line being the  
 19 restriction, to get some shade and landscape  
 20 there, you may want to have the amenity zone up  
 21 against the retaining wall. And that way you  
 22 can keep the ped zone over the water line so  
 23 you don't have any roof conflicts with the  
 24 pipes. So I was going to throw that out as a  
 25 suggestion and an idea. I think that could

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1 really improve that streetscape.  
 2 Other than that, I don't have any other  
 3 comments.  
 4 Thank you.  
 5 THE CHAIRMAN: Thank you, Mr. Schilling.  
 6 Mr. Loretta.  
 7 BOARD MEMBER LORETTA: Thank you.  
 8 I do think overall this is super exciting  
 9 and hope for great success to have this occur,  
 10 and with the Jaguars.  
 11 I do have a couple of concerns. Just,  
 12 y'all need to think through, when you get to  
 13 final, more site plan related issues. We went  
 14 through the parking lot really quick on the  
 15 north. Right now I'm real concerned it doesn't  
 16 meet code. It just really needs to have some  
 17 sort of sidewalk connection to a door, so on  
 18 and so forth. It doesn't really show that we  
 19 have it, in order to have 6 feet to that curb.  
 20 The parking lot on the east side doesn't  
 21 actually meet code right now. You're going to  
 22 need at least one more landscape island in the  
 23 middle. That's pretty minimal.  
 24 So beyond those two things, everything  
 25 else is awesome. On Franklin Street -- it's

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1 kind of interesting -- I'll ask the board. One  
2 thing, I did have ex-parte communication with  
3 Karl.

4 A part of me questions, as a board  
5 decision, do we recommend that we do nothing on  
6 Franklin Street until the City and the Jaguars  
7 or the City and somebody to the future takes  
8 down and makes a decision on how to redevelop  
9 the fairgrounds? Because if and when the  
10 fairgrounds is redeveloped, this whole Franklin  
11 Street, which is almost like a road that could  
12 be removed, to some small extent or whatnot,  
13 then at that point, you know, we could put a  
14 condition in here that says, you know, that  
15 they have to, like, redevelop the entire  
16 boundary of Franklin Street.

17 Part of me questions it. If Franklin  
18 Street wants to become sort of, like, you know,  
19 a brick promenade, that -- you know, fully  
20 activated road as this all develops into the  
21 future, but it's not ready for that right now  
22 because we don't know what's going on with the  
23 fairgrounds.

24 So I almost question if that's something  
25 we should consider as a board, which would  
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1 actually, you know, be in favor of these guys  
2 because it minimizes the current work effort,  
3 but it would still be a long-term, positive  
4 play, in my mind, for the City.

5 Shy of that, really what Bill said is, if  
6 we do model a road diet and reduce the lanes  
7 from 16 or 32 to 24, we can get another  
8 8 feet -- although the road may not be centered  
9 then between the right-of-way. But, you know,  
10 we may not be able to get true shade, but we  
11 may be able to put palm trees up against that  
12 retaining wall, which is basically the other  
13 element that I really recall.

14 So I think those are kind of your two  
15 options. I kind of like the idea of allowing  
16 two years to play out so that way we can get  
17 the fairgrounds kind of transitioned and truly  
18 redevelop that road to -- you know, really a  
19 pedestrian zone that then is just security.

20 I mean, I'm amazed that -- I continue to  
21 look on Google maps. I'm like, can you really  
22 drive through there? And I think you can, but,  
23 I mean, do people really drive through? I  
24 don't think it's even -- I don't think anybody  
25 would even know that you can. You know, I'm --  
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1 because it just looks like it's a part of the  
2 parking facility.

3 THE CHAIRMAN: To that point, may I ask a  
4 question? As part of the City's planning  
5 package to the Jags, is Franklin Street part of  
6 the condition that you upgrade and renovate?

7 MS. TRIMMER: Through the Chair, not as  
8 part of the incentive package that's being  
9 sought right now. That is not a condition  
10 of --

11 THE CHAIRMAN: All right. Mr. Loretta,  
12 anything else?

13 BOARD MEMBER LORETTA: No, thank you.

14 THE CHAIRMAN: Mr. Brockelman.

15 BOARD MEMBER BROCKELMAN: Thank you,  
16 Mr. Chairman.

17 I love this project. And, I mean, I think  
18 my colleagues have summed up a lot of good  
19 points.

20 I'll just say, Mr. Tutwiler, thank you and  
21 the Jaguars for partnering with the Cultural  
22 Council. I think that's a great move and I'm  
23 very confident that Ms. Donovan and her  
24 organization will be a good partner for you.

25 THE CHAIRMAN: Thank you. I appreciate  
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1 that.

2 Just a couple of thoughts, or maybe a  
3 comment. We've got some existing practice  
4 fields on one side of the stadium and now we've  
5 got some more practice fields that are going to  
6 be redeveloped. Was there any consideration to  
7 try to make those architecturally similar at  
8 all or think about how those two might book-end  
9 the stadium as a frame of reference when you're  
10 coming up Bay Street?

11 They seem so different than each other.  
12 Maybe that was intentional or maybe not, but --  
13 and maybe that's a question for the architect.  
14 I don't know.

15 MS. TRIMMER: Through the Chair, I don't  
16 want to overstep, and I will absolutely allow  
17 them to come in and chime in, but I know that  
18 part of the thought process of that is that the  
19 existing practice facilities really are  
20 integrated with Daily's Place, and that's kind  
21 of its own thing. And that this new practice  
22 facility is meant to be its own thing as well,  
23 to have separate identities, but I will let  
24 Ms. Pitcole step in.

25 (Ms. Pitcole approaches the podium.)  
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1 MS. PITCOLE: Hi. Christine Pitcole from  
 2 Rossetti.  
 3 And the intent really was to let Daily's  
 4 Place work with TIAA and that this would be a  
 5 clean, you know, kind of modern facility that  
 6 integrated itself together as one, part of the  
 7 campus, but yet it stood -- stand alone.  
 8 THE CHAIRMAN: Okay. Thank you. I  
 9 appreciate that. And for the record, would you  
 10 state your address?  
 11 MS. PITCOLE: Oh, sure. It is 710 Oakleaf  
 12 Drive, Bloomfield Hills, Michigan 48302.  
 13 THE CHAIRMAN: Thank you. Appreciate it.  
 14 I agree with all my fellow board members  
 15 comments, especially with staff, on the desire  
 16 to continue to develop both Beaver Street and  
 17 Franklin Street facades.  
 18 I tend to agree also with Mr. Loretta on  
 19 maybe not doing too much to Franklin. That may  
 20 have to be undone in the future when we do  
 21 decide what to do with the fairgrounds. So for  
 22 whatever that's worth, it should develop in  
 23 consideration with (inaudible).  
 24 MS. TRIMMER: Through the Chair, it's  
 25 worth a lot. That was our original proposal  
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1 MS. RADCLIFFE-MEYERS: (Inaudible.)  
 2 THE CHAIRMAN: I'll move on to any new  
 3 business.  
 4 Ms. Radcliff-Meyers.  
 5 MS. RADCLIFFE-MEYERS: Nothing.  
 6 THE CHAIRMAN: Mr. Chisholm, do we have  
 7 any public comments?  
 8 MR. CHISHOLM: To the Chair, we have no  
 9 public comments.  
 10 THE CHAIRMAN: All right. That being  
 11 said, I'll move to adjourn.  
 12 Thank you, everyone.  
 13 (The foregoing proceedings were adjourned  
 14 at 3:10 p.m.)  
 15 - - -  
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 18  
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 21  
 22  
 23  
 24  
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1 because there is a grand plan for that area,  
 2 and moving on in the stadium district, but at  
 3 the same time we want to recognize, there is an  
 4 overlay and we have code provisions, so we look  
 5 forward to working with staff with its guidance  
 6 to see what needs to be done in the interim.  
 7 THE CHAIRMAN: That being said, I'll take  
 8 a motion for approval on the conceptual.  
 9 BOARD MEMBER ALLEN: So moved.  
 10 THE CHAIRMAN: So moved by Mr. Allen.  
 11 Do I have a second?  
 12 BOARD MEMBER LORETTA: Second.  
 13 THE CHAIRMAN: Second by Mr. Loretta for  
 14 conceptional approval with the recommendation  
 15 from staff for DDRB 2021-012.  
 16 All those in favor, please say aye.  
 17 BOARD MEMBERS: Aye.  
 18 THE CHAIRMAN: Any opposed?  
 19 BOARD MEMBERS: (No response.)  
 20 THE CHAIRMAN: Great. Motion carries  
 21 unanimously.  
 22 MS. TRIMMER: Thank you very much.  
 23 THE CHAIRMAN: Thank you.  
 24 That ends our action items for today.  
 25 We'll move into old business, if we have any.  
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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
 13  
 14  
 15 DATED this 22nd day of August 2021.  
 16  
 17  
 18  
 19 \_\_\_\_\_  
 20 Diane M. Tropa  
 21 Florida Professional Reporter  
 22  
 23  
 24  
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