

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, April 10, 2025,
commencing at 2:00 p.m., at the Jacksonville Public
Library, 303 North Main Street, Multipurpose Room,
Jacksonville, Florida, before Diane M. Tropa, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

LINZEE OTT, Chair.
CARL DAWSON, Secretary.
MATT BROCKELMAN, Board Member
KEVIN CRAIG, Board Member.
ENNIS DAVIS, Board Member.
PETER DEIULIIS, Board Member.
FREDERICK JONES, Board Member.

ALSO PRESENT:

GUY PAROLA, DIA, Operations Manager.
TERRENCE HARVEY, Office of General Counsel.
CHRIS MILLER, City Council Member/Liaison.
BRETT JAMES, Director, Planning Department.
BILL DELANEY, Council Liaison, Mayor's Office.
AVA HILL, DIA, Administrative Assistant.

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MR. HARVEY: Terrence Harvey, Office of
General Counsel.
MS. HILL: Ava Hill, DIA staff.
THE CHAIRWOMAN: Great. Thank you all so
much.

And just a quick reminder for everybody
seated up here to please press and hold the
button and speak loud enough, try to enunciate
so that we -- we've had some audio issues in
this room -- so that we can get an accurate
record of the proceedings. That would be
great.

And then a reminder, too, if there is any
public comment, to just state your name and
address for the record.

That being said -- and speaker cards are
up at the front table.

So that being said, we will kick off our
action items. A is approval of the
February 13th meeting minutes, so I'll go ahead
and open that item, and I will entertain any
motions.

BOARD MEMBER JONES: Move to approve.

MR. PAROLA: Through the Chair, if I
could, they weren't provided, so there would be

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P R O C E E D I N G S

April 10, 2025 2:00 p.m.

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THE CHAIRWOMAN: We'll call the
April 10th, 2025, Downtown Development Review
Board meeting to order.

We are going to start with introductions,
and I'll start on my left with Mr. Delaney.

MR. DELANEY: Good afternoon.
Bill Delaney, Mayor's Office.

THE CHAIRWOMAN: Press and hold.

MR. JAMES: Brett James, Planning
Department.

COUNCIL MEMBER MILLER: Good afternoon.
Chris Miller, City Council.

BOARD MEMBER DAVIS: Ennis Davis, DDRB.

BOARD MEMBER BROCKELMAN: Matt Brockelman,
DDRB board member.

THE CHAIRWOMAN: Linzee Ott, Board Chair.
Almost Friday.

BOARD MEMBER DAWSON: Carl Dawson,
Secretary, DDRB.

BOARD MEMBER CRAIG: Kevin Craig, DDRB.

BOARD MEMBER DEIULIIS: Pete Deiuliis,
DDRB.

MR. PAROLA: Guy Parola, DIA staff.

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no motion. I apologize. You'll get them next
month.

THE CHAIRWOMAN: I completely missed that.
I'm sorry, my mind is elsewhere today, and
I didn't even catch that.

Okay. Thank you.

We will not be approving the February
minutes today because they will be provided at
a later date, so scratch that.

We will move right into any voting
disclosures -- voting conflict disclosures, if
we have any. I don't see any filed.

Does anybody have any 8Bs they need to
file?

BOARD MEMBERS: (No response.)

THE CHAIRWOMAN: Seeing none, moving right
along, Item C is application 2025-001, Gates of
Riverside. And this is conceptual review
today, so I'll open that public hearing.

And, Board Members, I don't want to
forget, so I'm going to start with it: If
anybody has any ex parte to declare, please do
so now.

BOARD MEMBERS: (No response.)

THE CHAIRWOMAN: Excellent. Then we'll

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<p style="text-align: right;">5</p> <p>1 head into a staff report, if we could, please.</p> <p>2 BOARD MEMBER BROCKELMAN: Madam Chair, I</p> <p>3 apologize.</p> <p>4 Just maybe for clarification, I think a</p> <p>5 lot of us received that email from Ms. Powell</p> <p>6 about today's agenda item.</p> <p>7 THE CHAIRWOMAN: Okay. We will -- I think</p> <p>8 we can probably file that one on the record for</p> <p>9 every single board member. Nancy Powell,</p> <p>10 Scenic Jax, we all received an email.</p> <p>11 Thank you, Mr. Brockelman.</p> <p>12 And now we will go to a staff report,</p> <p>13 please.</p> <p>14 MR. PAROLA: Thank you, Madam Chair.</p> <p>15 I will -- is there any way to get that a</p> <p>16 little larger, Ava? Do you know?</p> <p>17 MS. HILL: (Complies.)</p> <p>18 MR. PAROLA: Perfect. Thank you so much.</p> <p>19 I'll be reporting on application 2025-001.</p> <p>20 This is for conceptual approval.</p> <p>21 Slide, please.</p> <p>22 Thank you, Ava.</p> <p>23 This shows the location of this site.</p> <p>24 It's an existing building. It was the St. Joe</p> <p>25 building at one time, then Raymond James. I</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">7</p> <p>1 River.</p> <p>2 Proposed are two additions, and I -- we're</p> <p>3 actually pretty excited about this. So I'll</p> <p>4 start to Riverside Avenue and work my way to</p> <p>5 the St. Johns River.</p> <p>6 On the Riverside Avenue portion, they're</p> <p>7 proposing a two-story, retail and office,</p> <p>8 addition. I guess that would be -- the south</p> <p>9 line of the addition is colinear with the north</p> <p>10 line of the parking deck. It extends from</p> <p>11 Riverside Avenue, about 70 feet in depth and</p> <p>12 maybe 170, plus or minus, feet in width. And</p> <p>13 I'm measuring width as being parallel to</p> <p>14 Riverside Avenue.</p> <p>15 When we get to the St. Johns River area of</p> <p>16 it, there's about a 20-foot addition. It's</p> <p>17 proposed to be a restaurant. It extends closer</p> <p>18 to the river by 54 feet, and then it's -- then</p> <p>19 the building currently sits there.</p> <p>20 It is an activated rooftop. And if one</p> <p>21 were to zoom in -- and maybe the next slide</p> <p>22 shows it a little more, Ava. No, it doesn't,</p> <p>23 but I'll get back to that.</p> <p>24 This is what's proposed on the Riverside</p> <p>25 Avenue addition. As I said, it's approximately</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">6</p> <p>1 don't know who's branded it at this point.</p> <p>2 This is in the Brooklyn neighborhood.</p> <p>3 It's near Forest and Riverside Avenue, right</p> <p>4 across from 200 and 220 Riverside, sandwiched</p> <p>5 between the FIS building to its south by</p> <p>6 southwest, and I believe that's the YMCA to its</p> <p>7 north by northeast.</p> <p>8 Slide, please.</p> <p>9 It's a pretty interesting layout as it</p> <p>10 currently sits. What I've done here with these</p> <p>11 polygons is shown, from Riverside Avenue to the</p> <p>12 St. Johns River, how it sort of transitions in</p> <p>13 space.</p> <p>14 The first portion of it is a terraced</p> <p>15 lawn. So it terraces up. The top of the</p> <p>16 terrace lawn is the top of the parking garage.</p> <p>17 It's a two-story deck. You go from the</p> <p>18 two-story deck to the office building, the</p> <p>19 office building to the St. Johns River.</p> <p>20 Slide, please.</p> <p>21 These two pictures show the current</p> <p>22 condition. So the top left shows Riverside</p> <p>23 Avenue, so you can see the terracing effect</p> <p>24 that I was speaking of. And then the bottom</p> <p>25 right shows the facade that faces the St. Johns</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">8</p> <p>1 36 feet in height, so it's two stories,</p> <p>2 multiple retail bays, a lot of glazing.</p> <p>3 There's a repeating pattern that's</p> <p>4 relatively intentional. The architect is here</p> <p>5 to explain their vision of it.</p> <p>6 What you can also sort of make out, if you</p> <p>7 look closely enough, is that the condition is</p> <p>8 such that there is a grade change that they're</p> <p>9 dealing with. So you have essentially two</p> <p>10 sidewalks or two pedestrian areas instead of</p> <p>11 one monolithic one. That's because you do have</p> <p>12 a retaining wall as you go to the west to</p> <p>13 account for the change in elevation.</p> <p>14 Slide, please.</p> <p>15 This is the addition for the riverfront.</p> <p>16 Again, it's approximately 20, 21 feet in height</p> <p>17 with an activated rooftop. It is heavily</p> <p>18 glazed. It extends about 54 feet in its</p> <p>19 greatest distance from the current building</p> <p>20 facade.</p> <p>21 And this is going to be important to</p> <p>22 discuss, the next couple of slides. When you</p> <p>23 measure the new building's distance, closest</p> <p>24 distance to the St. Johns River, a portion of</p> <p>25 the south-by-southwest corner is 70 feet from</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">9</p> <p>1 the bulkhead, whereas the majority of the 2 facade that's parallel to the St. Johns River 3 is greater than 90 feet, and we'll get into why 4 that's important here in a second. 5 Slide, please. 6 So in our Ordinance Code that we 7 adopted -- I don't know, let's call it six or 8 seven years ago -- in order to preserve the -- 9 basically, how you felt and how you experienced 10 the St. Johns River, we had setbacks. The 11 first setback, 0 to 50 feet, you're not 12 building anything. When you get from 50 to 100 13 feet, you can go up to 45 feet in height as a 14 matter of right. When you get from 100 to 175, 15 you go to 100 feet, and then it's essentially 16 unlimited. 17 The idea was that you had a -- the 18 pedestrian had an emotional connection to the 19 river that wasn't disrupted by, essentially, a 20 wall. So we really wanted to put things at the 21 pedestrian scale. 22 If you'd go to the next slide, please. 23 So we had the civil engineer here to -- 24 establishes those distances to show that that 25 criteria was met. As you can see by the Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">11</p> <p>1 If there is an applicant presentation, 2 we'd love to hear it. 3 (Mr. Maurer approaches the podium.) 4 THE CHAIRWOMAN: And just a reminder to 5 please state your name and address for the 6 record, and press and hold the button. 7 Important. 8 MS. HILL: The mic is on. 9 MR. MAURER: It is on. Okay. Great. 10 I'm Robert Maurer. I'm the architect for 11 this project. My practice is call RAM 12 Architecture. 13 And it's been great working with Guy on 14 this, you know, presentation and putting all 15 this together. Appreciate it. 16 We've been working on this for quite some 17 time. Probably would have liked to have 18 submitted this literally back in December. But 19 we did a lot of fine-tuning on it, which is all 20 good stuff. But here we are. 21 I guess I can just go through the slides. 22 Let me see. 23 Okay. There we go. 24 Yeah, this -- what you're seeing there is 25 basically -- that's what's there. That's the Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">10</p> <p>1 south-by-southwest corner, if you measure it to 2 the closest distance to the existing bulkhead, 3 it's about 70, 71 feet. 4 And you can see just north of that where 5 we've circled the 94.08 feet, you can see that 6 for the -- primarily, this thing's about a -- 7 over 90 feet from the St. Johns River. As we 8 established in the previous slide, it meets the 9 condition that you have to be at least 50 feet 10 away to get up to 40 feet in height -- 45 feet 11 in height, noting that this building is 21 feet 12 in height, the addition. 13 Next slide, please. 14 This is just -- here, we're just showing 15 you, for their -- for the record, that this is 16 the building height. This is the St. Johns 17 River. So that as one goes through this slide 18 and goes to the staff report, they can see how 19 the condition is met. 20 Next slide. 21 And that is it for me, as we've done 22 now -- as we give an abbreviated presentation 23 so that the applicant can really have the 24 conversation with you. 25 THE CHAIRWOMAN: Thank you, Mr. Parola. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">12</p> <p>1 existing environment, the neighborhood, what's 2 adjacent to the current property, what is 3 across the street. 4 A lot of high space out there between 5 Brooklyn Apartments [sic], FIS, and other 6 buildings a little bit further south or 7 north -- well, not so much north, but the 8 addition that we're doing to -- to the front, 9 which is just a two-story addition, it's pretty 10 small considering what is next door to the FIS 11 and what's across the street, but this is what 12 the -- Hakimian Holdings, who's the -- who's 13 our client, that's what they want to do. They 14 pretty much specialize in retail. I've done a 15 lot of their inline projects over the year. I 16 do a lot of branding. I've done restaurants. 17 I've done everything we're actually doing for 18 this facility; I've done it over 35 years. So 19 it's a good mixed-use project for RAM. 20 When he -- the client -- the program out 21 here for the two stories, which is all he 22 wanted to build, was that the first level was 23 all retail, which is really what they 24 specialize in their leasing, but they do 25 secondary commercial and it's just office, so Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">13</p> <p>1 he -- the second floor, he wanted all that to 2 be office.</p> <p>3 The building heights really were 4 determined based on the parking structure 5 because we wanted to bring people in from the 6 parking structure to be able to have direct 7 access to that building without having to go 8 down, outside, walk around on a walk, be able 9 to come to it. So there's actually a rear 10 entrance designed for that.</p> <p>11 You can go to the next slide.</p> <p>12 Yeah, this is just from the riverfront 13 side, which is a lot of water, a lot of 14 opportunity. We have an existing -- boat slips 15 that are going to be renovated and cleaned up 16 so that we can bring in boat traffic to service 17 the people who want to come to the restaurant.</p> <p>18 I will tell you, the -- our client was 19 absolutely adamant on this addition to be a 20 single-story, full-size restaurant. He has -- 21 nationally, or throughout all his projects, he 22 has a lot of high-end restaurateurs, and every 23 one of them basically, you know, really liked 24 the space, and they all wanted rooftop. They 25 wanted -- they liked the outdoor area that</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">15</p> <p>1 palettes out there. And so we -- we 2 explored -- we look at them all, but what we 3 ultimately did -- and you'll see -- I'll 4 explain that in the elevations. There's all 5 purpose behind it.</p> <p>6 You can go to the next slide.</p> <p>7 This is the basic site plan, which you 8 already saw from the staff presentation. 9 Nothing different. It is engineered. That's 10 what Baker Design Group provided. They are the 11 civil engineer on that project. They will also 12 provide landscaping services. So when we go 13 through the final approval, we'll have all of 14 that on board, fully explained.</p> <p>15 But yeah, this is basically -- it's around 16 a 24,000-square-foot, two-story office/retail 17 front addition. The restaurant in the back is 18 probably a little bit more than 5,000, maybe 19 almost 6,000 square foot for a footprint, but 20 we also have the habitable roof space for the 21 restaurant.</p> <p>22 We're not designing that, but we're 23 designing the building to -- for them to able 24 to design their own spaces up there, and the 25 structure will support it.</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">14</p> <p>1 you'll see in the presentation that is 2 basically in the setback zone.</p> <p>3 Between the river and the Riverwalk and 4 the building there's a lot of really wonderful 5 things here, but, yeah, he's got -- he's got 6 people that want to take this space, and one of 7 the conditions was all glass, as much glass as 8 you can put in there, which is really a retail 9 thing for along the street frontage so you can 10 get the visibility, showcasing elements and 11 what have you.</p> <p>12 And I've done a lot of restaurants where 13 we don't do that much glass because there's a 14 lot more privacy in dining, but they do have 15 areas where they open it up or you can walk out 16 to outdoor areas and be in the open space, but 17 he had a lot of requests to just make it all 18 glass and let the restaurateur basically 19 design the inside and the outside areas as they 20 please. That's kind of the program that we 21 worked with.</p> <p>22 You can go to the next slide.</p> <p>23 Again, more photos showing the addition, 24 the locations, adjacencies, the architecture, 25 materials. A lot of different material</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">16</p> <p>1 So we've -- doing a lot for whoever the 2 restaurateur that comes in, to give them the 3 flexibility to design their own spaces and 4 their own rooftop as they see fit, including 5 the outdoor areas. When you -- we go to the 6 design slide, you'll see where there's paving 7 that we've got in there that actually makes a 8 physical connection to the river -- Riverwalk 9 area as well. But it's wide enough to 10 accommodate umbrella tables and what have you 11 for the restaurant to service.</p> <p>12 Next slide.</p> <p>13 Okay. Riverfront elevation. Again, the 14 staff already showed you what was in there. We 15 definitely kept within all the criteria that 16 the City gave us to keep everything within 17 building heights and such.</p> <p>18 We're going to expand this addition a 19 little bit beyond the face elevations of the 20 existing building. Part of that is that we 21 need to get roof access for life safety off 22 that. We did not want to take up real estate 23 internally within the building, so there are 24 some things we did design-wise to accommodate, 25 code-wise, issues like life safety and what</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">17</p> <p>1 have you.</p> <p>2 But the building here, what you see, it is</p> <p>3 all glass, again, to meet the needs for the</p> <p>4 restauranters. We do have the -- some of the</p> <p>5 common elements that we took from the original</p> <p>6 building. They have ACM metal panels for trim</p> <p>7 work on there. It's a lot -- stucco is the</p> <p>8 main field component. We were more interested</p> <p>9 in the color, which is kind of a yellow, which</p> <p>10 they wanted to maintain that.</p> <p>11 And, actually, when you get into the</p> <p>12 presentation slides, the architectural,</p> <p>13 vertical and horizontal elements that project</p> <p>14 off the building facades are colored in yellow</p> <p>15 to match that and mimic it and pull that into</p> <p>16 it.</p> <p>17 The other thing that we were -- we were --</p> <p>18 well, not so much -- it's not a concern, but</p> <p>19 the FIS building has really set an</p> <p>20 architectural vocabulary there without a doubt.</p> <p>21 It's really clad in a lot of glass and it's got</p> <p>22 sheet -- it's got metal facades, horizontal</p> <p>23 ribbing on it from the storefronts. There's a</p> <p>24 lot of really neat things. But of course, at</p> <p>25 night, the way it's lit up is -- is really</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">19</p> <p>1 zigzags through the building, and that's the</p> <p>2 ACM panels, and that's yellow. You'll see that</p> <p>3 in the projected renderings.</p> <p>4 Other than that, if we pulled all that</p> <p>5 stuff away, just stripped the building, it</p> <p>6 would kind of be like any other building that's</p> <p>7 along there, simple, a glass box, and we didn't</p> <p>8 want that to happen. It's already next to</p> <p>9 some -- you know, the FIS building, which makes</p> <p>10 its own statement. Brooklyn Apartments make</p> <p>11 their own statement.</p> <p>12 Well, we wanted this little two-story</p> <p>13 building to make its own statement and do</p> <p>14 something unique and break up that facade. So</p> <p>15 that ribbing is a continuous ribbing that helps</p> <p>16 do that, and it keeps it in scale and it breaks</p> <p>17 it down into the tenant spaces, as you see</p> <p>18 below, the bay spacing, which is really</p> <p>19 leasable bays for each tenant. So the -- the</p> <p>20 geometry all makes sense.</p> <p>21 There's practicality. It makes sense.</p> <p>22 It's not frivolously thought out. Let's just</p> <p>23 throw that out for decoration; we don't do</p> <p>24 that. Everything makes sense. So even on the</p> <p>25 bottom par- -- we have projected canopies,</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">18</p> <p>1 eye-catching.</p> <p>2 And Brooklyn Apartments, of course,</p> <p>3 they're apartment buildings, very solid, very</p> <p>4 tall, so there's a lot of large elements in</p> <p>5 there that this -- these additions are going to</p> <p>6 be -- it's not in competition with, but it's</p> <p>7 more so -- we just want it to fit in there, we</p> <p>8 want it to be more pedestrian scale for the</p> <p>9 people who are really going to use it because</p> <p>10 they're not office tenants. You know, they</p> <p>11 don't care about that stuff. They just want to</p> <p>12 have some place to come that's, you know, a</p> <p>13 really nice place; it serves the community.</p> <p>14 And so that's what we did.</p> <p>15 We brought in some of the glass facades</p> <p>16 which FIS has. We elaborated on the</p> <p>17 architectural and metal panel systems. We just</p> <p>18 created some -- I call it architectural</p> <p>19 vocabulary, added a few new definition -- a few</p> <p>20 new words to that for this building to make it</p> <p>21 unique.</p> <p>22 And if we go to another slide, because</p> <p>23 we're -- I want to come to the street front.</p> <p>24 There it is. You can see the -- there's a</p> <p>25 vertical and horizontal component that kind of</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">20</p> <p>1 again. It's an eyebrow component, but also</p> <p>2 it's weather protection so that the people</p> <p>3 coming in and out, walking along the walk,</p> <p>4 looking in the -- through the retail show</p> <p>5 windows or going -- coming in and out of that,</p> <p>6 they have weather protection.</p> <p>7 It also takes them from the -- if you look</p> <p>8 at the slide from the far left side, that's</p> <p>9 really where the street walk and the new walk</p> <p>10 for this building actually merge together, so</p> <p>11 that's your handicap access. So if it's</p> <p>12 wheelchair-bound, they're able to come in at</p> <p>13 that point and then they can -- they can travel</p> <p>14 down to the length of the building, turn, and</p> <p>15 literally they can go -- if they want to get</p> <p>16 access to the office, that's their access point</p> <p>17 to the office, which is a bit understated</p> <p>18 because, really, the retail is what's really</p> <p>19 important here, to present itself to the</p> <p>20 street, for the people in the community.</p> <p>21 The offices, it's really whoever wants the</p> <p>22 rent up there has an opportunity to get a nice</p> <p>23 space right there in the Brooklyn neighborhood,</p> <p>24 and -- but their entrance is actually off of</p> <p>25 Dora Street, around the corner there. It's a</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">21</p> <p>1 little bit more unrestrained, but it is an 2 entry point. But it's wheelchair accessible, 3 so -- 4 That will have stairs there too for just 5 general people walking up to it. Don't need to 6 go to the other end, but it's pretty accessible 7 from many locations, and definitely from the 8 parking garage you can get access to it. And 9 if somebody's parking on the -- on the deck of 10 the walk -- parking garage, it doesn't matter 11 what deck it is, it has access to the building, 12 to an elevator lobby, so they have complete 13 handicap access throughout. 14 Next slide. 15 Okay. Here's a blowup scale for the back 16 restaurant area for the -- the addition. So it 17 gives you a little bit more information, key 18 noted everything. It explains specifics on it. 19 And then we hatched certain areas, again, to 20 kind of show limits of landscaping -- existing 21 landscaping, what have you. 22 Out there right now, from -- if you recall 23 from earlier photos, the -- the Riverwalk 24 exists, the landscaping exists. It's subtle. 25 Definitely needs more landscaping, it Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">23</p> <p>1 doesn't stop at the -- Riverside. It -- we got 2 Dora, and Dora Street there is really like a 3 service street. It actually is what supports 4 the FIS building. For everything that comes in 5 there, I don't care if it's trash or it's 6 deliveries or whatever they want to do, that's 7 a service street, and it is -- to the same -- 8 to this building as well, it's how you access 9 the parking structure, and you come down there. 10 Well, there's a walk. It actually 11 connects the Riverwalk back there, all the way 12 to the -- Riverside. And we're going -- what 13 we want to do -- and you don't see it in here, 14 but the idea is that we're going to relandscape 15 the edge of that walk with bollard lighting and 16 trees and other foundation plantings because we 17 want people -- we want to make that connection 18 between the riverfront and the street. We want 19 people to be able to -- from the Brooklyn 20 Apartments, walk down that walk because we're 21 going to go to the restaurants or we're going 22 to go to the Riverwalk. 23 So that's going to become a connection 24 point, and it just -- it needs to be dressed 25 up. Right now it's just grass. That's all Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">22</p> <p>1 definitely does. And especially with FIS that 2 came in, oh, my gosh, outstanding, to walk back 3 there and through their spaces. Wonderful. 4 So we want to respect that, and we don't 5 want to just do landscaping for the project. 6 We want transitions at both ends that go into 7 FIS landscaping and landscaping to our adjacent 8 neighbor, YMCA. And so we want transition 9 points so that people who are walking along the 10 Riverwalk, they don't feel like they stepped 11 into a whole new world. It's a nice transition 12 point, to be able to go in there -- and then 13 they can discover the actual building, so they 14 can actually walk through the center point, 15 right to the restaurant themselves, or they can 16 walk down a little bit further, in which Dora 17 Street actually terminates. And that's 18 actually where the entrance to the restaurant 19 is going to be, so you can look at the 20 left-hand side of the footprint and see the 21 extension of a walkway and landscaping that 22 comes into it. 23 But that was the other thing we wanted to 24 address is that, you know, it's that 25 landscaping doesn't stop at the riverfront, Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">24</p> <p>1 it -- and a walk. There's a few street 2 lighting poles. That's really about it. But 3 we want to take -- the idea -- so the street 4 lighting, the hardscaping, the lighting along 5 the Riverwalk, the same style of it, and just 6 do it in bollard form and carry it right up 7 there to the street so we can make that 8 connection. 9 Next slide. 10 There we go. So now -- here are your -- 11 the 3D -- these are sketch-up models that we 12 did for the project, and it is -- it gives you 13 a very good idea of the massing and how 14 everything is being projected and the materials 15 and what have you. It's -- 16 The rooftop that we designed is purely 17 concept. It's hard to say what the tenant's 18 going to do, but that's the potential of what 19 they could do because the entire structure of 20 that rooftop is designed to literally support a 21 habitable roof. So we'll give them that 22 option. 23 The back side, center point where they 24 would come out of there and -- on to a plaza or 25 pavings, that has not been totally 100 percent Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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1 resolved. Still talking to some potential
2 restauranteurs to find out exactly what they
3 would like to see out there, but we -- you
4 know, really pushing to make that connection to
5 the Riverwalk to bring people in, and -- but we
6 do have outside an existing, large expanse of
7 space, of grass, and lawn. We'd like to keep
8 that, and only because there's events that can
9 take place where they may -- people may come in
10 and say, we'd like to take -- do an event here
11 with tents. It could be a little festival.
12 Who knows what it is, but they could set that
13 up with lawn chairs and what have you and still
14 use the restaurant to help cater that event, so
15 there's a lot of flexibility in how that space
16 is going to be used. We want to keep that open
17 for them.
18 Next slide.
19 This gives you a good idea as to how that
20 vertical, horizontal component, you know,
21 snakes through the building, how it connects
22 and terminates. The brick that we're using in
23 there, which is the same brick that's actually
24 used in the existing building, we brought all
25 those materials into it. They -- actually on
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1 the parking lot side that you see, it's all
2 brick. We're going to -- we need that really
3 because there's going to be a fire separation
4 between that brick structure and the actual
5 building itself. But we do -- we will have a
6 main entrance back there specifically for the
7 office, what you see in the lower right-hand
8 corner. I don't think that's really resolved.
9 We've got to figure out a few things, but we'll
10 get --
11 Basically, the concept is that we have
12 access at that point. We have stair towers
13 that serve that building, and you can see how
14 the wraparound from the street-front, the
15 elevated walkway with outdoor umbrella tables
16 and stuff in the event that they have -- there
17 could be a small mom-and-pop restaurant that
18 goes in that corner, you know, the -- something
19 like that, but, yeah, that -- that walk is
20 actually expanded to be able to accommodate
21 that.
22 In the final approval for design, we'll
23 have all this ironed out and we'll polish up
24 the concept of materials and how everything is
25 going to ultimately look. It's really not
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1 going to change, but it just would be a more
2 polished presentation.
3 I don't know, is there another slide here?
4 Okay. Yeah, we're back to the -- okay. That's
5 the riverfront. We already spoke about that.
6 I think that's it, isn't it? About it?
7 Okay. Questions, anyone?
8 THE CHAIRWOMAN: Board Members, while
9 Mr. Maurer is up here, any questions?
10 BOARD MEMBERS: (No response.)
11 THE CHAIRWOMAN: Well --
12 BOARD MEMBER DEIULIIS: (Indicating.)
13 THE CHAIRWOMAN: Okay. Go ahead.
14 BOARD MEMBER DEIULIIS: Hey, thank you
15 very much. Exciting project.
16 Just a few questions I have. So on the
17 river side, the riverfront --
18 MR. MAURER: Yeah.
19 BOARD MEMBER DEIULIIS: -- side, for
20 the -- for future presentations, will you be
21 taking a stab at the transition between the
22 restaurant and the Riverwalk?
23 MR. MAURER: Yes. We will have a
24 landscape architect on board --
25 BOARD MEMBER DEIULIIS: Okay.
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1 MR. MAURER: -- who wasn't on board at
2 this time. So, conceptually, what -- we did
3 all the landscaping and planning because we --
4 you know, we -- with our talks with the client,
5 Hakimian, what they want, how we looked at it,
6 his -- what he got from restauranteurs, what
7 they were looking at and what they want, we
8 took all that and applied it as part of the
9 conceptual design, knowing that we're probably
10 close and definitely want to make sure it meets
11 all the criteria for Riverwalk planning and
12 the -- how the City looked at it, but we knew
13 that we would need to get the landscape
14 architect on board for this next submission so
15 we could tighten it up and -- and have a final
16 presentation for you to look at.
17 BOARD MEMBER DEIULIIS: Okay. Thank you.
18 Yeah, I mean, clearly, that's a crucial
19 part of this, right?
20 MR. MAURER: Yes.
21 BOARD MEMBER DEIULIIS: Linking to the
22 river.
23 Access to the rooftop, is there some type
24 of an elevator inside the FIS building --
25 MR. MAURER: Yes.
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<p style="text-align: right;">29</p> <p>1 BOARD MEMBER DEIULIIS: -- that gets --</p> <p>2 MR. MAURER: Yes. We're actually -- in</p> <p>3 that building, they have a very -- in the back</p> <p>4 side of it, they have a very interesting, large</p> <p>5 room, two stories in height, that connects the</p> <p>6 upper offices to the lower level, and it's a</p> <p>7 very large, open, square stair. It's almost</p> <p>8 like a little, mini atrium. It's kind of</p> <p>9 strange, but what we were looking --</p> <p>10 When we looked at the corner, how the</p> <p>11 addition is being done, we really -- we have an</p> <p>12 opportunity there to put the elevator. We</p> <p>13 needed an elevator. What we didn't like is</p> <p>14 that -- if we put it inside the new addition,</p> <p>15 it would have to project up through the roof,</p> <p>16 and we wanted to minimize any projections, any</p> <p>17 solid masses coming up because of the office</p> <p>18 tenants, because that level of the office</p> <p>19 tenant is basically dead level with the roof.</p> <p>20 So when they're in there --</p> <p>21 One of the things that they love about</p> <p>22 that is because they all have riverfront view,</p> <p>23 sight lines from their offices, they love that.</p> <p>24 And they're very concerned that, oh, gosh, if</p> <p>25 you guys are going to build all this stuff, is</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">31</p> <p>1 won't egress through the restaurant?</p> <p>2 MR. MAURER: Well, Dora Street -- most of</p> <p>3 Dora Street actually resides toward FIS use. I</p> <p>4 mean, there's a -- there's a portion of it that</p> <p>5 comes over to the property line, so it's a</p> <p>6 combined use. But they're --</p> <p>7 I'm not that familiar with FIS, but they</p> <p>8 do have doors and components that -- where</p> <p>9 discharge is on a walk there. It's about a</p> <p>10 6-foot maybe, max, walk that is really tight</p> <p>11 against the building and runs along that entire</p> <p>12 edge all the way up to Riverside. And I know</p> <p>13 it serves the parking lot for sure, this -- you</p> <p>14 know, there, and it wouldn't surprise me if one</p> <p>15 of those doors there also supports exiting from</p> <p>16 that main building.</p> <p>17 BOARD MEMBER DEIULIIS: Okay.</p> <p>18 For future iterations, one thing that I</p> <p>19 think would be helpful is -- right now we're</p> <p>20 looking at -- and I understand this is a</p> <p>21 concept. It's great. We're looking at the --</p> <p>22 Riverside Avenue and the riverfront kind of in</p> <p>23 a vacuum, separate from each other.</p> <p>24 MR. MAURER: Right.</p> <p>25 BOARD MEMBER DEIULIIS: It would probably</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">30</p> <p>1 it going to wipe out our views?</p> <p>2 And so this is -- we found a solution</p> <p>3 internally, which you would see in the final</p> <p>4 solution. When we do the building footprints</p> <p>5 and the plans and how all that is laid out,</p> <p>6 you'll see a -- you'll see where that new</p> <p>7 elevator is going to be placed and how all</p> <p>8 that's going to work out.</p> <p>9 There's only -- and it -- and we're going</p> <p>10 to utilize the existing stair as a second means</p> <p>11 of egress off that roof. The only other means</p> <p>12 of egress directly off that roof is actually an</p> <p>13 exterior stair that goes down to the side</p> <p>14 setback, next to the YWCA, and then that has a</p> <p>15 walk that takes you back to the Riverwalk.</p> <p>16 So it's -- it's tight to the building.</p> <p>17 You didn't see it in this presentation, but it</p> <p>18 does exist.</p> <p>19 BOARD MEMBER DEIULIIS: Okay.</p> <p>20 MR. MAURER: So that's -- that's how we</p> <p>21 solved it.</p> <p>22 BOARD MEMBER DEIULIIS: Thank you.</p> <p>23 Egress for the FIS building, does that --</p> <p>24 is it between the FIS building and the new</p> <p>25 restaurant? That back egress, will -- they</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">32</p> <p>1 be helpful to see, like, a site circulation.</p> <p>2 How do people get from -- I see it a</p> <p>3 little bit, but how do people get from the</p> <p>4 street back to the restaurant on the</p> <p>5 riverfront? I mean, I can -- you can tell --</p> <p>6 MR. MAURER: Well, the easiest to explain</p> <p>7 is we go back to the site plan on our -- one of</p> <p>8 the slides -- it's probably one of the -- it</p> <p>9 doesn't matter whether it's staff or one of</p> <p>10 mine, but I'm (audio failure) --</p> <p>11 Along Dora -- and Dora Street literally</p> <p>12 terminates to a cul-de-sac, literally right in</p> <p>13 front of where this new addition is going to</p> <p>14 be, and there's a walk that connects Riverside</p> <p>15 direct- -- all the way down that, to that very</p> <p>16 end, and we're going to extend that walk</p> <p>17 directly to the Riverwalk, so they'll have</p> <p>18 direct access walking right to the restaurant,</p> <p>19 but if they want to go to the Riverwalk from</p> <p>20 there, they can access that too.</p> <p>21 I don't know if that portion was clearly</p> <p>22 shown, but that's basically the intent because</p> <p>23 we want to make that connection between the</p> <p>24 street and the riverfront, not just visually,</p> <p>25 but --</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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1 BOARD MEMBER DEIULIIS: Right.
2 MR. MAURER: -- physically.
3 BOARD MEMBER DEIULIIS: Well, I know
4 you -- you mentioned future, you know, kind of
5 landscaping along that --
6 MR. MAURER: Yes, yes.
7 BOARD MEMBER DEIULIIS: So I guess as this
8 gets fleshed out more, it would be really
9 helpful to kind of see --
10 MR. MAURER: Okay.
11 BOARD MEMBER DEIULIIS: -- what that looks
12 like from the street --
13 MR. MAURER: We'll tie all of that down.
14 BOARD MEMBER DEIULIIS: -- back down --
15 yeah.
16 And then the last thing, just for
17 Riverside Avenue, the -- kind of the pedestrian
18 area in front of those -- on the avenue, was
19 there any thought given to maybe the first
20 level, recessing some of those retail spaces
21 back a little to provide --
22 MR. MAURER: We just --
23 BOARD MEMBER DEIULIIS: -- kind of a
24 little bit more --
25 MR. MAURER: Yeah. We discussed that, but
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1 from a leasing point, as far as leasable space,
2 taking any square footage off that is a killer
3 from the developer's side as far as trying to
4 make it --
5 I mean, he can lease it out as part of the
6 common space, but it's not useable for the
7 actual user. That was, again, the reason why
8 we wanted to get the front as wide as possible,
9 as far as an elevated walk, do the canopy
10 system so we had continuous weather protection
11 so -- because we were not going to have a
12 recess where a person could get in there, feel
13 like they're weather protected.
14 Also, it would be nice to have the drama
15 of the light and shadow and recesses. That
16 would be nice. But in the design requirements,
17 to try to meet the developer's requirements for
18 maximizing leasable area for retail, that whole
19 design took on more of what he typically does
20 in inline centers, in shopping centers that are
21 all very straight faced, and you just go in and
22 go out, and the person -- the tenant just wants
23 all that real estate in there for them. And
24 that's -- and that's -- that's where it ended
25 up.
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1 BOARD MEMBER DEIULIIS: Sure. I get it.
2 It's a balance between the developer's
3 requirements, leasable space --
4 MR. MAURER: Yes.
5 BOARD MEMBER DEIULIIS: -- and making that
6 area more attractive, providing some more
7 shade, just -- I think it's just important for
8 us to discuss it here. Is it --
9 MR. MAURER: Perfect.
10 BOARD MEMBER DEIULIIS: -- thought about.
11 MR. MAURER: Yes.
12 BOARD MEMBER DEIULIIS: That's all I had,
13 Madam Chair.
14 THE CHAIRWOMAN: That's a good segue
15 into -- I had a question.
16 I'll come to you next, Mr. Dawson.
17 Could you talk about -- it looks like
18 maybe there's seven retail bays, and then what
19 the anticipated square footage is of those, if
20 you -- if you know that?
21 MR. MAURER: Okay. I hardly heard you,
22 but it sounded like you were talking about the
23 bays on the front street?
24 THE CHAIRWOMAN: The retail bays, it looks
25 like there's seven of them, if you -- if you
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1 know how many --
2 MR. MAURER: I believe so.
3 THE CHAIRWOMAN: -- and then what the
4 square footage is?
5 MR. MAURER: Oh, my goodness.
6 THE CHAIRWOMAN: It's okay if you don't.
7 MR. MAURER: They're at least 1,500 square
8 feet (indecipherable).
9 Generally, in the leasing for retail and
10 such, we generally try to shoot for -- so does
11 the -- I mean, the developers have --
12 1,500-square-foot bays, so you can do a bay
13 that's 24-square-foot modules, works out great
14 for 4-foot glass increments, up to 5-foot glass
15 increments, mullion spacings, and then go
16 70 feet back, and you're right there in that
17 1,500 mark, and that's basically what that
18 footprint is. So when you add all that up,
19 you're around 12,000 square foot on the
20 footprint, double it, you got two -- 24,000 for
21 the entire building.
22 But that 1,500 square foot works out
23 really well because it will meet the needs of a
24 lot of small mom-and-pop shops, a little
25 Hallmark store, a lot of tiny stores, but
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<p style="text-align: right;">37</p> <p>1 there's people who want two bays, they want up 2 to 3,000, and it works for them. 3 And who knows, we may get another 4 restaurant serving up front and they want 4,500 5 square feet because they're going to -- doing a 6 full kitchen back there and their dining areas, 7 it's just what they need. They may have a bar. 8 So you get into those kind of square 9 footage -- so the 1,500-square-foot module 10 works out really well to meet various leasing 11 opportunities. 12 THE CHAIRWOMAN: Thank you. 13 Mr. Dawson. 14 BOARD MEMBER DAWSON: I'm very familiar 15 with the location. I have lunch there three or 16 four times a month and the developer is a 17 friend of mine. 18 Will the current restaurant still be there 19 or will that be moved? 20 MR. MAURER: Yeah, you're -- that's that 21 deli on the back side, yes, we're going to move 22 them to the front, street-front. They're 23 really excited that they're going to have 24 street-front space for them. 25 Yeah, we were actually going to move them Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">39</p> <p>1 care of the retention? It's -- 2 MR. MAURER: For retention? 3 BOARD MEMBER DAWSON: The retention, yes. 4 It's a small pond. It's tided [sic] 5 because it's right next to the river. There's 6 a ditch right there that's being used as 7 detention. There's not a lot of space. 8 MR. MAURER: No, it's not. And from the 9 civil engineer -- what he -- we asked him about 10 the existing pond. We actually like that. We 11 like the water features. We just want to make 12 it smaller and get it away from the building. 13 And he said that was completely fine. 14 And then we asked, you know, another 15 question, what if we got rid of it; what would 16 that do for on-site retention? And he says, I 17 think you're going to be just fine, he says, 18 because things have changed out there. And he 19 said -- but it's -- there's not -- it's 20 different than a typical development, and so he 21 said that it was not going to be an issue how 22 we addressed it, and -- but that's going to get 23 addressed when we submit the final approval to 24 get that tied down and ironed out because what 25 we get approved from you-all in the final, Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">38</p> <p>1 to the street-front. So they will be taking up 2 one of those -- either the 1,500 [sic] bay or 3 maybe a little bit more, whatever their needs 4 are -- is, but they will remain there as a 5 tenant, yes. 6 BOARD MEMBER DAWSON: With parking, you're 7 adding a lot of square footage, and the parking 8 is already at a premium. How would you take 9 care of that? 10 MR. MAURER: There's -- okay. I think the 11 parking on there is -- we -- and I could be 12 wrong, this is where my civil engineer came in, 13 but it was that -- he didn't feel that -- he 14 felt that the parking structure 15 (indecipherable) itself -- which is really 16 three stories. It doesn't look like it, but it 17 actually is three levels. And it does hold a 18 lot of parking in there. 19 And between that and what is on the street 20 right now, apparently was sufficient for the 21 occupation of the entire building. It may not 22 be the best when you're at -- maxed out, but it 23 does -- it's supposed to meet the Code for 24 sure. 25 BOARD MEMBER DAWSON: How will you take Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">40</p> <p>1 that's what's going to get built. We want 2 that -- that's what we're going to go [sic] 3 forward. 4 I actually held off on going into a lot of 5 design and development and such until I met 6 with you-all here and your approval and your 7 comments because I want to be able to integrate 8 all that into the final design, so when we show 9 it to you, that's what we all talked about; you 10 know, there it is, and make it pretty easy, 11 and -- and, hopefully, you know -- it will -- 12 it's going to be a great project. I know it's 13 going to be a wonderful project for Brooklyn, 14 but we will get the -- we will -- 15 We'll prob- -- most likely, from what I 16 can tell, that we will definitely keep that 17 water feature there. And if we can use it as 18 part of retention, because they're going to -- 19 you know, however that works out from the civil 20 side of it, that's great. You know, we'll do 21 that. 22 And if we have to do more retention on 23 site -- and, you know, if we can do underground 24 so we don't disturb the outside grassed areas, 25 which we like to use for event -- events, you Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">41</p> <p>1 know, we'll do what we need to do.</p> <p>2 I think Hakimian, the client, is very open</p> <p>3 to how that can be addressed.</p> <p>4 BOARD MEMBER DAWSON: Thank you very much.</p> <p>5 MR. MAURER: Okay.</p> <p>6 THE CHAIRWOMAN: Board Members, any other</p> <p>7 questions at this time?</p> <p>8 BOARD MEMBERS: (No response.)</p> <p>9 THE CHAIRWOMAN: Okay. Thank you so much,</p> <p>10 Mr. Maurer. Stick around, don't go anywhere</p> <p>11 yet, but --</p> <p>12 MR. MAURER: Okay.</p> <p>13 THE CHAIRWOMAN: Mr. Parola, do you want</p> <p>14 to wrap it up for staff?</p> <p>15 MR. MAURER: Thank you.</p> <p>16 MR. PAROLA: Thank you, Madam Chair.</p> <p>17 I'd be curious to know if the Mayor's</p> <p>18 Office, the Planning Department, or the</p> <p>19 Councilman have any questions.</p> <p>20 (No response.)</p> <p>21 MR. PAROLA: That was easy.</p> <p>22 We're recommending approval without</p> <p>23 conditions. We're pretty stoked about this</p> <p>24 project. It's firing on a lot of cylinders for</p> <p>25 us.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">43</p> <p>1 place, and so having that interface between the</p> <p>2 Riverwalk and the building, we felt like that</p> <p>3 is an opportunity that should be exploited.</p> <p>4 We applaud the addition of the restaurant.</p> <p>5 I think everybody wants more dining</p> <p>6 establishments, so it's a -- you know, and the</p> <p>7 same thing with the Riverside Avenue side,</p> <p>8 so --</p> <p>9 We did have just a few, you know,</p> <p>10 suggestions that came from our design</p> <p>11 committee, and that was, you know, prioritize</p> <p>12 shade. Ideally, with shade trees, both on the</p> <p>13 riverfront side, along the Riverwalk, in the --</p> <p>14 you know, in the dining area, and on Riverside</p> <p>15 Avenue. The FIS building is really a great</p> <p>16 model from a streetscape perspective. They --</p> <p>17 they've done a great job.</p> <p>18 And then we think there's an</p> <p>19 opportunity -- when we heard about the event</p> <p>20 space and stuff like that with the lawn, but,</p> <p>21 really, on an everyday basis, you know, having</p> <p>22 street -- having lawn furniture, umbrellas, the</p> <p>23 good model that I included in my letter was</p> <p>24 Ulele in Tampa. If anybody's been there,</p> <p>25 it's -- it's really this great space with</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">42</p> <p>1 THE CHAIRWOMAN: That's what we like. We</p> <p>2 like the cylinders to be fired.</p> <p>3 Okay. Next, we will move to public</p> <p>4 comment.</p> <p>5 Ms. Hill, if you'll help us with that.</p> <p>6 MS. HILL: We have Nancy Powell.</p> <p>7 (Audience member approaches the podium.)</p> <p>8 MS. HILL: Please state your name and</p> <p>9 address for the record.</p> <p>10 AUDIENCE MEMBER: Hi. Nancy Powell. I'm</p> <p>11 with Scenic Jacksonville, 1848 Challen Avenue,</p> <p>12 32205.</p> <p>13 And I wrote a letter to you guys. It was</p> <p>14 this morning, so I'm not sure if everybody had</p> <p>15 a chance to read it. And a lot of my -- our</p> <p>16 questions, I think are -- have been answered by</p> <p>17 the architect as far as kind of -- really,</p> <p>18 the -- the focus that we care about the most is</p> <p>19 the interface between, you know, the public</p> <p>20 realm and the private, in this case, the</p> <p>21 building.</p> <p>22 This is a really important piece of land.</p> <p>23 Brooklyn -- the Brooklyn Riverwalk is the most</p> <p>24 heavily traveled segment of the Riverwalk now.</p> <p>25 It may change in the future, but it's a great</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">44</p> <p>1 Adirondack chairs and lawn furniture and</p> <p>2 umbrellas and is very welcoming.</p> <p>3 And so I think that that could really add</p> <p>4 to -- when you see the plans here, it's not</p> <p>5 obvious that that's going to be part of this,</p> <p>6 so we just would like to encourage them to have</p> <p>7 that ground-floor interaction. And then, of</p> <p>8 course, you have the rooftop. The rooftop</p> <p>9 probably needs some more shade too, if you look</p> <p>10 at other restaurants that have added structures</p> <p>11 later.</p> <p>12 As far as the Riverside Avenue side, you</p> <p>13 know, we do -- it's a little ironic because</p> <p>14 that's the only place that really had some</p> <p>15 really nice landscaping that hides the current</p> <p>16 parking garage. So the fact that you're going</p> <p>17 to take that away and build a building, but --</p> <p>18 you know, anything we can do to activate</p> <p>19 Riverside Avenue -- it's a little tough because</p> <p>20 that street really needs a road diet. It --</p> <p>21 people go by too fast. I know there have been</p> <p>22 talks of plans in the past, but -- so making</p> <p>23 that more pedestrian friendly and people</p> <p>24 wanting to come into those retail spaces -- we</p> <p>25 want the retail to be successful.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">45</p> <p>1 MS. HILL: Thank you. Your time is up. 2 MS. POWELL: Thank you. 3 THE CHAIRWOMAN: Thank you, Nancy. 4 We appreciate you sending that email this 5 morning and being here this afternoon. 6 Any other public comment that we know of? 7 MS. HILL: That is it. 8 THE CHAIRWOMAN: Okay. I'll go ahead and 9 close the public comment. 10 And if -- Mr. Dawson, do you mind getting 11 us in the correct posture? 12 BOARD MEMBER DAWSON: I move to approve 13 DDRB application 2025-001 with staff approval. 14 BOARD MEMBER BROCKELMAN: Second. 15 THE CHAIRWOMAN: Okay. Great. 16 We will move to board discussion, and I'll 17 start with you Mr. Deiuliis, and we'll end up 18 at this side of the table. 19 BOARD MEMBER DEIULIIS: Nothing additional 20 to add. It seems like a -- you know, really a 21 lot of upside to this happening, and I just 22 look forward to the future iterations as the 23 design gets fleshed out, but nothing more, 24 Madam Chair. 25 THE CHAIRWOMAN: Mr. Jones. Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">47</p> <p>1 But the more that we can really engage 2 that handoff between the restaurant and the 3 riverfront, really exciting opportunity there. 4 Thank you. 5 BOARD MEMBER DAWSON: I think it's a 6 beautiful design. I'm -- you know, I'm 7 concerned about the parking and the retention. 8 I'd like to see how that comes out. 9 Thank you. 10 BOARD MEMBER BROCKELMAN: Just a couple of 11 quick comments. 12 I want to echo what Ms. Powell said about 13 perhaps trying to figure out some more 14 solutions for rooftop shade for the restaurant. 15 I work at VyStar, we have a rooftop restaurant 16 in one of our buildings in our campus downtown 17 that faces southwest, similar to the exposure 18 here, and we had to go, after the fact, and add 19 an additional roof structure to provide shade 20 because it gets pretty brutal out there for a 21 lot of months of the year, so I would encourage 22 you to really study the shade. 23 And I don't know if FIS provides some 24 relief there, depending on the time of year, 25 but I definitely want to encourage you all to Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">46</p> <p>1 BOARD MEMBER JONES: Again, appreciate the 2 applicant's presentation. 3 And this is a home run project, a great 4 way to add some additional infill in this area. 5 I do agree with Ms. Powell's comments 6 about the road diet. I've been one of those 7 ones that have been mentioning that for the 8 last 15 years on that roadway, so hopefully 9 we'll get there. 10 And -- no, other than that, I do agree 11 with probably some shade trees as well on 12 Riverside Avenue where I think it's currently 13 showing palms. But other than that, no 14 comments. Great project. 15 BOARD MEMBER CRAIG: I'll just say, really 16 excited about the project. Agree with some of 17 the comments that have been made. 18 I am in agreement; I think really a key 19 part and exciting part would be to see a little 20 more activation and segue from the restaurant 21 to the riverfront. I think Ulele is a great 22 example in Tampa. I've been there a number of 23 times, a really exciting place. I always try 24 and go out of my way when I'm down in South 25 Florida to make it over there, so great model. Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">48</p> <p>1 take a look at that. 2 And the -- the other small piece of 3 feedback -- and this is very minor -- I like 4 the project a lot overall. And take this for 5 what it's worth, I'm not an architect, I'm just 6 a layperson on the board. My first impression, 7 when I saw the front elevation from Riverside 8 Avenue, was that -- kind of the yellow snaking 9 was perhaps a little bit too prominent, and I 10 didn't really see much of a connection between 11 that design choice and the existing building. 12 When I look at it on your -- I think it's 13 slide 9, where it's just your -- your elevation 14 that's black and white, two dimensional, it 15 doesn't look bad at all, but then when I see it 16 in color on the 3D rendering, it just seemed a 17 little bit too forward. So maybe -- I just 18 encourage you, for what it's worth, to take 19 another look at that and -- and make sure 20 there's harmony with the existing building. 21 But, like I said, other -- other than 22 that, great project. 23 BOARD MEMBER DAVIS: I would encourage 24 you, when you come back, just -- when you 25 update the site plan, just show how the Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">49</p> <p>1 building interacts with the spaces around it. 2 I know you talked a lot about FIS next 3 door, and I think if we could have saw that in 4 the site plan, that might have answered some 5 questions of how the landscaping 6 (indecipherable) and things like that. 7 So other than that, no comment. 8 THE CHAIRWOMAN: Council Member Miller. 9 COUNCIL MEMBER MILLER: Thank you. 10 I think it's a great start. And as some 11 have already said, you know, this is the 12 beginning, so I -- I think there's a good 13 consistency here. 14 I think as you pointed out -- many of you 15 pointed out, the -- enhancing the greenspace 16 areas is going to be critical on both sides. 17 You've already addressed the retention 18 pond issue. That was going to be one of my 19 questions. But I think it's important to -- to 20 make sure that the current reasons for that, if 21 they're not just aesthetic, are addressed in 22 the next iteration for retention/detention 23 purposes. 24 But, again, I think a very good start. 25 And I think there's a consistency on the back Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">51</p> <p>1 way that it's going to interact with the 2 adjacent public spaces and also the adjacent 3 private properties, we'll be very interested to 4 see that. 5 I think Ms. Powell's comments about shade 6 that were echoed by, you know, a few others are 7 something to definitely consider as you're 8 going through those fine details, but overall 9 it looks like exactly the kind of improvement 10 that will help Brooklyn a lot. 11 THE CHAIRWOMAN: Great. Any other 12 comments? 13 (No response.) 14 THE CHAIRWOMAN: Okay. I'm going to echo 15 a couple. 16 Mr. Maurer, terrific job. Thank you for 17 your time today. 18 I'm hearing a couple of things from my 19 board members, and you answered this question 20 already, but we'll -- for final, I think we'd 21 be interested in seeing kind of the 22 circulation; the landscape plan for Riverside 23 Avenue, when you get that person on board; and 24 then if you'll also please kind of give us an 25 idea of how signage will be represented on Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">50</p> <p>1 end. And I agree with -- on the road side 2 area, and I look forward to seeing the -- the 3 next iteration when you -- when they come back. 4 So I like the attitude, I like the -- the 5 approach toward this, and wish them all the 6 best going forward. 7 THE CHAIRWOMAN: Mr. James. 8 MR. JAMES: Yeah, so similar comments. 9 I'm particularly interested in the public 10 space, both the public to the private on the 11 project, and then connecting to the public 12 space across the project, both front and back 13 in this case. 14 I understand the landscape architect is 15 going to brought in before we see the next 16 iteration, so just creating really strong 17 connections, making a best use of -- of that 18 space is something I'll be looking at. 19 THE CHAIRWOMAN: Thank you. 20 Mr. Delaney. 21 MR. DELANEY: Overall comments are pretty 22 much the same as what everybody else has said. 23 It seemed like you've really knocked it 24 out of the park on the big stuff. From our 25 perspective, it's kind of the fine details, the Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">52</p> <p>1 Riverside Avenue. I saw a little indicator on 2 the kind of parking garage side, but just to 3 give us an idea of what that might look like. 4 But overall, really excited to have this 5 activation on both sides of the building. I 6 think the -- your client is -- your client is 7 very smart to join in with the riverfront 8 activation that we have going, both on the 9 river side and then also one block off on 10 Riverside Avenue, so -- 11 I also thought it was clever that we were 12 seeing you kind of wrap the parking garage 13 without wrapping the parking garage, at least 14 from the Riverside Avenue side. So that's 15 anticipated -- that's appreciated, excuse me. 16 And I would also echo the shade tree 17 recommendations, when you do get your landscape 18 architect. There's quite a few oak trees on 19 the Riverside Avenue side right now that will 20 be replaced. So in spaces that you can't get a 21 huge canopy, something like a cathedral oak 22 does grow up instead of out more, but -- as 23 many shade trees as can you fit, I think it -- 24 like you said, it will transition nicely with 25 the FIS space. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

53

1 So with that being said, we will move to a
2 board vote.
3 All those in favor of approving 2025-001,
4 Gates of Riverside conceptual, signify by
5 saying aye.
6 BOARD MEMBERS: Aye.
7 THE CHAIRWOMAN: Any opposed?
8 BOARD MEMBERS: (No response.)
9 THE CHAIRWOMAN: Okay. The motion carries
10 unanimously.
11 Thank you.
12 And I don't see any old or new business on
13 our agenda today.
14 Ava, is there any additional public
15 comment?
16 MS. HILL: There are no public comments.
17 THE CHAIRWOMAN: Okay. I will move us
18 adjourned at 2:56.
19 (The foregoing proceedings were adjourned
20 at 2:56 p.m.)

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1 CERTIFICATE OF REPORTER
2
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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 23rd day of April 2025.
16
17

18 _____
19 Diane M. Tropa
20 Florida Professional Reporter
21
22
23
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