

CITY OF JACKSONVILLE  
DOWNTOWN DEVELOPMENT REVIEW BOARD  
MEETING

Proceedings held on Thursday, January 12, 2023,  
commencing at 2:00 p.m., at the Jacksonville  
Downtown/Main Library, 303 North Laura Street,  
Multipurpose Room, Jacksonville, Florida, before Diane  
M. Tropa, FPR, a Notary Public in and for the State of  
Florida at Large.

BOARD MEMBERS PRESENT:

MATT BROCKELMAN, Chairman.  
LINZEE OTT, Vice Chair.  
GARY MONAHAN, Secretary, via Zoom.  
FREDERICK JONES, Board Member.  
CRAIG DAVISSON, Board Member.  
CHRISTIAN HARDEN, Board Member.  
WILLIAM J. SCHILLING, JR., Board Member.  
JOSEPH LORETTA, Board Member.

ALSO PRESENT:

GUY PAROLA, DIA, Operations Manager.  
AL FERRARO, City Council Member.  
INA MEZINI, Strategic Initiatives Coordinator.  
SUSAN KELLY, Redevelopment Coordinator.  
CARLA LOPERA, Office of General Counsel.

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1 Any opposed?  
2 BOARD MEMBERS: (No response.)  
3 THE CHAIRMAN: All right. Board, by your  
4 action, show the minutes adopted.  
5 And Mr. Monahan is joining us today via  
6 Zoom, but since we do have a physical quorum  
7 and his absence is excused due to illness, he  
8 will be eligible to vote. So I just wanted to  
9 state that for the record.  
10 Moving on to Action Item B, DDRB  
11 application 2023-001, Peninsula modification.  
12 Ms. Kelly, can we please have the staff  
13 report?  
14 And this public hearing is now open.  
15 (Council Member Ferraro enters the  
16 proceedings.)  
17 MS. KELLY: Yes, sir.  
18 DDRB application 2023-001 is for a  
19 modification of the final approval for the  
20 Peninsula condominium building. Located in the  
21 Southbank district of the Downtown Overlay  
22 Zone, the project was approved under JEDC  
23 Design Review Committee application 2003-002.  
24 The approval was granted in November of 2003.  
25 The project is located between the  
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1 PROCEEDINGS  
January 12, 2023 2:00 p.m.

2 - - -

3 THE CHAIRMAN: All right. Good afternoon,  
4 everybody, Board Members, and members of the  
5 public. Thank you for joining us this  
6 afternoon.

7 I will call the January 12th, 2023,  
8 meeting for the Downtown Development Review  
9 Board to order at 2 p.m.

10 Our first action item today, Board  
11 Members, is an approval of the December 18th  
12 DDRB regular meeting minutes. Hopefully,  
13 you've all had a chance to review the minutes.

14 And if you have any modifications, we will take  
15 those now. Otherwise, I'll entertain a motion.

16 BOARD MEMBER OTT: Motion to approve the  
17 December minutes.

18 BOARD MEMBER JONES: Second.

19 THE CHAIRMAN: Thank you, Ms. Ott and  
20 Mr. Jones.

21 There's been a motion to approve and a  
22 second. All those in favor of approving the  
23 minutes, please say aye.

24 BOARD MEMBERS: Aye.

25 THE CHAIRMAN: I'm in favor as well.

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1 Southbank Riverwalk and Riverplace Boulevard  
2 and between the Strand multifamily tower and  
3 the Chart House restaurant.  
4 Due to the impact of faulty construction,  
5 the exterior of the condo tower has experienced  
6 significant damage. The project, subject to  
7 this request, involves the installation of new  
8 insulated metal panels over the existing tower  
9 material in order to remediate the exterior  
10 building skin.  
11 Also, the podium parking has been designed  
12 to be clad with aluminum panels, and  
13 perforated metal panels will replace the  
14 existing screened openings.  
15 Because of the nature of the request, much  
16 of the code criteria is not particularly  
17 relevant. No site changes are proposed, and  
18 the underlying mass, scale, and form of the  
19 building remains unchanged.  
20 A new exterior cladding material will be  
21 added to the existing structure. As designed,  
22 two colors of metal cladding -- off white and a  
23 zinc gray color -- will be applied to the  
24 facades in order to accentuate the verticality  
25 of the building and distinguish the building  
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1 form into organized parts. The upper floors  
2 are designed to be clad entirely in the  
3 off-white color to contrast the crown of the  
4 structure with the sky.

5 Staff finds that the cladding features, as  
6 designed, provide a contemporary finish that  
7 complements the modern aesthetic and existing  
8 streetscape design and furnishings along  
9 Riverplace Boulevard, consistent with the  
10 district design standards and the overlay.

11 (Board Member Harden enters the  
12 proceedings.)

13 MS. KELLY: Staff recommends approval of  
14 modifications to application 2003-002 subject  
15 to the following:

16 One, that modifications shall be  
17 substantially similar to those provided within  
18 the application submittal; and two, that  
19 approval of this modification shall apply to  
20 the building only and does not supersede,  
21 eliminate or modify any previous approvals  
22 related to the site.

23 This concludes the staff report, and I'm  
24 happy to take any questions.

25 THE CHAIRMAN: Okay. Thank you,  
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1 Ms. Kelly.

2 Is there a presentation from the  
3 applicant?

4 MR. CHATHAM: Yes, there is.

5 THE CHAIRMAN: If you wouldn't mind, come  
6 up to the podium.

7 (Mr. Chatham approaches the podium.)

8 THE CHAIRMAN: And please state your name  
9 and address for the record.

10 And, Ms. Mezini, is it a push or is it  
11 always on, the microphone?

12 MS. MEZINI: That one will be on the  
13 entire time, so if you just press the button to  
14 start --

15 MR. CHATHAM: Okay. Does that work?

16 MS. MEZINI: Yes.

17 MR. CHATHAM: Good afternoon.

18 My name is Mike Chatham. I'm with HHCP  
19 Architects. Our firm address is 120 North  
20 Orange Avenue in Orlando, Florida 32801.

21 Even though our firm is in Orlando, I want  
22 you to know that I'm a graduate of Terry Parker  
23 High School and my parents and my brother and  
24 sister live here in Jacksonville, and -- and I  
25 am, myself, an ex-resident of Jacksonville, so

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1 I'm very familiar with the city.

2 We're here today seeking approval of our  
3 plans to remediate the problems that the  
4 residents of the Peninsula tower have been  
5 experiencing since its construction.

6 We first got involved with the project,  
7 working with construction litigation attorneys,  
8 Reagan Atwood, and we assisted them in  
9 identifying a lot of these problems. So we've  
10 had a long time to look at the -- the situation  
11 that's plagued this building.

12 And, frankly, it's a beautiful building  
13 and I really feel for the residents because  
14 they're in an incredible location, they have  
15 beautiful units, and they've had a lot of  
16 problems. And after we identified all those  
17 problems and litigated this and recovered funds  
18 to make corrections to the building, we've been  
19 working for the last couple of years developing  
20 plans to correct those problems.

21 And certainly the residents were  
22 interested in doing anything they could to  
23 upgrade the appearance and the look of the  
24 building. Certainly when you're spending a lot  
25 of money fixing a building, you don't want it

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1 to -- to return it to its condition when it was  
2 built, and so we've looked for opportunities to  
3 make improvements in our -- in the appearance  
4 of the building as we've corrected the issues  
5 with the building.

6 If I hit these buttons --

7 We've got several pictures up here of the  
8 existing building. The building is -- it's an  
9 incredible structure, 38 stories tall. It has  
10 a parking structure at the base, residential  
11 units at the top. It's very simple in its  
12 materiality. It had a brick parking garage  
13 structure at the base, and the upper levels are  
14 basically stucco on CMU and windows with  
15 concrete balconies. The building is a complete  
16 concrete structure.

17 As you look through these, you will see  
18 that the building is very similar to the  
19 building next door, which is the Strand.  
20 They're both similar construction and similar  
21 in appearance. There was a desire to see if we  
22 could maybe improve the appearance of the  
23 building in these corrective measures.

24 Some of the problems that we found -- and  
25 I -- and they're all identified in the

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1 report -- include, the brick veneer was falling  
 2 off of the parking garage base. It was not  
 3 correctly attached to the parking garage. The  
 4 windows were not properly installed. There was  
 5 some poor construction. There was -- there  
 6 were some problems with some of the post  
 7 tension cables on the structure, which we've  
 8 been remediating as we've gone through this.

9 And, originally, we thought we would just  
 10 repair the stucco on the building and paint the  
 11 building and correct it in that manner.  
 12 Because there's some delamination and there was  
 13 not a -- in the existing stucco, there was no  
 14 way to ensure that we wouldn't have problems  
 15 with that delamination in the future if we  
 16 coated over the top of it, and to remove all  
 17 that stucco would have been incredibly  
 18 impactful on the neighbors, on the residents,  
 19 and the Riverwalk and everything.

20 So we looked at multiple options of how to  
 21 correct this, and we -- we found the best  
 22 option was to clad the building in a metal --  
 23 insulated metal panel system, which created a  
 24 waterproof exterior for the building, better  
 25 insulated the building, and gave us an

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1 opportunity to refresh the appearance of the  
 2 building.

3 When we started to look at that -- and as  
 4 we click through this, these pictures are the  
 5 existing building, show you that there's not a  
 6 lot of differentiation in the exterior of the  
 7 building. It's mostly a beige-colored stucco,  
 8 mostly highlighted by green glass openings and  
 9 balconies that surround the building.

10 And if you keep clicking here --  
 11 There's a detail of it. And even though  
 12 it looks like it's in perfect condition, once  
 13 you start really digging into it, you can find  
 14 where the stucco is delaminating.

15 This picture is especially important  
 16 because you can see the screened enclosure from  
 17 the front of the parking garage facade laying  
 18 on the ground in front of the building. It  
 19 fell out in a high-wind situation.

20 And this is just -- that condition could  
 21 happen again, and it's the same attachment that  
 22 all the other panels have, so that needed to be  
 23 corrected.

24 We did remove all of the stucco -- I mean,  
 25 all of the brick from the building, and

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1 waterproofed the existing structure to -- until  
 2 we could get to a point where we could correct  
 3 the situation.

4 And I think if you go to the next slide --  
 5 That's the pool deck. We're also  
 6 waterproofing the pool deck and redoing the  
 7 pool deck as well. That's also a part of the  
 8 plan.

9 There's a copy of the site plan.  
 10 And I think if we go to the next slide,  
 11 you can actually see an aerial photograph that  
 12 shows the Riverwalk and the siding of the  
 13 building as well.

14 So in the new design, the first thing that  
 15 we did is really look at how we're going to  
 16 reclad the building. And when we got to the  
 17 metal panel solution, we started to look at how  
 18 we could add a little interest to it. We  
 19 decided to go with a -- for the residential  
 20 tower, a two-color scheme.

21 And it's hard to see in two dimensions,  
 22 but in three dimensions you can really identify  
 23 the planes that weave through the elevation.  
 24 And so what we did is developed some patterns  
 25 that really accentuate the verticality of the

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1 building and worked with what we feel are the  
 2 good bones of the existing building.

3 And it's actually -- we eliminated those  
 4 vertical panels, when we get to the top of the  
 5 building, and kept the cap all in white so that  
 6 it would stand out as a crown against the sky.  
 7 And we think it's resulted in a very attractive  
 8 upgrade to the exterior of the skin of the  
 9 building.

10 As I mentioned, the tower is in two  
 11 colors, in zinc gray and ascot white. The  
 12 parking garage is silversmith and pewter, for  
 13 some accent panels. And then we also have some  
 14 perforated metal panels in the parking garage  
 15 that accent the base of the building.

16 So if we go to the next slide ...  
 17 We are replacing all of the fixed windows  
 18 in the building. The existing windows are  
 19 single-pane windows. We are replacing them  
 20 with insulated glazing. It is actually  
 21 hurricane-resistant glazing. The frames are  
 22 white and will look very similar to what was  
 23 originally installed into the building,  
 24 although we are removing -- we're going from  
 25 small square panes of glass in the building to

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1 much larger panes of glass, and it's  
2 streamlining the look of the building. And  
3 that will be in contrast to the horizontal  
4 lines of the metal panels that we're putting on  
5 the building.

6 The glass will be the same color as the  
7 existing glass in the building. And this is --  
8 this is the slide on the glass of the building.  
9 We're going to insulated, laminated glass in  
10 the building, which creates a much higher level  
11 of protection for the residents and for the  
12 building itself.

13 The glass frames are significantly deeper.  
14 And one of the keys to replacing the glass was  
15 improving the installation. The original  
16 windows were not installed properly and the  
17 fasteners were not adequate, so this will all  
18 have Florida product approval and meet all the  
19 wind load requirements. So it's definitely an  
20 upgrade for the residents.

21 Next slide.

22 In the parking garage, we are -- we're  
23 replacing the screen fabric enclosures, which  
24 are there for the open parking garage airflow,  
25 with perforated metal panels. And we have two

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1 types of panels, flat panels and then a  
2 serrated panel. The serrated panels use a  
3 perforated metal deck. And then there are also  
4 perforated flat panel sections. They alternate  
5 in the facade to create interest. And we're  
6 looking at a lighting scheme that actually  
7 accents that serrated pattern in the garage and  
8 creates a lot of interest.

9 The solid portions of the garage will be  
10 replaced with metal panels that will be similar  
11 to the tower, but they're in a different color.  
12 They're in a silver tone with pewter accents.  
13 And you can see those in the drawings in the  
14 presentation.

15 This is just a detail of that perforated  
16 grill that we're putting in the openings. And  
17 this will certainly be an aesthetic upgrade to  
18 the building.

19 I want to back up for one point. The  
20 original building was very much residential in  
21 character with a brick and beige finish. We  
22 really wanted to upgrade that and separate it  
23 from the building next door and create  
24 something that was a little more modern, a  
25 little more technical, a little more

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1 streamlined, and certainly a higher performing  
2 building. So that was one of our main goals in  
3 the project, and I think this design really  
4 accomplishes that.

5 Next slide.

6 That's the perforated panels. And you can  
7 see how the serrated pattern works in the  
8 openings -- in the vertical openings.

9 Next page.

10 And we're maintaining all of the open air  
11 flow requirements that are necessary for an  
12 open parking garage. Those are the patterns  
13 for the perforated metal panels, the flat  
14 panels.

15 Next slide.

16 And that just shows the detail of the  
17 parking garage. And, look, we felt the  
18 building had good bones. The basic design of  
19 it was solid. It just really needed a facelift  
20 and some attention to the materials and colors  
21 and details.

22 This shows some of the materials that  
23 we'll be using on the pool deck to upgrade that  
24 area. We're re-waterproofing the pool deck.  
25 There were some water penetration issues that

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1 we're correcting by redoing this, and it should  
2 be good for another 20 years after this.

3 Next slide.

4 The light fixtures around the base of the  
5 building were removed when we took the brick  
6 off -- the brick veneer off the building.  
7 We're replacing that with a metal panel facade.  
8 We will be replacing it. These are the light  
9 fixtures that were selected to replace it, and  
10 they pay homage to the fixtures that were there  
11 originally, but they're a new, upgraded, higher  
12 efficiency light fixture than was originally  
13 installed.

14 And that's just an aerial view over the  
15 pool deck. And that metal panel cladding  
16 that's going up the parking garage actually  
17 goes all the way up, and in cases the -- the  
18 guards around the perimeter of the pool deck,  
19 so that -- there will be no brick in the upper  
20 levels of the building when we're complete.

21 And that's a view of the entry. We have  
22 plans for a canopy at the entry to protect  
23 residents when they come in. That's something  
24 that they had requested.

25 And, actually, you can see in that curved

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1 corner a special serrated perforated panel  
2 treatment over the main entry which really  
3 makes that portion of the project stand out and  
4 be a special entrance.

5 And there's a couple of elevations here  
6 that show the overall building where you can  
7 start to see the patterns of the dark panels  
8 and the light panels.

9 This one is important for people entering  
10 Jacksonville on 95. It lines up with the road  
11 directly, and you see this. The darker panels  
12 on that bay window section on the upper level  
13 section will highlight that, as well as some  
14 shadow lines on the top of the building at the  
15 cap to accentuate the capital of the building.

16 Next slide.

17 And this is the west elevation. And you  
18 can see here how the darker panels kind of  
19 weave through the facade to create some  
20 patterns and accent verticality of the building  
21 without -- and it's actually in a very  
22 interesting way. It follows the plans of the  
23 building which change at two places in the  
24 elevation of the building. So we're very  
25 excited about the way this is going to work.

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1 Board Member Harden joined us earlier in the  
2 presentation, and so did Councilman Ferraro,  
3 our ex-officio liaison.

4 Thank you for being here, sir. And thank  
5 you, Councilwoman Pittman, as well for joining  
6 us.

7 So, with that, let's move on to board  
8 comments for the Peninsula project, and let's  
9 start with Mr. Schilling.

10 BOARD MEMBER SCHILLING: Thank you,  
11 Mr. Chairman.

12 To the applicant, this looks terrific. I  
13 know -- I can share -- others may share that --  
14 you know, I've spent some time around the  
15 building. And as you get closer to the  
16 building and see the side of the parking  
17 garage, it gets worse as -- the closer you get  
18 to it. And these improvements look terrific  
19 and I'm excited about it and in support.

20 Thank you very much. Also, for the detail  
21 of the presentation. It was excellent.

22 Thank you.

23 MR. CHATHAM: Thank you.

24 THE CHAIRMAN: Ms. Ott.

25 BOARD MEMBER OTT: Thanks, Mr. Chair.

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1 And this is the north facade of the  
2 building. And this is -- looks out to the  
3 river. Basically, we kept the center of the  
4 building in a light panel color. The corners  
5 are in a darker color, accented by the  
6 balconies, which really reinforce the  
7 verticality of the building. And also cladded  
8 the cap of the building, too, in white just to  
9 make it stand out against the sky.

10 So that's the fundamentalis of what we're  
11 doing to the project. We're not -- you know,  
12 it's an existing building. It's -- our goal is  
13 to do the best we can for the residents to make  
14 sure they get an upgraded appearance and better  
15 longevity, better performance out of the  
16 building, and really spend this money to their  
17 best benefit.

18 And we think this project is going to  
19 benefit the city and the residents, so we look  
20 forward to -- we hope that you can support us  
21 on this. And if you have any questions, we're  
22 happy to respond to those.

23 THE CHAIRMAN: All right. Thank you, sir.

24 MR. CHATHAM: Thank you.

25 THE CHAIRMAN: Let the record reflect that

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1 Just one quick clarifying question. I'm  
2 going to anticipate the answer is yes from your  
3 presentation. Do we -- we think that these  
4 improvements are going to satisfy our  
5 construction, our safety concerns?

6 MR. CHATHAM: Well, actually, Gilbane  
7 construction has been contracted to do the  
8 construction on this. They are extremely  
9 safety focused. And I know this is in the  
10 public realm, and I know -- I'm very confident  
11 that every precaution is being taken to make  
12 sure of the safety of the residents as well as  
13 the people on the Riverwalk and around the  
14 project, so I'm -- I feel really good about our  
15 approach to that right now.

16 BOARD MEMBER OTT: Okay. Thank you.

17 My only comment -- I just want to say the  
18 research that has gone into this is evident, so  
19 I just wanted to thank you guys. This is a  
20 huge project and big improvements. It's a lot  
21 of time and dollars, so thanks for doing these  
22 improvements.

23 MR. CHATHAM: Thank you.

24 THE CHAIRMAN: Mr. Loretta.

25 BOARD MEMBER LORETTA: I think everything

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1 looks fantastic. I appreciate the  
 2 presentation.  
 3 THE CHAIRMAN: Mr. Davisson.  
 4 BOARD MEMBER DAVISSON: It's obvious  
 5 you've put a lot of thought into this, and I  
 6 think it -- it's going to be a good project.  
 7 And I -- it's well done, and I look forward to  
 8 seeing it.  
 9 Thank you.  
 10 MR. CHATHAM: Thank you.  
 11 THE CHAIRMAN: Mr. Harden.  
 12 BOARD MEMBER HARDEN: No comment.  
 13 THE CHAIRMAN: Mr. Jones.  
 14 BOARD MEMBER JONES: Again, I agree with  
 15 my fellow board members. Excellent  
 16 presentation. It's going to be a great  
 17 project. I'm in favor.  
 18 THE CHAIRMAN: Mr. Monahan via Zoom.  
 19 BOARD MEMBER MONAHAN: Thank you,  
 20 Mr. Chair.  
 21 Fantastic job on this. It's going to add  
 22 a nice vibrancy to what is a marquis structure  
 23 on the Southbank, so great job.  
 24 THE CHAIRMAN: Mr. Ferraro.  
 25 COUNCIL MEMBER FERRARO: Thank you.  
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1 I think it was a very nice presentation  
 2 you gave. And I'm sorry for my tardiness. I'm  
 3 glad I got to hear all this. It was worth  
 4 listening to.  
 5 Thank you.  
 6 THE CHAIRMAN: I concur with the board  
 7 members.  
 8 Just to clarify, so as part of these  
 9 designs, the Riverwalk will not have extended  
 10 closures as part of the rehab; is that correct?  
 11 Either to staff or the applicant.  
 12 MR. PAROLA: Thank you.  
 13 To the Chair, we're currently working on  
 14 what can conventionally be called a  
 15 "maintenance of transportation plan." So both  
 16 Ms. Boyer, Darryl Joseph and a few of us are  
 17 still working on it. Obviously, this is a  
 18 complicated project. So if you're looking for  
 19 an answer of how we're going to accomplish it  
 20 right now, it's not going to happen, but it is  
 21 in our forefront.  
 22 Thank you.  
 23 THE CHAIRMAN: Okay. Great project. Very  
 24 well done.  
 25 I used to live in the Strand and I heard  
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1 complaints from the Peninsula residents all the  
 2 time, so I'm sure that they're really thrilled  
 3 with this.  
 4 Having concluded board comments,  
 5 Ms. Mezini, let's move on to public comment.  
 6 And just as a reminder for those in the  
 7 room, if you want to speak in public comment  
 8 for any individual project, please fill out one  
 9 of the blue speaker cards that was on the table  
 10 as you walked in, or for those on Zoom, you can  
 11 simply raise your hand.  
 12 And this public comment is per the agenda  
 13 item, so this is for the Peninsula project.  
 14 MS. MEZINI: No public comment.  
 15 THE CHAIRMAN: All right. Thank you.  
 16 Seeing no public comment and no further  
 17 board comments, I will take a motion at the  
 18 board's pleasure.  
 19 BOARD MEMBER LORETTA: I make a motion for  
 20 approval.  
 21 BOARD MEMBER HARDEN: Second.  
 22 THE CHAIRMAN: All right. There's been a  
 23 motion for approval for DDRB application  
 24 2023-001 from Mr. Loretta. It's been seconded  
 25 by Mr. Harden.  
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1 All those --  
 2 MS. LOPERA: Mr. Chair, can you close the  
 3 public hearing, please?  
 4 THE CHAIRMAN: Thank you, Ms. Lopera.  
 5 Absolutely.  
 6 The public hearing for this item is  
 7 closed.  
 8 BOARD MEMBER LORETTA: I'd like to again  
 9 make a motion for approval of DDRB 2023-001.  
 10 BOARD MEMBER HARDEN: Second.  
 11 THE CHAIRMAN: All right. There's been a  
 12 motion for approval and a second.  
 13 All those in favor, please say aye.  
 14 BOARD MEMBERS: Aye.  
 15 THE CHAIRMAN: Any opposed?  
 16 BOARD MEMBERS: (No response.)  
 17 THE CHAIRMAN: Board, by your action, show  
 18 that DDRB application 2023-001 is unanimously  
 19 approved.  
 20 Congratulations.  
 21 MR. CHATHAM: Thank you very much.  
 22 THE CHAIRMAN: Moving right along to  
 23 Action Item C, DDRB application 2023-002, That  
 24 Bar at the Arena, conceptual and final  
 25 approval.  
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1 Let's open the public hearing and let's  
2 get a staff report from Ms. Kelly, please.  
3 MS. KELLY: DDRB application 2023-002.  
4 This is for final approval of That Bar at the  
5 Arena. Originally, the project was heard and  
6 conceptual was approved as DDRB application  
7 2019-015 in December of 2019. Due to the  
8 unique circumstances of 2020 and the economic  
9 and supply complications that followed, the  
10 application was not submitted for final  
11 approval within the required six-month time  
12 frame.

13 Since that time, the applicant gathered a  
14 new design team and produced a thorough  
15 submittal package which built on the original  
16 conceptual approval.

17 Given these extenuating circumstances,  
18 DDRB staff is submitting this application for a  
19 combined conceptual and final approval.

20 Located in the Sports & Entertainment  
21 District, the site is approximately .28 of an  
22 acre and abuts the VyStar arena which is  
23 located to the west and north of the project  
24 site. To the east, across A. Philip Randolph,  
25 is the 121 Financial ballpark, and to the south

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1 is the arena parking garage.  
2 The project is essentially an addition to  
3 an existing structure, adding a two-story open  
4 deck onto the existing structure, which was  
5 built around 1910. A rooftop deck would be  
6 included on the addition as well.

7 The front elevation of the deck addition  
8 is aligned with the front of the existing  
9 two-story brick building, which was built to  
10 the property line, which is typical of an  
11 historic structure.

12 The rooftop of the addition is designed as  
13 an open deck space which provides visual  
14 interest from the street level and taller  
15 buildings nearby. As you can see, the blue  
16 area on the slide in front of you is the  
17 existing structure and then the green would be  
18 the addition, the proposed area.

19 The building elevations incorporate a  
20 variety of building walls, open and inviting  
21 facades, horizontal and vertical articulation,  
22 materials, finishes and colors.

23 The north and east elevations are the most  
24 visible. The design of these elevations  
25 organizes the building into these proportional

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1 bays that provide scale at the level of the  
2 pedestrian. Modern and traditional materials  
3 are interwoven throughout the structure,  
4 providing interest and cohesion throughout the  
5 design.

6 Based on the foregoing, staff recommends  
7 final approval of DDRB application 2023-002,  
8 and I'm happy to take any questions.

9 THE CHAIRMAN: Thank you, Ms. Kelly.  
10 Is there a presentation from the  
11 applicant?

12 (Mr. Cronk approaches the podium.)

13 THE CHAIRMAN: And just as a reminder,  
14 please state your name and address for the  
15 record.

16 MR. CRONK: Good evening.

17 My name is Joe Cronk, and I represent  
18 CD Urban Studio of Cronk Duch Architecture.

19 You know, we're excited to be a part of --  
20 of this --

21 THE CHAIRMAN: Can you state your address,  
22 please?

23 MR. CRONK: Yes, sir.  
24 1936 San Marco Boulevard.

25 Again, we're excited to be a part of what  
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1 we see as a catalyst project for the  
2 Entertainment District and a real opportunity  
3 to strengthen a pedestrian node along Randolph  
4 to connect both kind of the new and emerging  
5 parts of the Entertainment District along the  
6 water and some of the existing facilities that  
7 are there.

8 We were charged by Mr. Warren to, you  
9 know, first address the comments that y'all had  
10 in the original proposal, and most importantly  
11 really develop the detailing and the concept,  
12 integrating some additional program into the  
13 project.

14 You know, we felt that the important  
15 components of the concept was to, most  
16 importantly, recognize the existing historic  
17 structure, integrate the new program that's  
18 required for the project, and then ultimately  
19 create an architecture language that integrates  
20 the surrounding context.

21 So we've done so by creating a hierarchy  
22 of the primary historic building, the secondary  
23 additional porches, and then develop that  
24 language through materials and an openness to  
25 the facade as you get to the public area.

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1 We've added a lot of detailing to the  
 2 rendering, so hopefully that is enough  
 3 information to, you know, answer any questions,  
 4 but we feel that we've, you know, at least  
 5 addressed the comments that you originally had.  
 6 THE CHAIRMAN: All right. Thank you, sir.  
 7 We'll move on to board comments at this  
 8 time, and let's start this time with Mr. Jones.  
 9 BOARD MEMBER JONES: Thank you, Mr. Chair.  
 10 Again, I think this is a wonderful  
 11 execution of the design. I really am impressed  
 12 with the activation of the outdoor spaces and  
 13 the shade. And, hopefully, this is really a  
 14 successful project.  
 15 You know, this used to be the Amsterdam  
 16 Sky Cafe years ago when it was the only one out  
 17 there, so it's really good to see how this  
 18 thing has evolved over time into what's  
 19 hopefully going to be a really successful  
 20 catalytic project.  
 21 Thank you.  
 22 THE CHAIRMAN: Mr. Harden.  
 23 BOARD MEMBER HARDEN: Yeah, I agree with  
 24 Mr. Jones. I think it's a great design. And I  
 25 had forgotten about this, honestly. It's been  
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1 comments.  
 2 I do have a quick question, just about the  
 3 open rooftop areas. It looks like there's a  
 4 front rooftop area on the street side and then  
 5 there's an additional rooftop area kind of on  
 6 the back side, connected by an open-air  
 7 walkway.  
 8 I see activation on that front rooftop  
 9 area with seating. I don't -- I just see an  
 10 open area on the back one. Could you kind of  
 11 talk to me a little bit about how that space is  
 12 intended to be used, if that has a view of the  
 13 kind of music space, and what that will be?  
 14 MR. CRONK: You know, one of the things we  
 15 wanted to try to do is -- we have the -- we  
 16 have the street facade that has its own kind of  
 17 energy and life at that scale, but as you kind  
 18 of turn the corner and find yourself between  
 19 the entrance to the -- to the arena, is just,  
 20 you know, creating energy on all sides. So I  
 21 think drawing people and -- and kind of noise  
 22 and light and, again, that energy towards the  
 23 entrance makes a lot of sense. We feel it  
 24 activates that plaza.  
 25 Yes, the primary rooftop will be on the  
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1 so long since we've seen it. But I think it is  
 2 exciting to see it expand. I know there's a  
 3 lot more events, a lot more days and activity  
 4 down there, so this will be nice.  
 5 THE CHAIRMAN: Mr. Davisson.  
 6 BOARD MEMBER DAVISSON: Yeah, I do recall  
 7 the previous application, but this is a -- this  
 8 is a really nice composition that you've done  
 9 with the 1910 structure, just -- it doesn't try  
 10 to mimic, it just sits well and responds in a  
 11 real clean manner. And the openness and  
 12 materials just reinforce that, so I just think  
 13 it's a -- it's a great project.  
 14 Thank you.  
 15 THE CHAIRMAN: Mr. Loretta.  
 16 BOARD MEMBER LORETTA: Thank you.  
 17 You know, I would expect nothing less from  
 18 Cronk Duch. I think you guys did a fantastic  
 19 job. I just appreciate all the effort you're  
 20 putting into this project and others here in  
 21 Jacksonville.  
 22 Thank you.  
 23 THE CHAIRMAN: Ms. Ott.  
 24 BOARD MEMBER OTT: Thanks, Mr. Chair.  
 25 I'm going to echo my board members'  
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1 street corner, and that really becomes more of  
 2 overflow. There's a little bit of a catwalk  
 3 that takes you over there and there's also  
 4 egress that's a component of that that will  
 5 spill you down into the back.  
 6 We're excited about a, you know, intimate  
 7 music venue coming here. And you can't see  
 8 that from that space, but I think the area  
 9 surrounding it will be able to participate in  
 10 the music in those venues. So I think you  
 11 can't get enough rooftop.  
 12 BOARD MEMBER OTT: I tend to agree.  
 13 Other than that -- thank you for that --  
 14 for that information. Other than that, I  
 15 appreciate the covered sidewalk, balcony  
 16 addition that's bringing a little bit of shade  
 17 to pedestrians on the front end. Again, visual  
 18 interest in materials and open area. Really  
 19 great project. Excited to see this.  
 20 THE CHAIRMAN: Mr. Schilling.  
 21 BOARD MEMBER SCHILLING: Thank you,  
 22 Mr. Chairman.  
 23 Similar to the other board members'  
 24 comments, this looks like -- it looks terrific.  
 25 And I do remember when this came forward for  
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1 conceptual. And I think the updates and the  
2 changes that have been made to this are even an  
3 improvement over what we saw last time, and I  
4 think it looks terrific.

5 Thank you very much.

6 THE CHAIRMAN: Mr. Monahan via Zoom.

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

9 This is a great design, great use. Really  
10 excited about this. It's going to be a great  
11 draw for, you know, the thousands of people  
12 that visit that district every year, so  
13 fantastic job with this.

14 Thank you.

15 THE CHAIRMAN: Councilman Ferraro.

16 COUNCIL MEMBER FERRARO: Thank you.

17 I think you did a real good job.

18 Real quick question on the shade trees or  
19 the trees that you're putting in there, how  
20 they may affect the view if you're going off of  
21 that. So is this how it's going to look as far  
22 as what you have as the trees? Is there going  
23 to be more or less? Can you tell us a little  
24 more about that?

25 MR. CRONK: It's a good question.

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1 COUNCIL MEMBER FERRARO: Okay. I know  
2 with our Tree Commission, we're always trying  
3 to figure out where we can put our trees. So  
4 if there's something we can do to help ...

5 Thank you.

6 MR. CRONK: Well, thank you.

7 THE CHAIRMAN: Yeah, this is a really  
8 great project. I think that -- even though,  
9 relative to all the massive public venues  
10 around it, it is relatively small. I think the  
11 impact of these improvements is going to have a  
12 really big enhancement on the experience that  
13 guests and patrons have when they go to any of  
14 our events downtown.

15 So I appreciate the great work on this.

16 Excited to see it move forward.

17 So, with that, Ms. Mezini, are there any  
18 public commenters on this particular agenda  
19 item?

20 MS. MEZINI: No public comment.

21 THE CHAIRMAN: All right. We will close  
22 the public hearing and I'll entertain a motion.

23 BOARD MEMBER DAVISSON: Motion to approve.

24 THE CHAIRMAN: There's a motion to  
25 approve.

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1 I think anytime we can add shade trees to  
2 that pedestrian street environment, especially  
3 the plaza, you know, we would -- we'd like to  
4 introduce that.

5 These palms that you see kind of screened  
6 in the renderings, those are existing, so we  
7 really had to -- to kind of maintain that  
8 pattern. I think the idea of -- as we activate  
9 that plaza, certainly much more than it is, I  
10 think it would be a great consideration to --  
11 you know, that would be an opportunity to  
12 improve and provide some shade for a sea of  
13 asphalt that surrounds it. Right now it's a  
14 few palms and it would certainly be better  
15 served with a canopy of oaks.

16 COUNCIL MEMBER FERRARO: Thank you.

17 And through the Chair, I just wanted to  
18 ask -- I didn't know if that would be affecting  
19 the view from the upper levels, if you  
20 thought --

21 MR. CRONK: It's a good point.

22 I think -- we've had to find that balance,  
23 but right now the trees are existing. It's  
24 not -- it's not in our purview to improve that  
25 area, but it would be a great opportunity.

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1 BOARD MEMBER HARDEN: Second.

2 THE CHAIRMAN: And a second from  
3 Mr. Harden.

4 All those in favor of the approval motion  
5 on DDRB application 2023-002, please say aye.

6 BOARD MEMBERS: Aye.

7 THE CHAIRMAN: Any opposed?

8 BOARD MEMBERS: (No response.)

9 THE CHAIRMAN: By your action, show the  
10 motion adopted unanimously.

11 Congratulations.

12 MR. CRONK: Great. Thank you, Chair. And  
13 thank you, committee.

14 And I'd like to also thank my colleagues,  
15 Kevin Bennett and Sophia Hernandez, on a great  
16 job in preparing the application and really  
17 helping to see this concept through.

18 Thank you all.

19 THE CHAIRMAN: All right. Moving on to  
20 our last item of business for the day, DDRB  
21 application 2023-003, Daily's conceptual  
22 approval.

23 And let's open the public hearing.

24 And, Ms. Kelly, can we please get a staff  
25 report.

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1 MS. KELLY: Yes, sir.  
 2 DDRB application 2023-003 seeks conceptual  
 3 approval of the Daily's mixed-use project.  
 4 Located in LaVilla, the subject site is the  
 5 entire block between Forsyth Street and Bay  
 6 Street and Jefferson Street and Broad Street.  
 7 Properties to the east, west, and south of the  
 8 site include a parking garage, an accessory  
 9 surface parking facility, and the Skyway  
 10 infrastructure and surface parking,  
 11 respectively.

12 At this location, vehicles are either  
 13 entering downtown from I-95 via Forsyth or  
 14 entering from Riverside by Broad or leaving  
 15 downtown from Bay or Jefferson.

16 The project proposal consists of 16  
 17 fueling stations and a multistory building with  
 18 a neighborhood market, restaurant space, and  
 19 rooftop bar or restaurant.

20 Before I get into staff's review of the  
 21 proposal, I just want to go over some  
 22 procedural elements for the public and for the  
 23 board.

24 So, first, the proposed use is permissible  
 25 via a zoning exception. For properties within  
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1 block.  
 2 Additionally, because the site is the  
 3 entire block, the corners of the site should be  
 4 used to define and activate the intersections  
 5 as important nodes.

6 With regards to off-street parking,  
 7 surface parking lots are discouraged and should  
 8 be located within projects or off service  
 9 alleys, and the design of parking lots should  
 10 minimally affect the pedestrian environment.

11 Currently, the project appears to  
 12 prioritize vehicle parking and circulation over  
 13 pedestrian access and connections.

14 Staff recommends that the site plan be  
 15 redesigned taking these things into  
 16 consideration.

17 The proposed use will likely necessitate a  
 18 deviation for one or two of the block fronts,  
 19 but impactful revisions to the site plan could  
 20 still be made to achieve the spirit and intent  
 21 of the overlay.

22 If revisions are not made, staff  
 23 anticipates that several deviations would be  
 24 required, and there's sort of a little summary  
 25 of them on the screen.

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1 downtown, DDRB serves as the Planning  
 2 Commission. It is anticipated that DDRB will  
 3 hear the request for a zoning exception at the  
 4 time that the application comes through for  
 5 final approval. In any case, the zoning  
 6 exception is not subject to review for today's  
 7 meeting.

8 Second, you will hear a lot about  
 9 deviations in staff's analysis. And just as a  
 10 reminder, any request for a deviation shall be  
 11 heard by the DDRB initially in a workshop  
 12 format.

13 And, with that, I'm going to move on to  
 14 staff's review.

15 As designed, staff has concerns about the  
 16 site plan with regards to build-to lines, lot  
 17 frontage, urban open space, and off-street  
 18 parking.

19 The building is surrounded on all sides by  
 20 parking and vehicle circulation. The structure  
 21 does not currently address the street and is  
 22 not pulled forward to the interior edge of the  
 23 pedestrian zone on any of the block frontages.  
 24 As a result, the urban character and  
 25 streetscape edge would be deficient on this

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1 Staff finds that the proposed building is  
 2 consistent with the overlay in that the scale  
 3 and massing of the proposed building do not  
 4 overwhelm the public realm and the height is  
 5 less than the 75-foot maximum height allowed in  
 6 LaVilla.

7 The elevations incorporate different types  
 8 of building walls with substantial glazing.  
 9 Features such as display windows, canopies, and  
 10 horizontal banding help articulate and detail  
 11 the structure, and mullions separating the  
 12 glass storefront panels deliver a fenestration  
 13 pattern that has scale and cadence.

14 All of the elevations are readily visible.  
 15 And the north elevation, which is the one that  
 16 faces Forsyth, appears to be treated as, like,  
 17 the back of house. A large, solid wall portion  
 18 at this location is designed to exhibit a  
 19 mural. Staff suggests that any art installed  
 20 or created on the site should celebrate the  
 21 rich history of LaVilla.

22 This north elevation also appears to have  
 23 a large expanse of solid wall at the ground  
 24 level that exceeds 20 feet, and this would  
 25 require a deviation from the transparency

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1 requirements of the overlay.  
 2 As mentioned, the project is in LaVilla.  
 3 Per the district design standards, development  
 4 within this area should be designed to respect  
 5 the neighborhood context, support the  
 6 riverfront, and activate the streetscape.  
 7 On December 2nd of last year, the LaVilla  
 8 Heritage Trail and Gateways Committee approved  
 9 several gateway entry sites to the district,  
 10 and the intersection at Broad Street and Bay  
 11 Street was identified as one of these gateway  
 12 nodes.  
 13 Additionally, off-street furnishings,  
 14 plantings, and similar elements within the  
 15 right-of-way shall be consistent with the  
 16 LaVilla district standards identified in the  
 17 Downtown Design Guidebook.  
 18 So based on the foregoing, staff is  
 19 recommending conceptual approval of DDRB  
 20 application 2023-003 with the recommendations  
 21 that are outlined in the report. And I can  
 22 read through them, if you'd like, but they're  
 23 also listed on your screen and in your packet.  
 24 This concludes the staff report.  
 25 Thank you.

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1 by Broad, and to the west is Jefferson.  
 2 The mixed-use building is going to be  
 3 approximately 87,000 square feet. It will be  
 4 about three stories with rooftop activation.  
 5 You can just -- I won't bore you with the  
 6 zoning and the land use. If you'll stop right  
 7 there. Thanks.  
 8 This site has been reviewed for a while  
 9 now with the team, and it -- after talking  
 10 through it internally, it has been presented to  
 11 you as a mixed-use product with fueling  
 12 stations. This is intended to be a First Coast  
 13 Energy/Daily's flagship store because of the  
 14 mixed use and the importance of it being right  
 15 at the entrance and the accent of downtown.  
 16 I'm going to have Peter Ma talk to you  
 17 real quick as far as the site plan and then  
 18 we'll go through the renderings and the  
 19 massing.  
 20 (Mr. Ma approaches the podium.)  
 21 THE CHAIRMAN: And just a reminder for  
 22 everyone who's coming up to speak to state your  
 23 name and address for the record.  
 24 MR. MA: Sure. Good afternoon.  
 25 Peter Ma, England-Thims & Miller, 14775

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1 THE CHAIRMAN: Okay. Thank you,  
 2 Ms. Kelly.  
 3 Is there a presentation from the  
 4 applicant?  
 5 (Ms. Rewis approaches the podium.)  
 6 MS. REWIS: Good afternoon.  
 7 Staci Rewis, One Independent Drive, Suite  
 8 1200, Jacksonville, 32202, with Driver, McAfee,  
 9 Hawthorne & Diebenow, here on behalf of First  
 10 Coast Energy, LLP.  
 11 We have our team here today, Gene Polk,  
 12 the director of facilities with First Coast  
 13 Energy; Robert Wulbern, the project architect;  
 14 Peter Ma, the project engineer, with  
 15 England-Thims & Miller; my law partner, Steve  
 16 Diebenow as well.  
 17 Susan, as usual, does a great job  
 18 summarizing the project, and I will try not to  
 19 repeat myself, but we are excited to be  
 20 bringing this project to downtown.  
 21 As Ms. Kelly stated for you, and I'm sure  
 22 you know, this is a proposed mixed-use project  
 23 at the corner of Broad and Bay. It's bounded  
 24 to the north by Forsyth, and then to the south  
 25 by Bay Street, and then book-ended on the east

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1 Old St. Augustine Road, Jacksonville, Florida.  
 2 So I'm here to talk about the components  
 3 of the site plan.  
 4 So the canopy and the store, those are  
 5 fixed. Pretty much because of security, the  
 6 cashiers and the workers inside a store has to  
 7 have a full view of all the pumps. You know,  
 8 in case there's any shenanigans or if there's a  
 9 handicapped person that needs help, they need  
 10 to see all that. So that's kind of fixed.  
 11 So also, we have our gas tanks. They have  
 12 the vapor tube that's, you know, closely next  
 13 to the tanks. So when the tanks get empty, you  
 14 know, you've got to have air to go back in  
 15 there. So that -- we tried to have that as far  
 16 away from the store as possible. So that kind  
 17 of sets up, you know, the canopy, the store,  
 18 and the tank.  
 19 Now, our tanker truck has to fuel the  
 20 tanks on the right side of the truck. So in  
 21 this sense, you know, because of where the  
 22 Acosta Bridge is and 95 and the interstate, to  
 23 get in and out of this site without going  
 24 through downtown, there's really only one way  
 25 to come in and one way out. That is from Broad

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1 Street, taking a left in, getting to the tanks,  
2 fueling up, and then leaving south on  
3 Jefferson.

4 So the tanker truck comes in at --  
5 whenever they -- they show up. It's -- could  
6 be any time of day. And also, since this is a  
7 marketplace and a store, you know, we have  
8 delivery trucks, box delivery trucks, food,  
9 bread, beer, drinks, Coke, you know, soft  
10 drinks.

11 So we tried to, you know, have full  
12 circulation around the store so that we don't  
13 block any of the -- you know, essentially, the  
14 customer, because this is a refueling station  
15 for gas. So we -- that's how we set all this  
16 up.

17 So anyway, with that said, that's --  
18 that's kind of the components of the site plan.

19 Thank you.

20 (Ms. Rewis approaches the podium.)

21 MS. REWIS: Okay. So -- Staci Rewis  
22 again, for the record.

23 The next rendering shows just examples of  
24 the landscaping, which we will get to more in  
25 detail at final.

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1 So the next slide.

2 The next couple of slides depict kind of a  
3 floor plan. And I realize this is conceptual,  
4 but I really want to focus on the first floor  
5 because this is really what's going to make  
6 this a flagship, mixed-use building that's  
7 going to stand out and be what we think is a  
8 real asset, not just to the LaVilla district,  
9 but to downtown.

10 This is not going to be a typical C store,  
11 convenience store, of Daily's. They're great.  
12 There's nothing wrong with that. But when this  
13 site was looked at and it was chosen for this  
14 use, we understood the importance of downtown  
15 as well as the LaVilla district and the fact  
16 that there is no grocery store anywhere near  
17 this, except if you want to cross the bridge  
18 and go to Fresh Market.

19 I'm still of the belief that Fresh Market  
20 isn't like your typical grocery store. It's a  
21 little specialized. So if you want to go and  
22 get some fresh produce or a rotisserie chicken,  
23 meat and cheese so that you can put, you know,  
24 Little Timmy's lunch together the next day, you  
25 need to go more to a neighborhood grocery

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1 store, and that is what this is going to  
2 function as. It is going to be an urban  
3 neighborhood grocery store.

4 When you enter in through this primary  
5 entrance, you're going to have produce, you're  
6 going to have rotisserie chicken, you're going  
7 to have meat and cheeses, cereal. Anything  
8 that you can typically imagine through a  
9 neighborhood-type market is going to be here.

10 And so it is going to fill a need within  
11 the LaVilla area but also within downtown  
12 itself. So I think it's an extremely important  
13 use and a use that's going to help provide some  
14 synergy within the area as well.

15 And as Mr. Ma said, there will still be  
16 beer and wine, so don't worry about that.

17 All right. Next one.

18 This is just a depiction of the gas  
19 facility canopies.

20 Another one. Another one. I don't want  
21 to bore you.

22 This is just a rendering of the dumpster.  
23 Just important to note, that it's going to use  
24 the same type of materials as the building  
25 itself, so it will be consistent.

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1 Next.

2 This is an architectural kind of view of  
3 the second floor of the building. So the first  
4 floor is your neighborhood market, kind of  
5 bodega. The second floor will be a restaurant  
6 with a full-service kitchen. And then the  
7 third floor is going to be a continuation of  
8 that restaurant. We're not sure yet if the  
9 third floor and the second floor are going to  
10 be kind of the same restaurant or if they're  
11 going to be separate, but it will be a  
12 restaurant concept with a rooftop bar. There  
13 will be a full bar up on top, inside seating,  
14 and then outside.

15 And then adjacent to Forsyth is what I  
16 call kind of a game area. You can have  
17 Cornhole or whatever the cool new game is that  
18 you can play outdoors.

19 So the buildings themselves look -- the  
20 overlay was heavily reviewed for that because  
21 of the -- wanting to make sure that we did not  
22 have solid walls of massing that did not invite  
23 the pedestrian in; and that it was an open  
24 place that people, especially for the  
25 neighborhood market, felt comfortable coming

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1 into; and it was activated and it was bright  
2 and people wanted to be there.

3 So what you will see is a level of glass  
4 and glazing on a lot of the building facade.  
5 And then, like on Broad Street and Bay, at the  
6 corners, is some stucco, a little bit of brick  
7 veneer, but also creeping vines kind of add in  
8 a little bit of plant material to break up the  
9 building itself.

10 Next slide.

11 And then somewhat the same on Jefferson  
12 Street.

13 On Forsyth Street, this is -- as Susan  
14 said, it's a little bit of back of the house  
15 for the neighborhood market, but it's also an  
16 extremely important area of the building. And  
17 I want to make sure that everybody knows that  
18 the design that's on here right now is a  
19 placeholder.

20 As Ms. Kelly pointed out, we also think  
21 it's important to celebrate the history of  
22 LaVilla, and so we are going to be working on  
23 that. We've started reaching out to people in  
24 the neighborhood, and just want to let  
25 everybody know that's -- that is the

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1 placeholder, and we do feel that it's extremely  
2 important to do that because we're going to  
3 become a part of this community, and not only  
4 do we want to serve it and provide the much  
5 needed grocery store, but we want to celebrate  
6 this community and become part of it.

7 These are just kind of street area  
8 renderings. You typically see these more in  
9 final, but we did want to provide it to you so  
10 you can kind of see how the building is going  
11 to be. You know, three stores with the rooftop  
12 activation, probably up to about 50 feet, just  
13 to kind of see how it lays out on the main  
14 roads.

15 And then the building massing, I think,  
16 really -- especially the one right here; this  
17 is at the corner of Broad and Bay -- really  
18 speaks to the activation that you'll see with  
19 the pedestrian front right there at Broad and  
20 Bay, the entrance -- one of the entrances into  
21 downtown.

22 And then the next one is just along Bay  
23 where the fueling stations will be in the  
24 primary entrance.

25 And then this is at the corner of

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1 Jefferson and Forsyth.

2 And then this is at the corner of Broad  
3 and Forsyth. And, once again, the mural is a  
4 placeholder.

5 So that concludes our presentation. I  
6 just want to do just a little bit of  
7 administration here, but we greatly appreciate  
8 the opportunity to submit this application and  
9 to begin the DDRB process here with this group  
10 and have that opportunity.

11 This is conceptual. Our team is here to  
12 listen to any and all comments. We know that  
13 there is public comment.

14 Our goal here today is to get -- to move  
15 forward, out of conceptual, hopefully, with a  
16 level of approval and then to move into and  
17 have a workshop to not only discuss any  
18 deviations and the zoning exception, but to  
19 allow us, as a team, to take any and all  
20 comments, not just from the board, but from the  
21 community as well, and go back internally,  
22 review them, and then come back at that  
23 workshop and have kind of the workshop charette  
24 type where, you know, you're bouncing ideas off  
25 and hear from you-all as well as the public,

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1 and then follow the overlay requirement and  
2 process and get to final with as final of a  
3 product that -- so that we could move forward  
4 and really start to open up this site and the  
5 entryway into LaVilla.

6 So our team is available for questions.  
7 Otherwise, we will sit and welcome any  
8 comments.

9 Thank you.

10 THE CHAIRMAN: Thank you, Ms. Rewis.

11 And we'll move on to board comments, and  
12 let's start with Mr. Schilling.

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

15 Let me start -- I need to declare some  
16 ex parte communications. The first one I want  
17 to share is I did have an opportunity to speak  
18 with Ms. Rewis, the applicant, about the  
19 project and their proposal.

20 I also spoke with Alex Sifakis, who is a  
21 property owner in the area, about his concerns  
22 about the design.

23 And also, I think, likely -- like many of  
24 the board members, I received several emails  
25 that I would generalize as stating having

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1 concerns over the design.  
 2 So just to cover those real quickly for  
 3 the record.  
 4 I did receive an email that contained  
 5 communications from RAP that was dated  
 6 January 11th, an email from Brandon Pouch,  
 7 dated January 11th. Hopefully, I pronounced  
 8 that correctly. And an email from Tim Hope on  
 9 January 10th, with a letter from the  
 10 Springfield Preservation and Revitalization  
 11 Council. An email from Nancy Powell on  
 12 January 10th. And an email from Michael Dunlap  
 13 on January 10th. So I wanted to share that for  
 14 the record.

15 As far as comments, I guess let me start  
 16 big picture. One is -- and I'm thinking out  
 17 loud here. There's a part of me that thinks  
 18 that maybe the approach here is a little out of  
 19 order because we -- starting with conceptual  
 20 today, recognizing that the plan, as proposed,  
 21 clearly is going to require deviations. To  
 22 move forward with the deviation, there's a  
 23 requirement to have a workshop. And so the  
 24 board can workshop and work with the applicant  
 25 to understand what the deviation requests are,

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1 provide our input.  
 2 I feel today, this is a little bit out of  
 3 order, us being asked to vote on the conceptual  
 4 plan and the conceptual approval without really  
 5 having identified an understanding of what all  
 6 the deviations are, and I think really having  
 7 an opportunity to workshop those deviations.  
 8 So I share that for the record, just  
 9 thinking out loud. So I feel that -- at least  
 10 me and my own thoughts are that we, as a board,  
 11 are in a difficult place today, trying to make  
 12 a decision on this application, I think,  
 13 without really understanding what the  
 14 deviations are.

15 The second thought is, without a doubt  
 16 it's exciting to see the proposed investment  
 17 that this applicant is proposing to make in  
 18 downtown. And for that, I certainly commend  
 19 the applicant. But at the same time, I don't  
 20 want to be blinded by the fact that -- what's  
 21 proposed certainly from a design standpoint and  
 22 the site plan that's proposed just does not  
 23 comply with our overlay, and -- and I do not  
 24 think the design and the proposal for the gas  
 25 station is consistent with the vision that's

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1 been created for downtown.  
 2 So I think that needs to be shared, and I  
 3 think that needs to be stated clearly and  
 4 loudly.

5 I will also share to the applicant and  
 6 Ms. Rewis, I was really hopeful and really  
 7 looking forward to you maybe presenting today  
 8 some alternatives that we might consider given  
 9 the staff comments that have been provided. I  
 10 think given some of the public concern or much  
 11 of the public concern that's been expressed --  
 12 clearly, in my opinion, there are many good  
 13 ideas that have been thrown out in the letter  
 14 from RAP. There were several ideas presented.  
 15 In the letter from the Springfield Preservation  
 16 and Revitalization Council, I think they had  
 17 some ideas. Staff has proposed some ideas in  
 18 their comments and conditions.

19 And I was really hopeful that y'all would  
 20 be here today and say that you had heard some  
 21 of those ideas and you were looking to  
 22 incorporate one, two, three or four of those  
 23 ideas, and I haven't really heard that. So  
 24 I -- I'm not sure that I really have a good  
 25 sense and a good feeling that we're going to

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1 get to a design that's going to be acceptable  
 2 when y'all are back for final. So that  
 3 concerns me.

4 The other thing that I'll share is, I  
 5 share many of the concerns that the public have  
 6 raised. I commend our staff, Ms. Kelly and  
 7 Mr. Parola. I think y'all have done a great  
 8 job reviewing this application. You've come up  
 9 with some great conditions. I agree with the  
 10 conditions.

11 And I will state that the site plan,  
 12 essentially, needs to be completely reworked.  
 13 And my own vision is -- you know, this site is  
 14 a gateway to the Northbank, especially when  
 15 you're coming over the Acosta, and -- and the  
 16 last thing that I would want to see, the last  
 17 thing that I would want the citizens of  
 18 Jacksonville to see is a bright yellow and red  
 19 gas canopy as they're coming down off the  
 20 Acosta Bridge, so I think it's a huge miss in  
 21 this design.

22 I strongly recommend -- and I visited the  
 23 store before and I was very impressed by it.  
 24 There's a 7-Eleven that was done very well in  
 25 Orlando. It's at 83 East Colonial Drive. I'd

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1 recommend that y'all take a look at that store.  
2 I think there are many design components of  
3 that store that could be incorporated into this  
4 site to improve it.

5 I recognize that I've rambled and hit a  
6 bunch of different points, but I guess I will  
7 close and share, I'm struggling to support this  
8 conceptual request today. I have an open mind.  
9 I'm very anxious to hear the comments of the  
10 board members, but those are my thoughts.

11 Thank you, Mr. Chairman.

12 THE CHAIRMAN: Thank you, Mr. Schilling.

13 Two quick things. One, for the board's  
14 benefit, since public comment is after this, I  
15 do want to give you all an opportunity, if  
16 there are new perspectives you have, to quickly  
17 share that again after public comment. So I'll  
18 say that.

19 And then a question for Ms. Lopera. I  
20 think, judging from the cc lines on the emails  
21 we received, I think many of us, if not all of  
22 us, received the identical emails that  
23 Mr. Schilling referenced. For the purposes of  
24 the record, at least for that limited batch,  
25 can members simply say ditto to that, or would

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1 you prefer, from OGC's perspective, that we  
2 individually, each time, list all of those?

3 MS. LOPERA: To the Chair, and through the  
4 Chair to the board members, that would be  
5 acceptable, just to state if you received the  
6 same emails as Board Member Schilling, that you  
7 state such.

8 THE CHAIRMAN: Great. Thank you.

9 Okay. Ms. Ott.

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

11 Starting with my ex parte communication  
12 declarations, I received that same batch that  
13 Mr. Schilling mentioned.

14 In addition, I also received the same  
15 communication from Alex Sifakis, as well as  
16 David Paulk (phonetic).

17 I would like to start my comments off  
18 saying that I love the mixed-use approach. I  
19 think the uses are welcomed and needed in  
20 downtown in this spot.

21 I also want to say that I love Daily's. I  
22 live by a Daily's, and I visit Daily's quite  
23 frequently, and I love what you guys do in the  
24 community. So I'm excited about the prospect  
25 of having a Daily's at this location.

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1 About this project specifically, there is  
2 not a lot that I love about this conceptual  
3 proposal. I am underwhelmed by the landscaping  
4 plan. I would like to see shade trees.

5 It is a suburban design. They -- four  
6 sides of full circulation around the entire  
7 project are not what we want to see in  
8 downtown. Saying that that is for the  
9 customers' use and ease; if I'm on empty and I  
10 know I'm getting on I-95 and I need gas, I'm  
11 going to circle the block and I'm going to get  
12 to your gas station. So I think having full  
13 circulation around the entire perimeter of the  
14 property is not what we want to see here. I  
15 think four entrances on all four sides into the  
16 property is not what we want to see at this  
17 location.

18 I think -- saying that about the traffic  
19 and vehicular impacts, I think we do want to  
20 see square footage increase, maybe some  
21 additional use of office or retail.

22 Again, the use of a fueling station I  
23 think is appropriate and needed in this section  
24 of downtown, but this combination does not hit  
25 the mark.

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1 So that I don't repeat probably a lot of  
2 my other board members' comments that are  
3 coming up, I just want to say in a more general  
4 context, downtown Jacksonville has a ton of  
5 really great projects coming on line in the  
6 next few years. There are a lot of really  
7 great things in the works. Downtown has a ton  
8 of really great momentum, as does LaVilla  
9 specifically. And I think if we want to  
10 continue on the trajectory, follow maybe in the  
11 path of a Tampa and Miami as far as our  
12 downtown development, growth, our vibrancy, I  
13 think Jacksonville, we need to hold ourselves  
14 to higher standards with our downtown  
15 development projects, and so that is what I  
16 would like to see for this flagship store.

17 THE CHAIRMAN: Thank you, Ms. Ott.  
18 Mr. Loretta.

19 BOARD MEMBER LORETTA: Thank you.

20 I want to echo that I do appreciate all  
21 that Daily's has done here in the city of  
22 Jacksonville, and thank you for that.

23 That being said, regarding the project at  
24 hand, I'm going to try to keep it somewhat  
25 short and sweet. I'm disappointed with the

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1 site plan. I'm disappointed with the quality  
2 of architecture.

3 I did have ex parte communication,  
4 similar -- exact of that with Mr. Schilling, so  
5 I don't need to repeat that.

6 But then -- you know, I'm just -- and  
7 speaking with Ms. Rewis, there's so many  
8 recommendations that could be made. But even  
9 if I were to see two, three, or whatever, I  
10 still can't even come close to thinking that  
11 it's going to be enough to make this project  
12 happen, and so I'm nowhere close to approval.

13 In an effort to just -- me, making sure I  
14 stay respectful and maintain my composure, I  
15 think it's best I finish there.

16 Thank you.

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

19 BOARD MEMBER DAVISSON: I, too, received  
20 communication, as -- like Mr. Schilling did.

21 I'm not going to get into the details  
22 either, but I will, I guess, brush on some  
23 things that the others haven't. And I think  
24 the staff did a good job identifying a lot of  
25 the detail in this project.

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1 But as it was described before, you know,  
2 this lot is the gateway to LaVilla, historic  
3 LaVilla, which is -- we know the history and  
4 how it's been raised recently in the last  
5 20 years. But the opportunity here could be --  
6 on this site could be a marquis.

7 But when you put this site into  
8 perspective of what's happened to it and why we  
9 are where we are today, it's the lot -- this  
10 block is the result of this heavily trafficked,  
11 one-way streets that just circle this block;  
12 getting cars quickly through Jacksonville, in  
13 and out of the city, that began in the '50s and  
14 '60s, you know, especially when the Mathews  
15 Bridge was opened.

16 And a case in point, the dead zone between  
17 State and Union, which is created by these  
18 one-way streets, completely cut off  
19 Springfield. And this location gets a close  
20 second place by the traffic that's going north  
21 and south with Jefferson and Broad and Forsyth  
22 and Bay.

23 So, you know, I ask myself -- and  
24 originally, it was two-way pedestrian streets  
25 at the time when Jacksonville was a retail

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1 center, and that's what we're trying to get  
2 back to, at least at some point in its future.

3 But in reality -- you know, I ask, okay,  
4 so what is the best use of this lot that's in  
5 between all this, that's actually the hub of  
6 this traffic? What's the best use of this  
7 land? What's -- for any use for that matter.

8 And then, you know -- so I can't fault the  
9 idea, the concept of doing, like, a fuel and  
10 market and entertainment, I think -- I can't  
11 fault that idea, but the project fails  
12 completely in execution. And I think it even  
13 exacerbates the problems that we've created  
14 with this area in the past.

15 So as it stands now, the way this is  
16 presented in front of us, this lot is an island  
17 of one-way streets and asphalt. And the  
18 Daily's station is a project which is an island  
19 of asphalt within a block of asphalt, which  
20 is -- you know, it's just the antithesis of  
21 what the specific codes and the spirit of  
22 downtown guidelines are.

23 And just to generally point out some  
24 facts, the positioning of the building, you  
25 know, just suits no other purpose than

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1 vehicular. The architecture is not urban. You  
2 know, pitched roofs belong to some -- you know,  
3 pitched roofs belong somewhere else. And if  
4 you're trying to recall LaVilla's past, it's  
5 not successful. I think if you want to look at  
6 something successful, look at the previous  
7 project, the bar -- the bar down by the stadium  
8 that was just put in front of us. So it can be  
9 done.

10 The use of the mural on the entire facade  
11 is what I call "lazy architecture." If you're  
12 going to solve a problem, solve it with  
13 architecture.

14 The yellow and red gas canopy is not a  
15 building or a facade color; it's a sign, and it  
16 should be treated that way, and every square  
17 foot of it should be treated that way.

18 So, you know, that's just -- I think just  
19 some general comments. And I think I'm just  
20 bouncing off what's already been said.

21 But this is not a project that needs  
22 tweaks -- needs tweaked to make it right. It  
23 needs to make some major steps, in my opinion.  
24 And I'm sure the discussions have been -- and  
25 I've even heard the discussion that the Gate

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1 station on Forest Street that was passed a  
2 couple of years ago is used as an acceptable  
3 precedent, but I don't think it is. It's a  
4 station that serves I-95 and is on the complete  
5 edge of the city.

6 So I would hope that if we come back to  
7 this again, that we would -- the applicant  
8 would just take a fresh look at the site  
9 because, again, I think there's a real  
10 opportunity here as kind of a marquis site  
11 because it's a completely stressed block, but  
12 it's in a great spot as far as its view and its  
13 significance.

14 So that's all.

15 THE CHAIRMAN: Thank you, Mr. Davisson.  
16 Mr. Harden.

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

19 I would also claim ex parte with  
20 Ms. Rewis. And those emails, I wasn't quite as  
21 fastidious as documenting as Mr. Schilling did,  
22 so thank you for doing that for us.

23 But I -- just in the interest of time, I  
24 couldn't agree more with everything that  
25 everybody has said so far, especially

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1 great to take some of this feedback and bring  
2 that back into account and look at it again.

3 Thank you.

4 THE CHAIRMAN: Thank you, Mr. Harden.  
5 Mr. Jones.

6 BOARD MEMBER JONES: Thank you, Mr. Chair.

7 Again, I think everything has been said  
8 here, beginning with Board Member Schilling,  
9 all of the points, quite salient.

10 I, too, had the same ex parte  
11 communications that my fellow board members  
12 had.

13 The site plan is just a nonstarter. I was  
14 thinking about this earlier. There was a  
15 quote -- Tom Coughlin uses a quote about  
16 fumbling, called a callous disregard for the  
17 football. I sort of feel like this is a  
18 callous disregard of our site plan and our  
19 regulations and the spirit of downtown. And if  
20 you were to support this as is, I couldn't bear  
21 to sit on this board.

22 So I'll just leave it at that.

23 THE CHAIRMAN: Thank you, Mr. Jones.  
24 Mr. Monahan via Zoom.

25 BOARD MEMBER MONAHAN: Thank you,  
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1 Mr. Schilling. I was nodding my head to  
2 virtually everything.

3 I think that this is a great idea.  
4 Conceptually, some of the components, I think  
5 are a good idea. And I think that, you know,  
6 the idea of bringing some of these things  
7 downtown, of having the restaurant combined  
8 with a fueling station I think is great for  
9 that location, but, you know, the application,  
10 the site plan, everything just really fell  
11 flat, I think, accomplishing that.

12 And I also agree that, procedurally, you  
13 know, it would have been appropriate to bring  
14 this to a workshop because, I mean, I simply  
15 can't make decisions. I look at that list of  
16 deviations -- and staff does such a great job  
17 of summarizing that for us, but, I mean,  
18 it's -- I'd really have to study that, even,  
19 you know, with the information that's been  
20 processed today, to understand what we would be  
21 conceptually approving.

22 I think there's lots of great examples of  
23 urban fueling stations. A lot of those have  
24 been brought to my attention this week and I've  
25 studied up on that as well, so it would be

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1 Mr. Chair.

2 I would also like to include those  
3 ex parte communications that Mr. Schilling so  
4 dutifully mentioned, including I met with  
5 Ms. Rewis on Tuesday, 1/10, in person, and we  
6 discussed the site plan of the application.

7 Not to belabor these points any further, I  
8 have a list two pages long with individual  
9 questions and recommendations I have, but I  
10 think the site plan is beyond disappointing.  
11 It's out of compliance with the overlay. The  
12 majority of the landscaping does not match the  
13 palette for the district.

14 So, again, everything that has been said  
15 is needed to be said, and I yield the rest of  
16 my time.

17 Thank you, Mr. Chair.

18 THE CHAIRMAN: Thank you, Mr. Monahan.  
19 Council Member Ferraro.

20 COUNCIL MEMBER FERRARO: Thank you, to the  
21 chairman.

22 I'm excited that Daily's would want to do  
23 something here, but this is a marquis. This is  
24 an absolutely great time for you to make this a  
25 marquis. I think everything that's been

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1 said -- you may need to go back and look at  
2 this. I would really like to see something  
3 nicer as the entryway. So I'm not going to  
4 belabor it. I have no other comment.

5 Thank you.  
6 THE CHAIRMAN: Thank you, Council Member  
7 Ferraro.

8 I'll start by echoing the ex parte  
9 communication disclosures that we've discussed  
10 already.

11 I want to kind of just zoom out to two big  
12 principles that I think, especially at  
13 conceptual review, are important here. And  
14 that's, one, the principle of orienting a  
15 development primarily towards vehicular traffic  
16 versus pedestrian traffic. And that decision  
17 yields a lot of outcomes that we end up seeing  
18 on a monthly basis here. There are some good,  
19 some not as good.

20 The second principle, which is something  
21 that I heard during the application's  
22 presentation, was that -- and it's obvious and  
23 not surprising, but I thought it was important  
24 to hone in on. And it's the idea that,  
25 although it's a mixed-use development, it's a

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1 your plan?  
2 But I spent a lot of time this week  
3 thinking about this application, talking to  
4 staff, looking at the code. And, you know,  
5 there is room for a conceptual review to move  
6 forward in a way that doesn't convey any sense  
7 of approval of the project as it stands, but,  
8 rather, using conceptual review as a mechanism  
9 to give the public a chance to weigh in, give  
10 the board members a chance to weigh in, give us  
11 a formal on-the-record opportunity to list a  
12 number of recommendations that we, in public,  
13 are saying we're going to hold the applicant  
14 to. And I think there's a lot of value to  
15 that. Not to say that that's something this  
16 board wants to do, judging by your comments.

17 That seems like a high threshold to meet,  
18 but I would offer that, that we can both want a  
19 lot more from this project, but still think  
20 about, from a process standpoint, how do we get  
21 from where we are today to the productive  
22 finish line?

23 And if the question is, how do we get this  
24 development to where we all want it to be,  
25 what's the best way to get there; is it to not

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1 gas station first, and it's the rest of the  
2 mixed use second. And I think the question of  
3 which use is prioritized over the other also  
4 yields a number of design decisions and site  
5 plan decisions that get put into proposals that  
6 we evaluate.

7 So I think those are two major questions  
8 that I would encourage the applicant to  
9 continue to evaluate.

10 And I guess I'll just kind of say this  
11 before we move to public comment, and it's one  
12 more about the process and how I view my role  
13 as chairman here, and it's -- for the sake of  
14 argument, I'll put forward the other side of  
15 the coin because, typically, I would be in  
16 complete agreement from a process standpoint  
17 with Mr. Schilling. And I think that's because  
18 we've been lucky that for -- in a lot of  
19 cases -- in almost every case, although  
20 conceptual review items have needed tweaks,  
21 most of them do, we've been fortunate that  
22 they've been fairly limited, right? It hasn't  
23 resulted in the board talking about, let's go  
24 back to the drawing board; and, applicant, can  
25 you do it -- kind of a wholesale rewrite of

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1 vote on a project? Is it to vote down a  
2 conceptual review or is it to approve -- or  
3 maybe a better word is "acknowledge" -- a  
4 conceptual review? Add a list of things that  
5 we want to see and then hold an applicant  
6 accountable when they come back after they've  
7 had an opportunity to workshop and to refine  
8 their designs internally?

9 So I'll just pose that question for my  
10 colleagues as we move to public comment.

11 And, with that, Ms. Mezini, what do we  
12 have in the way of public comment?

13 And we'll start with in-person and then  
14 we'll follow up with Zoom.

15 And just as a reminder to the public,  
16 you're allowed three minutes per person.

17 MS. MEZINI: Thank you, Mr. Chair.  
18 First up is Adrian Swanigan.  
19 (Audience member approaches the podium.)

20 THE CHAIRMAN: As a reminder for the  
21 public commenters, please state your name and  
22 address for the record.

23 Thank you.  
24 AUDIENCE MEMBER: Good afternoon, board.  
25 My name is Adrian Swanigan. My address is

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1 2021 Art Museum Drive.  
2 And I would like to applaud some of the  
3 board members today for standing the guns on  
4 the design code that was set into place back in  
5 2019 that formed the conceptual plan. The  
6 applicant did not regard or take any of this  
7 into regards with the conceptual plan that they  
8 brought in front of the board today. And some  
9 of the comments that board members made, the  
10 public has some of the same concerns.

11 Like the councilman said, this is a  
12 marquis site or a marquis opportunity for us to  
13 really create something at the gateway of  
14 LaVilla that really reflects what we want to  
15 see in downtown, as well as one of the ex parte  
16 communications.

17 The developer that owns the site across  
18 the street is also taking the community's  
19 thoughts in regards to creating a staple or a  
20 marquis project right across the street from  
21 this location, where I think in the future  
22 there's a gas station, too, within less than a  
23 mile from this site. And I think First Coast  
24 Energy actually owns one of them.

25 And when you start talking about the type  
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1 of project they proposed in LaVilla, they have  
2 a station there that hasn't had any  
3 improvements and it houses a bunch of the crime  
4 and vagrancy we have in the downtown area.

5 So I would like the board probably to --  
6 let's come back and make these -- applicant  
7 basically go back and come up with something  
8 totally different that makes sense to what the  
9 community wants to see as well as the downtown  
10 design code.

11 So that's my thoughts on this.

12 MS. MEZINI: All right. Next up is  
13 Council Member Ju'Coby Pittman.  
14 (Council Member Pittman approaches the  
15 podium.)

16 COUNCIL MEMBER PITTMAN: Good afternoon.

17 I am representing the businesses in  
18 LaVilla, so I'm not representing the Council  
19 today.

20 But what I would like to say -- I received  
21 some calls, because we do have a LaVilla  
22 organization that we developed several months  
23 ago and spent five to seven months evaluating  
24 what we want for LaVilla because of the  
25 African-American history, it's so strong there.

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1 And, of course, the organization that I am the  
2 CEO and president of, which is the Clara White  
3 Mission, want to see something more than a gas  
4 station. So, literally, when I heard it, I was  
5 like, you know, on fire; like, oh my God, we're  
6 getting a gas station here.

7 But I think what -- what's most important  
8 is just the courtesy of getting the input, not  
9 only of the LaVilla organizations, but the  
10 businesses that will be impacted in that  
11 community, as well as housing, the new housing  
12 that we have.

13 And I'm very excited because I'm a native  
14 of Jacksonville. I grew up in the Blodgett  
15 Homes that's not far from that. And I remember  
16 several gas stations in the community, in that  
17 LaVilla community, but never knew it would come  
18 around full circle once I became the CEO of the  
19 Clara White Mission because we bought some  
20 property that had a gas station on it. And, of  
21 course, with us being a nonprofit, we had to  
22 clean up all the contamination. There was some  
23 conditions and on and on and on.

24 And what the committee and I and some of  
25 the African-American organizations that have  
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1 been involved with this process, is that we  
2 want to see a gateway of a culture. We want to  
3 see the embracement of even more affordable  
4 housing in LaVilla.

5 I would tell you, I am on the north side  
6 of Broad Street, on the same side of the road,  
7 and I can't tell you having a development that  
8 close to a sidewalk -- someone mentioned about  
9 vehicular safety. I own a building right  
10 behind the Clara White Mission, which is the  
11 veteran housing that I have, as well as the VA  
12 outreach center. I can't tell you the number  
13 of accidents.

14 We renovated an historical site. We spent  
15 over \$3 million in developing and renovating a  
16 historical site. A month after renovations,  
17 what do y'all think happened? Anyone want to  
18 guess? Somebody ran into my building. Three  
19 months after that, what do you think happened?  
20 Somebody ran into my building.

21 I've had, in 2022, at least four other --  
22 we opened the building in 2017. Last year I  
23 had, I want to say, four or five accidents.  
24 When Chris LeDew -- I think most of y'all know  
25 him. I was getting off of work one day. Guess

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1 who was coming through a traffic light?  
2 Because I had been talking to them about what  
3 was going on with the traffic light. And guess  
4 what? He was at the traffic light and somebody  
5 ran into the building again.

6 So my point is, I embrace growth, smart  
7 growth, historical growth, but I don't really  
8 feel like this is a good fit and it aligns with  
9 what we're doing in LaVilla. I think if so, we  
10 need to go back to the drawing board and to  
11 really think about the safety issues that may  
12 potentially be a problem.

13 And, unfortunately for us, when I  
14 renovated that building in 2017, I had no idea  
15 that I would have all of the accidents. And  
16 y'all can look it up. If you want to, you  
17 know, see the traffic pattern that happens  
18 in -- you know, we changed the timing of the  
19 traffic lights as well, and it really didn't do  
20 any good.

21 So as you think about development and what  
22 you're -- want to put on that corner, I think  
23 it needs to be something that represents the  
24 history and the culture of LaVilla because that  
25 community has always been left behind.

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1 And, you know, I'm just going to say,  
2 because my organization is 119 years old, I  
3 want to make sure that we stand in the gap for  
4 preserving the history, and whatever we bring  
5 to that community is going to be economic  
6 development that is going to keep the history  
7 alive.

8 Thank you.

9 THE CHAIRMAN: Thank you, Councilwoman.

10 MS. MEZINI: And that's it for in-person  
11 comments.

12 I do see a hand raised on Zoom, Ernest  
13 Smith.

14 ZOOM MEMBER: Yes. Thank you for allowing  
15 me to speak.

16 I wanted to add on to Ms. Ju'Coby  
17 Pittman's statements. LaVilla is a very  
18 historic neighborhood in Jacksonville, and it  
19 has been neglected. I'm glad to see that there  
20 are new developments coming in with the  
21 townhomes; however, a gas station, even though  
22 I understand it -- you know, it may help with  
23 competition because there's only a 7-Eleven  
24 around the corner and a BP that's off of Kings  
25 Road, but the thing is, a gas station -- I

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1 understand it's -- it may go through, but what  
2 is Daily's planning to do to help the  
3 community? Is there -- is there some sort of  
4 plan that they have to help the homelessness?

5 Because, unfortunately, you know, the  
6 homeless are going to congregate at that  
7 Daily's. They are going to, you know,  
8 panhandle. Do they -- does Daily's or the  
9 developer, do they have some sort of plan,  
10 again, to help the community?

11 And, again, I understand that everything  
12 is basically fast-tracked and it looks like  
13 everything is going to go through, but we just  
14 want to make sure that they're a partner in the  
15 community because, again, it's -- that  
16 community's been neglected. And we just want  
17 to see, again, economic development that will  
18 help the community; not create more, let's say,  
19 visible nuisance with, again, homeless  
20 congregating around just a gas station,  
21 panhandling.

22 So I just wish that, again, they -- the  
23 developers and Daily's itself has some sort of  
24 plan to -- to help with that, just to alleviate  
25 that in the area.

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1 THE CHAIRMAN: Thank you, Mr. Smith.

2 MS. MEZINI: Next up is Devonte Sykes.

3 ZOOM MEMBER: Hey, how is everyone doing  
4 today?

5 My name is Devonte Sykes. Address is  
6 16262 Stanis Court.

7 I come here today to make a public comment  
8 because I'm actually a representative of the  
9 millennial demographic within the city of  
10 Jacksonville, and I know that some of our  
11 voices aren't being heard when it comes to some  
12 of the development.

13 So I have two different points to make.  
14 One being, with the development in general, you  
15 know, those in my demographic have been  
16 complaining about the -- the process and the  
17 progress of development within the community.  
18 And we are just kind of, you know, really  
19 tired, for lack of a better term, of seeing  
20 lazy ideas when it comes to the development of  
21 downtown Jacksonville, and this being one of  
22 them. So what we wanted to see is something  
23 that's more vindictive [sic] of walkability and  
24 density within this community.

25 I'm glad Mr. Schilling pointed to an

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1 example in Orlando because I have another  
2 example in Atlanta, Georgia, actually, on  
3 120 Piedmont. They have a gas station that was  
4 pushed to the corner of the City lot, and it  
5 was wrapped around with apartment housing, with  
6 retail spaces on the bottom floor. So that  
7 speaks more so to density as opposed to a gas  
8 station being in the middle of the lot and  
9 pretty much eating up that space that we could  
10 have used for better uses.

11 So that's one point that I wanted to touch  
12 on.

13 And then the second being is culture. We  
14 know that LaVilla is supposed to be placed back  
15 into service and put on a national stage, as it  
16 was decades ago. So just giving the community  
17 a mural -- or input on a mural is not  
18 vindictive [sic] of reestablishing culture  
19 within the community.

20 I think it was a good point to make to add  
21 workshops that get community involvement,  
22 community ideas on the table to come up with a  
23 better idea. And I'm happy to see that coming  
24 forward, and I would actually like to  
25 participate as -- along with some of the other

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1 representatives of my demographic.

2 Thank you.

3 THE CHAIRMAN: Thank you, Mr. Sykes.

4 MS. MEZINI: Next up is Carissa Hull.

5 ZOOM MEMBER: Hello. My name is Carissa  
6 Hull. Address, 12805 Dunes Court.

7 I'm also a millennial of -- a millennial  
8 representative of -- just what we want to see  
9 in the LaVilla community.

10 I've heard a lot about, you know,  
11 preserving the history and celebrating the  
12 history with a mural, which is great, but we  
13 don't want LaVilla to become a big -- with a  
14 museum. We want to restore it back to its  
15 greatness, put it back on the national stage.  
16 And like Ms. Pittman said, bring things in that  
17 can help with the economic development of the  
18 area. I just don't think a gas station with a  
19 beer garden does that for the community.

20 And I, too, would like to be brought in on  
21 the workshops to provide feedback as to how I  
22 think we can do something with that area to  
23 provide or help the economic development of the  
24 area.

25 Thank you.

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1 THE CHAIRMAN: Thank you, Ms. Hull.

2 MS. MEZINI: And next up is Wiatt Bowers.

3 ZOOM MEMBER: Good afternoon.

4 Wiatt Bowers, 303 East Church Street.

5 I'm a downtown resident and an urban  
6 planner. And as many of you know, or some of  
7 you know anyway, I was on the DDRB board when  
8 the aforementioned Gate gas station came up for  
9 that process. We worked very hard on that  
10 board to try and make that station better. You  
11 know, we got some agreement for screening and  
12 the little wall on the corner that says  
13 "Brooklyn." And that's all nice, but in the  
14 end, it was a missed opportunity. Okay? We  
15 could have and should have done better, not  
16 only as a board but as a community.

17 But also, as noted, that's on the edge  
18 of -- you know, at the edge of what we call  
19 downtown, near I-95. It's very different from  
20 this location that is a bridge between the  
21 Central Business District and the LaVilla  
22 neighborhood in the core of downtown.

23 There are some -- not that hard to move  
24 this building up to the street, whether that's  
25 on -- facing Broad. That doesn't affect that

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1 much of your circulation and you can keep your  
2 gas station -- gas pumps and the tank and all  
3 that pretty much where it's proposed. But  
4 there's work that needs to be done, and I would  
5 encourage this board to require a workshop  
6 prior to any approvals.

7 Thank you for your time. I now have to go  
8 on to another call, so thank you.

9 THE CHAIRMAN: Thank you, Mr. Bowers.

10 MS. MEZINI: Next up is Nancy Powell.

11 (Audience member approaches the podium.)

12 AUDIENCE MEMBER: Hi. Nancy Powell. I am  
13 the executive director of Scenic Jacksonville.

14 And, I'm sorry, I just came in, because  
15 the DIA meeting was scheduled at the exact same  
16 time, so I missed the earlier discussion.

17 I'm thrilled to hear the millennials come  
18 and express their opinions. And most of what I  
19 know about that generation -- I'm not that  
20 generation -- is the walkability, pedestrian  
21 friendly. That is what's already in your  
22 design guidelines, so follow them.

23 If you read the Jaxson article and you  
24 linked through to the LaVilla strategy that was  
25 linked in that article and you just looked at

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1 the pictures of what they envisioned during  
2 that process -- so there already has been, you  
3 know, the LaVilla planning process. So I  
4 really just urge you to adhere to those visions  
5 previously done.

6 I think a workshop is a great idea. And  
7 there's lots of opportunity. I think one of  
8 the best suggestions from the Jaxson was that  
9 this really could be multiple sites. It could  
10 be collapsed into not having so much -- even if  
11 you move the building to the corner, there's so  
12 much concrete and parking and everything like  
13 that, it really could be collapsed some. Maybe  
14 there are charging stations that don't take up  
15 as much space as current gas things.

16 So anyway, lots of opportunity, and I look  
17 forward to participating in a workshop if  
18 that's the decision.

19 Thank you.

20 THE CHAIRMAN: Thank you, Ms. Powell.

21 MS. MEZINI: We have one additional hand  
22 raised, which is Mr. Ernest Smith. He spoke  
23 earlier, but we'll allow it, I think.

24 THE CHAIRMAN: Mr. Smith, if you can keep  
25 this second round to 60 seconds, we'd

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1 appreciate it.

2 MR. SMITH: Sure. Thank you so much.

3 And I would agree with the prior speaker.

4 Yes, if you could have a workshop to get  
5 together as a community to possibly think, how,  
6 again, we can get with Daily's and how they can  
7 be a community partner because we -- again, you  
8 know, I get it. I'm a realist. This is going  
9 to go through. However, we just want to make  
10 sure that Daily's works with the community to  
11 make sure that we have the best possible  
12 outcome, again, for the community.

13 And I understand, you know, where we're at  
14 in the process and things are underway, but,  
15 again, just getting Daily's to the table,  
16 whoever is the store manager or the regional  
17 manager, whoever it may be, possibly to that  
18 workshop if -- again, this board is probably --  
19 chooses to have a workshop with the community,  
20 to make this something that, you know, will  
21 help the community, not just be another -- just  
22 another haven for the normal -- the normal, as  
23 you see downtown.

24 Thank you so much.

25 THE CHAIRMAN: Thank you, Mr. Smith.

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1 MS. MEZINI: And that concludes public  
2 comment.

3 THE CHAIRMAN: Okay. I did commit to the  
4 board that we'd do a second quick round of  
5 comments if we had any additional feedback or  
6 any additional suggestions for the applicant  
7 this time, so --

8 Ms. Lopera, I think I'm supposed to close  
9 it after board comments, right?

10 MS. LOPERA: You can close it now.

11 THE CHAIRMAN: Okay. The public hearing  
12 is closed.

13 Mr. Jones, if you have anything  
14 additional --

15 BOARD MEMBER JONES: (Shakes head.)  
16 (Mr. Diebenow approaches the podium.)

17 THE CHAIRMAN: And, Steve, we'll get to  
18 you after board comments.

19 Anything additional, Mr. Davisson?

20 BOARD MEMBER DAVISSON: No, sir.

21 BOARD MEMBER LORETTA: I mean, the only  
22 thing -- you know, people talked about it, but  
23 the lack of street frontage is a big issue.

24 The curb-cut radii is a big issue. It's  
25 completely suburban. So we really didn't

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1 discuss it as a board, but that's -- you know,  
2 just the fact that -- the curb cuts and the  
3 multiple curb curbs are a huge problem for me.

4 THE CHAIRMAN: Ms. Ott.

5 BOARD MEMBER OTT: (Shakes head.)

6 THE CHAIRMAN: Mr. Schilling.

7 BOARD MEMBER SCHILLING: (Shakes head.)

8 THE CHAIRMAN: Mr. Monahan via Zoom.

9 BOARD MEMBER MONAHAN: Thank you,  
10 Mr. Chair.

11 Quickly, I just want to say that I do  
12 appreciate the use. I think it will be  
13 valuable, but the site plan needs a major,  
14 major rework.

15 THE CHAIRMAN: Mr. Ferraro.

16 COUNCIL MEMBER FERRARO: I'll just make a  
17 real quick comment.

18 In our area, we had a Wawa that came in  
19 and they wanted to do something that the  
20 community didn't want to. And the way they  
21 explained it is, "We're a deli that sells gas."  
22 And I said, "Well, let's make the building that  
23 way." So on the corner of Monument Road and  
24 McCormick, they did just that. It's different  
25 than any other one. And we spent a little bit

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1 of time and the whole community really loves  
2 it, and I think this is one of those times.  
3 THE CHAIRMAN: Thank you, sir.  
4 And, Mr. Diebenow, I want to give you the  
5 floor if you'd like it. Just a temperature  
6 check. I think you can kind of tell where the  
7 board stands. I'm inclined to defer this item,  
8 but I want to give you an opportunity if  
9 there's anything you want to say to the board  
10 to try to sway anybody.

11 MR. DIEBENOW: Sure. Thank you,  
12 Mr. Chairman.

13 Steve Diebenow, One Independent Drive,  
14 Suite 1200.

15 I just have a couple of thoughts.  
16 Number one, I think it's important to keep  
17 this site in context with what's going on  
18 around it. This is a piece of property that's  
19 at the base of a bridge, base of the main  
20 entrance into downtown, one of the main  
21 entrances. It's on a one-way street that goes  
22 directly out of town and back into the  
23 neighborhoods to the -- the southwest part of  
24 the city.

25 There's, like, an eight-lane drive-through  
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1 from a former bank on the site. I mean, this  
2 is a traffic-oriented piece of property. This  
3 is not a piece of property that's in the middle  
4 of a residential neighborhood in, you know,  
5 West London. This is a piece of property that  
6 is traffic-centric because of its unique  
7 geographic location.

8 So the notion that it's going to become  
9 this -- I don't know what the right word is,  
10 but that it's going to become a pedestrian  
11 garden or the poster child for pedestrian  
12 travel is very, very much a stretch, through no  
13 fault of the property at all, no matter what  
14 the use is.

15 The notion that there are going to be  
16 people crossing the street from one of the  
17 parking garages to go into this property is --  
18 that's really, really difficult to achieve.  
19 Forget the use, no matter what the use might  
20 be.

21 The second thing I would like to just  
22 mention -- again, to put the project in context  
23 of who the sponsor is. So Daily's, as you all  
24 know, it's a local company, over 750 employees,  
25 here in North Florida.

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1 You know, one of the speakers said, what  
2 is Daily's going to do for the community? I'm  
3 not going to give you the commercial about  
4 Daily's Foundation and all the work they do  
5 throughout the community through their -- you  
6 know, through their nonprofit and their  
7 charitable work, but what I will say is that  
8 for this area, the neighborhood market concept,  
9 the bodega concept, with addressing a need in  
10 this neighborhood, is one that I don't think  
11 should be overlooked, and we -- frankly, we're  
12 going to talk about it every time we're in  
13 front of you. Every time we're talking with  
14 you, we're going to remind you that this is not  
15 just a gas station, and it's not just a  
16 restaurant, and it's not just a rooftop bar.  
17 It's all three uses, all put together, all in  
18 one place.

19 And there are needs for parking and to be  
20 able to serve customers in order to achieve --  
21 remember, the overlay authorizes this use by  
22 zoning exception if it's a mixed use, if it's a  
23 mixed-use project. Well, the mix of uses  
24 requires more parking. The mix of uses  
25 requires vehicular access. It just does, so --

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1 And we will remind you of that every time  
2 we talk with you about it, is that this is not  
3 just a gas station, this is not just about  
4 tanker trucks coming in an out, although Mr. Ma  
5 did a -- I think a great job explaining all the  
6 various components of the first floor and what  
7 that requires in order to achieve a functioning  
8 product. But don't lose sight of the fact that  
9 there's a lot of other things in here as well.

10 And, finally, I couldn't disagree with  
11 Mr. Bowers any more. This isn't a lost  
12 opportunity; this is the beginning of a  
13 conversation. This is how many of the projects  
14 that we work on start. We bring a concept, we  
15 get feedback, we either make changes or we  
16 don't. But as you know, most of the projects  
17 we work on, we work really hard to address the  
18 concerns that this board and the community  
19 share.

20 And as a result, what I would ask is --  
21 look, if it's up to the board to go -- I really  
22 like the way the chairman framed the issue.  
23 We'd love a conceptual approval today,  
24 recognizing that the staff report has all the  
25 conditions and has identified all the issues

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1 that are important.  
2 I haven't heard anything in anybody else's  
3 comments that's different from what the staff  
4 has said. The staff has done a great job  
5 detailing everything.

6 So we'd ask you to vote -- maybe vote in  
7 favor of the staff report, you vote in favor of  
8 conceptual approval with all of those  
9 conditions. If you're not comfortable doing  
10 that, we understand. We've faced that before.

11 When we get to the workshop, though, what  
12 I would ask is that the issues we're going to  
13 work on are going to be the ones that the staff  
14 has identified. So if there's other things  
15 that need to be addressed, I would ask you to,  
16 before we leave today, either give us really  
17 specific details or shoot us an email or give  
18 us a call between now and whenever a workshop  
19 might be set up so that we can address them, so  
20 that we don't get caught in the loop of  
21 workshop, do work, come back, have another  
22 conversation.

23 In short, what I would request is that if  
24 we have a workshop, that we think of it as  
25 being able to have a vote on conceptual

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1 approval at the end of the workshop. That  
2 would be my request.

3 And so I'll stop there, Chairman. I  
4 appreciate the opportunity to speak.

5 THE CHAIRMAN: Thank you, Mr. Diebenow.

6 So here's where I'm at, Board Members: So  
7 based on the comments that you've all made,  
8 what we've heard from the public, what we've  
9 heard from the applicant, what I'd like to do  
10 is I'd like to defer the item; however, that  
11 being said -- I know for myself and I know for  
12 a lot of you, since we've served together, that  
13 our intent is never to prolong processes  
14 unnecessarily. We want to be productive. We  
15 want to try to see improvements made  
16 efficiently. So I'll defer to Mr. Parola on  
17 what the next steps would be.

18 But to Mr. Diebenow's point, if we move  
19 this to a workshop, I think it is our  
20 responsibility -- and maybe, you know, we can  
21 do it individually. I would ask that  
22 individual board members perhaps make a list of  
23 things you would like us to work on in the  
24 workshop, send it to staff. They can compile  
25 that and perhaps supply it to the applicant

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1 beforehand so that when we show up for the  
2 workshop, we've still been able to move the  
3 process forward a little bit and try to get the  
4 conversation in a different posture than it's  
5 been today rather than just rehashing it at the  
6 workshop, if that makes sense.

7 So, Mr. Parola, what would be the process  
8 from here on out?

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

10 Let me -- just for those who don't know,  
11 the workshop is required because they're  
12 seeking deviations. So I don't want you to  
13 think that we're adding something to the  
14 process. It's already built in.

15 To Mr. Schilling's point, yeah, it seems a  
16 little awkward, right, that we're not doing the  
17 deviation before this, but our downtown  
18 overlay -- this is -- I'm not going to say an  
19 anomaly. This is a very particular use that,  
20 you know, sometimes the process just doesn't  
21 capture.

22 I will, however, say that what  
23 Mr. Diebenow is proposing and enabling -- a  
24 conceptual vote after the workshop is not  
25 treading new ground. We've done that before.

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1 I think if I looked at our attorney --  
2 (inaudible) -- would tell you that we're  
3 probably not deferring. We're probably going  
4 to continue the -- the conceptual, and we can  
5 keep it going so that it -- it's not marketed  
6 as you deferred something. We're just  
7 continuing the conversation. We'll figure out  
8 the date. And then after the workshop, and  
9 hopefully a successful conceptual, we'll then  
10 go on to final.

11 Regardless of what happened today,  
12 we're -- if that process maintains, we're not  
13 adding time or adding something new.

14 THE CHAIRMAN: That describes my intent.

15 Ms. Lopera, could you help us out on --  
16 confirming that process?

17 MS. LOPERA: Certainly.

18 My recommendation, if it's your desire,  
19 would be to defer -- you can defer it to a date  
20 certain and select a date. However, it may be  
21 advisable to just not do that, just defer it  
22 and allow staff to determine when they're ready  
23 to bring it forward for workshopping and  
24 conceptual review.

25 THE CHAIRMAN: That sounds good.

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1 So unless there's an objection from the  
2 board, I'll go ahead and defer it with the  
3 intention that staff and the applicant will  
4 work to get that future meeting scheduled as  
5 quickly as possible for the applicant, for the  
6 staff, and for board members.

7 And it will be our intention, if we can  
8 make sufficient progress, to bring it to a  
9 conceptual approval vote at that meeting. So  
10 whatever appropriate notices and public  
11 hearings we need to do as part of that, let's  
12 make sure that we do that.

13 Okay. Well, that concludes our business  
14 for today unless there is any old business --

15 Mr. Diebenow.

16 MR. DIEBENOW: I was just going to say  
17 thank you very much for the consideration and  
18 deferral or continuance, doesn't matter to us.  
19 We appreciate it. We'll find a -- we'll work  
20 with staff and find another date.

21 THE CHAIRMAN: All right. I'm seeing no  
22 old business on the agenda or new business. So  
23 provided that board members don't have any to  
24 bring up, we will go to the general public  
25 comment portion of the agenda. And I do see

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1 that Mr. Smith has his hand raised again.  
2 So, Mr. Smith, this is general public  
3 comment. And as before, you will have up to  
4 three minutes to speak.

5 MR. SMITH: Thank you so much, Chair.  
6 And I won't need that much time.

7 And, again, thank you, Mr. Diebenow,  
8 coming to represent the entity that we're  
9 speaking on today, again, the Daily's gas  
10 station.

11 With this workshop and with this being  
12 deferred, I believe that it will be in the best  
13 interest of the community and especially of the  
14 close proximity of having the Greyhound station  
15 and the JTA bus station to possibly, you know,  
16 get with the actual owners of the building to  
17 see if we can make this a full-service station,  
18 you know, at certain hours; that we can employ  
19 people who may not, you know, otherwise be  
20 employable, but yet they still need to make  
21 some money because, again, this is a  
22 high-traffic area for not necessarily  
23 homelessness, but vagrancy, transients who may  
24 need something not necessarily permanent but  
25 something that --

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1 Again, a full-service gas station, if --  
2 you know, people, even out of the downtown  
3 area, you know, can get their gas pumped by  
4 somebody who needs a job, who needs, you know,  
5 just a couple of dollars extra income. I think  
6 that should be taken into account with this  
7 workshop.

8 I just wanted to get that on the public  
9 record because it seems like a great idea  
10 given, you know, what we have in the area.

11 Again, I understand where -- this more  
12 than likely is going to pass and -- you know,  
13 given all the conceptual reviews and  
14 everything, that it's going to be changed and  
15 updated, but I just think that's a great idea,  
16 just to get the community involved within this  
17 project, possibly going to them, again, and  
18 just asking, would you be willing to make this  
19 a full-service gas station, allowing people to  
20 clean windows and, you know, pump the -- pump  
21 gas for, you know, people leaving out of town,  
22 leaving out of downtown and coming into  
23 downtown. So just -- just a thought, just for  
24 the workshop, and I just wanted to get on the  
25 record.

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1 Thank you so much, Chair.

2 THE CHAIRMAN: Thank you.

3 MS. MEZINI: And up next Adrian Swanigan.  
4 (Mr. Swanigan approaches the podium.)

5 MR. SWANIGAN: Board, I just had a quick  
6 comment after listening to Mr. Steven  
7 Diebenow's comments and his approach to this  
8 matter. And it's something that in the future,  
9 in neighborhoods like LaVilla, we want to make  
10 developers aware that -- you know, the approach  
11 that Mr. Diebenow spoke about, where basically  
12 he disregarded some of the matters that people  
13 mentioned and he basically tried to persuade  
14 the board to overlook some of the things that  
15 Mr. Schilling mentioned, and basically  
16 downplayed the voice that --

17 Outside of the developer, there's a  
18 community that existed here and there were uses  
19 here that -- before this plan was even  
20 submitted to y'all [sic] board. There was work  
21 done last year with a committee that I was a  
22 part of, that we spent almost a year going over  
23 an old development strategy that LaVilla was --  
24 it was created for LaVilla, and discussing a  
25 new vision or a master plan that consisted of

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1 mixed-use products with vibrancy.  
 2 You know, he's talking about Daily's role  
 3 in Jacksonville, but, like I said, there are  
 4 some things that I don't think a lot of people  
 5 are even familiar with.  
 6 JTA is proposing a project on Bay Street  
 7 that no one else in the world is actually doing  
 8 at the time. It's the U<sup>2</sup>C program that's going  
 9 to go right down Bay Street, in front of a gas  
 10 station, where you have an opportunity to  
 11 create marquis developments that actually make  
 12 people want to come downtown and have uses that  
 13 will support the future of LaVilla to be an  
 14 actual downtown neighborhood that functions  
 15 like it used to.  
 16 And I think that in the future some  
 17 pictures of what LaVilla used to look like -- I  
 18 don't think a lot of residents today that see  
 19 LaVilla understand what LaVilla actually looked  
 20 like 50 to 60 years ago. It was highly dense.  
 21 I mean, every use you could possibly think of  
 22 that was in the downtown existed there. And  
 23 the community has an interest to see that  
 24 repeat itself, as well as the council people  
 25 that work in our district. We're going to

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1 fight it to the council into [sic] this if a  
 2 board decision comes out not favorable to what  
 3 the community wants to see.  
 4 So I just wanted to make that comment  
 5 today, that we want to -- as a community, we're  
 6 going to work with our council people to stand  
 7 with us on deviations or exceptions to the  
 8 rules that were put in place in 2019.  
 9 Thank you.  
 10 THE CHAIRMAN: Thank you.  
 11 MS. MEZINI: And that concludes the public  
 12 comment.  
 13 THE CHAIRMAN: Ms. Powell.  
 14 (Ms. Powell approaches the podium.)  
 15 MS. MEZINI: Sorry. Go ahead.  
 16 MS. POWELL: Yeah, I apologize again.  
 17 You might have covered this, but what I'm  
 18 not clear about is, from a process standpoint,  
 19 what deviations, what waivers, what are the  
 20 approvals needed to do whatever they end up  
 21 with, and why is that not considered before  
 22 looking at maybe what the elevations look like  
 23 or the curb-cuts or other things?  
 24 You know, I'm not sure why that's all  
 25 collapsed into one thing, whereas in most

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1 Planning Departments you've got to get the  
 2 zoning first. Anyway, that's a question. You  
 3 may have covered it. I apologize.  
 4 THE CHAIRMAN: Thanks, Ms. Powell.  
 5 Seeing no additional public comment, thank  
 6 you, again, to the board members and the public  
 7 for participating today.  
 8 I will adjourn our meeting at 3:54 p.m.  
 9 (The foregoing proceedings were adjourned  
 10 at 3:54 p.m.)  
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 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropia, 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.  
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 15 DATED this 25th day of January 2023.  
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