

CITY OF JACKSONVILLE  
DOWNTOWN DEVELOPMENT REVIEW BOARD  
MEETING

Proceedings held on Thursday, July 11, 2024, commencing at 2:01 p.m., at the Jacksonville Public Library, 303 North Main 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.  
GARY MONAHAN, Secretary.  
ENNIS DAVIS, Board Member, via Zoom.  
TREVOR LEE, Board Member.  
FREDERICK JONES, Board Member.  
JOANA BERLING, Board Member.  
CARL DAWSON, JR., Board Member.

ALSO PRESENT:

GUY PAROLA, DIA, Operations Manager.  
SUSAN KELLY, DIA, Redevelopment Coordinator.  
TERRENCE HARVEY, Office of General Counsel.  
JASON TEAL, Office of General Counsel  
RAUL ARIAS, City Council Member/Liaison.  
AVA HILL, DIA, Administrative Assistant.

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1 let's start -- before we move along, let's  
2 start with those.  
3 And, Mr. Lee, if we could start with you,  
4 please.  
5 BOARD MEMBER LEE: Trevor Lee, board  
6 member.  
7 BOARD MEMBER MONAHAN: Gary Monahan, board  
8 member.  
9 BOARD MEMBER BERLING: Joana Berling,  
10 board member.  
11 THE CHAIRMAN: Matt Brockelman, board  
12 chair.  
13 BOARD MEMBER DAWSON: Carl Dawson, board  
14 member.  
15 BOARD MEMBER JONES: Fred Jones, board  
16 member.  
17 MS. PAROLA: Guy Parola, staff.  
18 MS. KELLY: Susan Kelly, staff.  
19 MR. HARVEY: Terrence Harvey, Office of  
20 General Counsel.  
21 MR. TEAL: Jason Teal, Office of General  
22 Counsel.  
23 MS. HILL: Ava Hill, DIA staff.  
24 THE CHAIRMAN: All right. Thank you all.  
25 A quick housekeeping note on the agenda,  
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1 PROCEEDINGS  
2 July 11, 2024 2:01 p.m.  
3 - - -  
4 THE CHAIRMAN: All right. Good afternoon,  
5 Board Members and members of the public.  
6 I will call the Thursday, July 11th, DDRB  
7 meeting to order at 2:01 p.m.  
8 Board members, as usual, our first action  
9 item of the day is the approval of our meeting  
10 minutes from last meeting. Hopefully, you have  
11 had a chance to review them. We'll take any  
12 amendments to those now or I'll take a motion  
13 to approve.  
14 BOARD MEMBER MONAHAN: So moved.  
15 THE CHAIRMAN: There's a been a motion.  
16 Is there a second?  
17 BOARD MEMBER BERLING: Second.  
18 THE CHAIRMAN: And there's been a second.  
19 All those in favor of approving the  
20 meeting minutes from June 13th, please say aye.  
21 BOARD MEMBERS: Aye.  
22 THE CHAIRMAN: Any opposed?  
23 BOARD MEMBERS: (No response.)  
24 THE CHAIRMAN: By your action, show the  
25 minutes adopted.  
I did neglect to do introductions, so  
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1 Board Members. We are going to swap Action  
2 Items C and D. So the Pearl Street District,  
3 Block N5, will be going first, followed by the  
4 Lofts at Southbank.  
5 But first, Action Item B, Ordinance  
6 2024-0478, amendments to Chapter 656, which is  
7 a companion bill to the stadium legislation.  
8 And, Ms. Kelly, if we could please get a  
9 staff report.  
10 MS. KELLY: Absolutely.  
11 So Ordinance 2024-0478, as the Chair said,  
12 it serves as a companion bill to Ordinance  
13 2024-0904, which was the stadium bill. This  
14 amends the uses generally permitted in the CCBD  
15 Zoning District to add that temporary parking  
16 is allowed on any downtown parcel with the CCBD  
17 designation for, quote, no longer than four  
18 years on a site that is used primarily for  
19 government use or to satisfy the parking needs  
20 for NFL games.  
21 The current -- currently, temporary  
22 parking is only permitted for governmental use  
23 with no longer than two years for  
24 City-authorized special events no longer than  
25 three days and for approved construction  
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1 staging.

2 Staff is recommending approval.

3 THE CHAIRMAN: Thank you, Ms. Kelly.

4 Board Members, any questions for staff?

5 BOARD MEMBERS: (No response.)

6 THE CHAIRMAN: Okay. Seeing none,

7 Mr. Secretary, could we please get in the

8 posture to discuss the item?

9 BOARD MEMBER MONAHAN: Thank you,

10 Mr. Chair.

11 Move Ordinance -- Item B, Ordinance

12 2024-0478, Chapter 656, amendments, companion

13 to the stadium bill, with the staff

14 recommendations.

15 THE CHAIRMAN: All right. There's been a

16 motion.

17 Is there a second?

18 BOARD MEMBER JONES: Second.

19 THE CHAIRMAN: And there's been a second.

20 Any discussion, Board Members?

21 And, Mr. Lee, we'll start with you.

22 BOARD MEMBER LEE: No comment.

23 Thank you, Mr. Chair.

24 THE CHAIRMAN: Mr. Monahan.

25 BOARD MEMBER MONAHAN: No comments.

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1 Thank you, Mr. Chair.

2 THE CHAIRMAN: Ms. Berling.

3 BOARD MEMBER BERLING: No comments.

4 Thank you.

5 THE CHAIRMAN: Mr. Dawson.

6 BOARD MEMBER DAWSON: No comment,

7 Mr. Chair.

8 THE CHAIRMAN: And Mr. Jones.

9 BOARD MEMBER JONES: No comments,

10 Mr. Chair.

11 THE CHAIRMAN: All right. And I also do

12 not have any comments, but just want to remind

13 the public what this is.

14 In these situations, sometimes our

15 committees -- our board is asked to weigh in on

16 legislation pending before Council that impacts

17 downtown development, and so this, ultimately,

18 is a recommendation from our body that will be

19 forwarded to the full City Council when they

20 consider this legislation.

21 MS. KELLY: Pardon me. I think Mr. Davis

22 is on the -- Zoom.

23 THE CHAIRMAN: Yes. Thank you, Ms. Kelly.

24 We do have Board Member Davis with us on

25 Zoom. And since he is out of town, traveling

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1 for work, and we do have a physical quorum, he

2 will also be able to vote, when we do vote on

3 items.

4 So, Mr. Davis, please feel free to weigh

5 in if you have any comments here. My apologies

6 for missing you the first time.

7 BOARD MEMBER DAVIS: Yeah, no comments.

8 THE CHAIRMAN: Okay.

9 All right. Board Members, seeing no

10 additional board comments, there's been a

11 motion and a second to recommend approval of

12 Ordinance 2024-0478.

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: Okay. By your action, show

18 that the ordinance recommendation will be

19 forwarded with unanimous approval.

20 Okay. On to the first action item. As I

21 mentioned, we're swapping C and D, so this will

22 be Action Item D, DDRB Application 2024-006,

23 conceptual approval for the Pearl Street

24 District, Block N5.

25 And we will open the public hearing.

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1 And, Ms. Kelly, if we could please get a

2 staff report.

3 MS. KELLY: Yes, sir.

4 DDRB Application 2024-006 is for the

5 conceptual review of the Pearl Street District.

6 This is Block N5. This is the existing, what I

7 call the "lighthouse parking garage."

8 The subject site takes up the entire

9 block, bounded by West Union and West Beaver to

10 the north and south, and North Pearl and North

11 Julia on the west and east.

12 The applicant seeks to renovate the

13 structure, adding commercial storefronts along

14 the Beaver Street frontage, which would then

15 wrap the corners of both Pearl and Julia

16 Streets.

17 The project does not fit neatly into the

18 Code because it's an existing parking garage.

19 So the build-to lines will remain as is, urban

20 open space not required, and the height of the

21 structure remains unchanged.

22 Code requirements for the form parking

23 garages are really only applicable to new

24 parking structures. So, as such, the

25 requirements are not applicable. However,

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1 staff does find that the proposed adaptation is  
2 consistent with the purpose and intent of the  
3 Code in that the redesign reduces the impact of  
4 the parking garage on the pedestrian  
5 environment and provides the opportunity for  
6 active uses on the ground floor.

7 So while much of the form and massing are  
8 not subject to change, the addition of this  
9 double-height volume of commercial space serves  
10 as a transition to the Pedestrian Zone, adding  
11 interest and definition to the block front.

12 There is modulation of the storefront bays  
13 which develop distinct architectural volumes  
14 and break up the monotony of the existing  
15 parking structure. Awnings, columns, and  
16 recesses add to the variety and the potential  
17 for activation along the public realm.

18 So for those reasons, staff is  
19 recommending approval of Application 2024-006  
20 with conditions. And for consistency, these  
21 are the same conditions that were placed on the  
22 prior approvals for the other development pads  
23 within the multiphased site plan, so I'm not  
24 going to read them to you. These are the same  
25 ones that we've been adding to each block.

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1 But I'm happy to take any questions.

2 THE CHAIRMAN: Okay. Thank you,  
3 Ms. Kelly.

4 Board Members, any questions for staff  
5 before we hear from the applicant?

6 BOARD MEMBERS: (No response.)

7 THE CHAIRMAN: Okay. Seeing no questions  
8 at this time, Ms. Trimmer, come on up.

9 (Ms. Trimmer approaches the podium.)

10 THE CHAIRMAN: And, Ms. Kelly, if we could  
11 dim the lights in the front just to help folks  
12 see the projector.

13 MS. KELLY: (Complies.)

14 MS. TRIMMER: Thank you.

15 Can I switch slides or are you  
16 switching --

17 MS. KELLY: Probably not.

18 MS. TRIMMER: Perfect.

19 Good afternoon.

20 Cyndy Trimmer, One Independent Drive,  
21 Suite 1200, on behalf of the applicants.

22 I've got the Gateway team here with me  
23 today Eric Shullman and Justin Gravatt. We  
24 have some new members of the team; Henry  
25 McGonnigal, Wright Deas, and Justin Strinka,

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1 who are all here to observe.

2 And then I've got the Bold Line team with  
3 me today, Bruce Werner and Matt Snyder.

4 We can move to Slide 3.

5 Not to duplicate Susan, but just to  
6 reorient, we're in the northeast corner of the  
7 Pearl Street District that everyone has seen  
8 multiple times, so we won't belabor all of  
9 those points.

10 Slide.

11 And this is the building that we all  
12 affectionately know as the "lighthouse garage,"  
13 which is the first of the old Baptist garages  
14 as you're coming into downtown.

15 On the next slide you'll see the current  
16 condition, which is pretty stark along the  
17 corridor. We at least have some good tree  
18 coverage, but we can do a lot better.

19 Moving on to the next, this is the block  
20 between Union and Beaver. And to remind  
21 everybody, both of these are the FDOT  
22 corridors, but one of the big pushes of the  
23 Pearl Street District is to make Beaver Street  
24 come down to the pedestrian scale. So on the  
25 next slide, to remind everyone of the context

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1 we're creating, all of these buildings that  
2 we're bringing to the district have the  
3 mixed-use component with massive retail  
4 fronting all of these streets.

5 This garage is what's going to anchor that  
6 northeast corner of the district along the  
7 festival street.

8 Slide.

9 The focal point of all of these  
10 improvements is this northeast corner of the  
11 Pearl Street District at Beaver and Pearl where  
12 you see the corner that frames, as I said, the  
13 festival street.

14 A lot of things have been done on this  
15 corner. We've pulled the entrance tower that  
16 has the circulation for the building back and  
17 added all this openness and windows to it to  
18 really brighten that corner. It allowed us to  
19 create this pedestrian scale at the corner so  
20 that we've got the tiered system. You have  
21 beginnings of seeing the retail that we have  
22 distinguished and wrapped around this building,  
23 including the materiality differentiation.

24 And then we go to the next slide. You  
25 will see that wrap down along the corridor.

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1 We've brought the retail forward ever so  
2 slightly and as a differentiated -- the  
3 materials. The intent is really to get the  
4 garage to fade into the background. We talked  
5 with staff about different treatments for the  
6 garage, looking at if we should try to do  
7 murals. We know we're all a little bit tired  
8 of murals. And we agreed here with what we  
9 were doing on this ground floor and how it  
10 really does make that experience pop. We don't  
11 want to junk up the garage. We do just want to  
12 let it kind of fade into that background.

13 We've got to have a -- I was just taking a  
14 breath.

15 On the last slide before we move on, you  
16 can see the different elements that we've  
17 created along that Beaver Street corridor,  
18 which will have the varying storefronts. We  
19 would like the opportunity for each of the  
20 different retailers to be able to personalize  
21 those storefronts, but they'll have those  
22 repeating themes with the brick that's created  
23 with that horizontal element that pulls  
24 forward, then the vertical elements to  
25 differentiate the storefronts.

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1 There is a very large pedestrian clear  
2 zone and then frontage zone we'll see when we  
3 get to the cross-sections, but the intent of  
4 this is that all of that retail frontage will  
5 have the ability to be activated, pour out into  
6 the street, and really cap off that Pearl  
7 Street District.

8 And as Susan highlighted, the different  
9 elements that we've included, the awnings and  
10 the transparency along that frontage, all are  
11 really meant to break up that facade of that  
12 garage and bring things down to the pedestrian  
13 scale.

14 On the northwest corner, on the next  
15 slide, everybody will be thrilled to know we  
16 are keeping the lighthouse, but the lighthouse  
17 will be getting a refresh. We have a  
18 commitment in our redevelopment agreement with  
19 the City that this will be a collaboration with  
20 the artist community to do something new on the  
21 facade of it, but it will be staying and  
22 included in a highlighted feature.

23 The rest of the facade on the next slide  
24 is going to be cleaned and brightened.

25 I think we can skip forward to 16.

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1 The plan view on here shows the  
2 improvements. And, again, we were really  
3 focusing on highlighting Beaver and wrapping  
4 those two corners that we have on that front of  
5 the facade.

6 And then you can see the garage  
7 circulation where we're restricting the access  
8 to that Pearl Street side, so that's going to  
9 help improve traffic flow around the block as  
10 well.

11 We can skip the next handful. You can  
12 flip through them if you're bored, but they are  
13 just garage circulation.

14 Down to Page 21.

15 So, consistent with the district plan that  
16 you've previously seen and approved, we have  
17 the expansive frontages. We are more than  
18 doubling the amenity zone so that we can  
19 continue that lush, landscaped area that you're  
20 going to see throughout the rest of the  
21 district onto this corridor.

22 And, again, you can see the 14-foot  
23 expansive frontage that we're pulling from  
24 those buildings so that we can activate the  
25 ground floors.

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1 The next couple of slides are consistent  
2 with what you saw in the multiphase plan.  
3 Everything is meeting and exceeding the minimum  
4 requirements for streetscape.

5 When you get to Page 24, that is Union  
6 Street, and it's going to stay in its current  
7 condition. There's actually a pretty robust  
8 landscape palette along that street with good  
9 shade coverage, so we'll be working to preserve  
10 that and, again, brightening up the side of the  
11 facade there.

12 On 25, you see the hardscape and  
13 streetscape, which is consistent with what  
14 you've approved previously. And we've worked  
15 with staff and will adopt the guidelines that  
16 are approved for this district. And that  
17 condition is fine with the team.

18 On the next slide you will see that we're  
19 creating the amenity area. Right now  
20 everything is up against the building. Now  
21 that we're activating that frontage, we're  
22 pulling everything into the amenity zone. We  
23 are meeting and exceeding all of the  
24 requirements for shade.

25 On the next slide you'll see that we're

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1 meeting a minimum 50 percent shade coverage,  
2 and that is a commitment we've made in our  
3 development agreement with the City as well.

4 The last is the landscape palette which we  
5 are working with the City to adopt and will  
6 commit to all of those standing -- the  
7 guidelines that we're adopting with them.

8 And with that, like I said, I don't want  
9 to belabor this one too much, but I do want to  
10 take an opportunity to recognize Gateway and  
11 thank them for showing us -- as I said, the  
12 repurposing of these garages is something  
13 viable.

14 And also to congratulate Bold Line and  
15 their team, in particular Bruce and Matt, for  
16 the creativity with which they approached this.  
17 I think that they have really done an  
18 outstanding job and are setting a really high  
19 bar for others that are looking to do this in  
20 the area.

21 So we have the entire team available for  
22 questions and we look forward to your feedback.

23 THE CHAIRMAN: Great. Thank you,  
24 Ms. Trimmer.

25 Board Members, any questions for the  
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1 applicant at this stage?

2 BOARD MEMBERS: (No response.)

3 THE CHAIRMAN: All right. Seeing none, do  
4 we have any public comments?

5 MS. HILL: We do not have any public  
6 comments.

7 THE CHAIRMAN: Okay. Seeing no public  
8 comments, Mr. Secretary.

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

11 Move item DDRB 2024-006, Pearl Street  
12 District, Block N5, conceptual, with staff  
13 recommendations.

14 THE CHAIRMAN: All right. There's been a  
15 motion.

16 Is there a second?

17 BOARD MEMBER BERLING: Second.

18 THE CHAIRMAN: And there's been a --

19 BOARD MEMBER DAVIS: I second that.

20 THE CHAIRMAN: -- second.

21 Okay. Thank you, Mr. Davis.

22 Let's move on to board discussion, then.  
23 Mr. Jones, why don't we start with you?

24 BOARD MEMBER JONES: Again, a big  
25 shout-out to the Gateway Jax team. This is an

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1 awesome, transformative project.

2 I had no affection for the lighthouse  
3 garage, so I think what you guys are doing  
4 right now is just making it a lot better than  
5 it ever was. And I think -- just a really  
6 well-executed project given this behemoth  
7 that's downtown. And, hopefully, what we can  
8 do is see more of this, that we can induce some  
9 change on Union Street because I think that's  
10 going to be, really, the next piece of arterial  
11 roadway that we want to change, to be a little  
12 bit more walkable. So again, a big shout-out,  
13 kudos. This is a home run.

14 Thanks.

15 THE CHAIRMAN: Thank you, Mr. Jones.  
16 Mr. Dawson.

17 BOARD MEMBER DAWSON: I agree with  
18 Mr. Jones. It's a beautiful project.

19 I was hoping maybe you could put a zip  
20 line from the tower down to the bottom to bring  
21 more people to downtown.

22 One question I do have, though, is, do you  
23 have any preleases or is there any kind of  
24 specific tenants that you're looking for?

25 MS. TRIMMER: Through the Chair, the  
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1 Gateway team has actually hired national  
2 consultants to work with them for the  
3 programming for all of the ground-floor retail  
4 space within the Pearl Street District. So  
5 there's nobody that has announced yet, but they  
6 are making a very strategic effort to bring  
7 things that will support the retail, but -- I'm  
8 sorry, the residences, but then also serve as a  
9 destination to bring people into this corridor.

10 BOARD MEMBER DAWSON: Thank you.

11 THE CHAIRMAN: Thank you, Mr. Dawson.  
12 Ms. Berling.

13 BOARD MEMBER BERLING: I echo what my  
14 fellow board members have said already. I do  
15 not have an affinity for the lighthouse either,  
16 and I really appreciate the architecture here.

17 I imagine we will be seeing a signage  
18 application later, and I think that was the  
19 only thing that I would have commented on.  
20 It's a successful project, so kudos to  
21 everybody involved.

22 THE CHAIRMAN: Thank you, Ms. Berling.  
23 Mr. Monahan.

24 BOARD MEMBER MONAHAN: Thank you,  
25 Mr. Chair.

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1 Ms. Trimmer, you took the words out of my  
 2 mouth. This project, again -- and other  
 3 portions of this project continues to set the  
 4 bar for the type of development that we want to  
 5 see in downtown Jacksonville, another smart,  
 6 well-designed, pedestrian-friendly project  
 7 that, you know, is exactly what we want, so  
 8 kudos to the team.  
 9 Thank you.  
 10 THE CHAIRMAN: Mr. Lee.  
 11 BOARD MEMBER LEE: Thank you, Mr. Chair.  
 12 I'll agree and say that I think the  
 13 simple, straightforward architecture is exactly  
 14 right for this project. I think it comes  
 15 across really well, and I'm excited to see it  
 16 get built.  
 17 Thank you, Mr. Chair.  
 18 THE CHAIRMAN: Thank you, Mr. Lee.  
 19 Mr. Davis.  
 20 BOARD MEMBER DAVIS: No comments. I just  
 21 echo the sentiment of everyone else.  
 22 THE CHAIRMAN: All right. And well done  
 23 from me as well.  
 24 Okay. Board Members, seeing no additional  
 25 board comments, let's go ahead and vote on the  
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1 Hendricks and Prudential. The site abuts  
 2 office and commercial development, and the  
 3 intersection of Prudential and Hendricks is a  
 4 primary commercial node within the Southbank  
 5 district. The Southbank Riverwalk is located  
 6 less than a thousand feet from the subject  
 7 site.  
 8 The project is for a 10-story, mixed-use  
 9 building with ground-floor commercial  
 10 programming, basically; office, retail,  
 11 restaurant. And that will need to be  
 12 consistent with the approved PUD, which is PUD  
 13 2024-0152.  
 14 There are -- it's anticipated that there  
 15 will be personal property self-storage uses on  
 16 Floors 3 through 6 and residential uses on  
 17 Floors 7 through 10.  
 18 So at the corner of Prudential and  
 19 Hendricks, the Pedestrian Zone is approximately  
 20 18 feet wide with about 16 feet of additional  
 21 width, which has been provided by recessing the  
 22 ground-floor commercial uses.  
 23 Additionally, due to the grade change  
 24 that's on the site, the finished floor has been  
 25 designed at about 2 to 3 feet above grade, and  
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1 motion before us.  
 2 All of those in favor, please say aye.  
 3 BOARD MEMBERS: Aye.  
 4 THE CHAIRMAN: Any opposed?  
 5 BOARD MEMBERS: (No response.)  
 6 THE CHAIRMAN: Seeing none, Board Members,  
 7 by your action, show the application approved  
 8 unanimously.  
 9 Congratulations.  
 10 And that brings us to our final action  
 11 item of the day, DDRB Application 2024-003,  
 12 conceptual approval for the Lofts at Southbank.  
 13 And let's open that public hearing.  
 14 And, Ms. Kelly, if we could get a staff  
 15 report on that, please.  
 16 MS. KELLY: Yes, sir.  
 17 DDRB Application 2024-003 is for the  
 18 conceptual review of the Lofts at Southbank.  
 19 This item was deferred at the April 11th DDRB  
 20 meeting so that the development team could meet  
 21 with staff and, hopefully, get a little bit  
 22 closer to the Code.  
 23 The overall site consists of four parcels  
 24 that form, like, an upside down L shape. And  
 25 this is located at the southwest corner of  
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1 that's accessed by stairs and ramps at the  
 2 different areas.  
 3 In general, the proposed structure is set  
 4 back from all property lines by anywhere from  
 5 2 to 11 feet to accommodate an expanded  
 6 Pedestrian Zone, and this is allowed by Code.  
 7 So the design team, as I said, they met  
 8 with staff, and staff finds that the block  
 9 modulation has been improved. The vertical  
 10 elements that had been present before have been  
 11 made more dominant and articulated some more,  
 12 so they create a rhythm across the building and  
 13 a frame for activation and buildout -- the  
 14 ground level, as well as, like, a frame that  
 15 adds some visual interest at the skyline.  
 16 The verticality helps to differentiate the  
 17 building -- you know, the building facades.  
 18 And the interior uses, though they can still be  
 19 read from the exterior; however, the elements  
 20 such as the spandrel glass at the corner of  
 21 Prudential and Hendricks and those more  
 22 dominant vertical pilasters, they divide the  
 23 massing a bit more.  
 24 With that being said, by Code, the  
 25 building should be masked to create an  
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1 architectural transition in height from the  
 2 surrounding lower story buildings, and staff  
 3 finds that the developer should make every  
 4 effort to achieve this architectural transition  
 5 in scale.  
 6 Additionally, we found that the Home  
 7 Street elevation, which I don't have a picture  
 8 of in front you here, but that -- and Home  
 9 Street is a secondary elevation, but we still  
 10 felt that it was kind of sparse and could  
 11 benefit from some additional articulation.  
 12 So having said all that, staff is  
 13 recommending conceptual approval -- this is  
 14 conceptual -- of DDRB Application 2024-003  
 15 subject to five conditions:  
 16 The first condition is that the developer  
 17 will meet with staff to identify any deviations  
 18 that might be needed; that the structure shall  
 19 be designed to create an architectural  
 20 transition from the height and scale of  
 21 surrounding buildings to the ultimate height of  
 22 the proposed structure, which may be -- there's  
 23 no height limitation in the Southbank, so it --  
 24 the height -- the overall height of the  
 25 structure is fine.

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1 The third condition, additional  
 2 articulation -- and maybe that's deeper scoring  
 3 or reveal, material or color additions --  
 4 should be designed for the Home Street  
 5 elevation.  
 6 The metal louver screening material, we  
 7 would like that to be reconsidered or that more  
 8 detail be provided to ensure that the screening  
 9 material is architecturally compatible with the  
 10 overall structure.  
 11 Material specifications, including color  
 12 selections of the spandrel glass and the louver  
 13 screening, shall be provided with the final  
 14 submittal package, and then we need to see a  
 15 shade study or shade calculations with the  
 16 final submittal package.  
 17 And I'm happy to take any questions.  
 18 THE CHAIRMAN: Thank you, Ms. Kelly.  
 19 Board Members, any questions for staff?  
 20 BOARD MEMBERS: (No response.)  
 21 THE CHAIRMAN: All right. And also  
 22 before -- right before we move on to the  
 23 applicant's presentation, I do want to give an  
 24 opportunity -- if any board members had any  
 25 ex parte communication with the applicant,

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1 let's go ahead and disclose those now.  
 2 Mr. Lee, could we start with you, please.  
 3 BOARD MEMBER LEE: Yes, sir.  
 4 I had ex parte communication with the  
 5 architects in April and ex parte communication  
 6 with Cyndy Trimmer yesterday.  
 7 THE CHAIRMAN: Thank you.  
 8 Mr. Monahan.  
 9 BOARD MEMBER MONAHAN: Thank you,  
 10 Mr. Chair.  
 11 I met with the development/design team,  
 12 virtually, Tuesday, the 9th, and received an  
 13 email from Ms. Powell yesterday, the 10th.  
 14 THE CHAIRMAN: Ms. Berling.  
 15 BOARD MEMBER BERLING: Thank you,  
 16 Mr. Chair.  
 17 I also spoke with the developer and the  
 18 architect on the team via a Teams call earlier  
 19 in the week and received the same email.  
 20 THE CHAIRMAN: Mr. Dawson.  
 21 BOARD MEMBER DAWSON: Thank you.  
 22 I received an email from Nancy Powell.  
 23 THE CHAIRMAN: Mr. Jones.  
 24 BOARD MEMBER JONES: Thank you.  
 25 The same ex parte communications that the

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1 previous board members have had and spoke with  
 2 Ms. Trimmer and the architect team on Monday  
 3 via Teams.  
 4 THE CHAIRMAN: All right. And I, too,  
 5 received that same email from Ms. Powell.  
 6 Okay. Thank you, Board Members.  
 7 Ms. Trimmer, the floor is yours again.  
 8 (Ms. Kovacocy approaches the podium.)  
 9 MS. KOVACOCY: Karie Kovacocy, 1908  
 10 Morningside Street, 32205, Group 4 Design.  
 11 Sorry, you're going to get me instead of  
 12 Cyndy first, so --  
 13 First, I want to thank all of you again  
 14 for the opportunity, coming back around. The  
 15 amount of support and feedback that we've  
 16 gotten over the course of the past couple of  
 17 months has been greatly, greatly appreciated,  
 18 not only -- Joana, your expertise has also  
 19 helped, and even the community outreach. Even  
 20 Mr. Pappas had a nice word and email to say,  
 21 sent along to us last month, so ...  
 22 I'm going to go through this relatively  
 23 quickly so we can get to more of the points you  
 24 guys wanted to discuss.  
 25 So if you want to go ahead, next slide.

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1 We're all familiar with the location on  
2 the Southbank at the corner of Prudential and  
3 Hendricks.

4 This was a slide showing, you know,  
5 we -- we do understand and are aware that the  
6 height, even though it is unlimited in this  
7 district, that we are not surrounded  
8 immediately by tall buildings, but you can see  
9 that we've got everything from 4-, 5-, 10-,  
10 39-, you know, 40-some-story buildings in the  
11 Southbank area.

12 Next.

13 This is kind of a very simplified  
14 cross-section of the river all the way to what  
15 we would eventually deem San Marco on page  
16 left. And the big, kind of dark void in that  
17 middle is how we are cut off from the San Marco  
18 district by the 95 overpass.

19 This is just, again, you know, showing,  
20 organically, height, how development kind of  
21 occurs. I know that is a big conversation  
22 item, is massing. And organically over town  
23 this has kind of lived harmoniously throughout  
24 the greater Jacksonville area.

25 This is all of -- existing shots around

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1 the property from different view angles. This  
2 one is looking towards the river, along  
3 Hendricks.

4 Again, existing conditions around the  
5 perimeter of the property, down Prudential and  
6 looking back towards Hendricks, towards  
7 San Marco.

8 Continuing around with existing  
9 conditions. Right now, there is a -- you know,  
10 abandoned one-story structures that no longer  
11 house retail or restaurant anymore and then a  
12 surface parking lot and a vacant lot  
13 immediately to our left.

14 And our site-specific -- and how we are  
15 treating the Pedestrian Zones and also buffer  
16 areas with green areas, planting areas, and  
17 hardscape. A blowup of that.

18 These next several slides we can go  
19 through and always come back to. These are  
20 giving examples of the added and increased  
21 Pedestrian Zone, especially along Prudential  
22 and Hendricks.

23 As we mentioned before, there is going to  
24 be a height difference there. One, two --  
25 first and foremost, satisfy the floodplain. We

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1 all have come to know, appreciate, and fear the  
2 flooding in the San Marco area, so we will be  
3 elevating the finished floor from the street  
4 level.

5 So then this is getting into more of the  
6 landscape requirements.

7 These are footprints that show, level by  
8 level, the mixed-use portion. At the ground  
9 floor, we have public parking. It is a one-way  
10 entrance, so you enter from Prudential and exit  
11 on Home. And the residential parking, which is  
12 private, will be on the second floor, which is  
13 entered and exited through Home Street only.

14 There will be two spaces for offices, one  
15 being for the storage office for public entry,  
16 and then the other is the residential lobby.  
17 And the large orange portion is what is  
18 reserved, 8,500 square feet, for future retail  
19 and/or restaurant.

20 The second floor, again, as I mentioned,  
21 is a hundred percent private, reserved parking  
22 for the residential use only.

23 Floors 3 through 6 are the storage unit  
24 component. And then as we hit Floor 7 --  
25 level 7 is the first floor of the multifamily

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1 where it has a shared amenity indoor space,  
2 which is the darker blue, and then an outdoor  
3 amenity, which is the recessed courtyard that  
4 looks over Prudential.

5 As we continue up all the way to the 10th  
6 floor, that is the floor footprint to  
7 accommodate the 100 units -- residential units.

8 This was, you know, some inspirational  
9 images around, you know, the Southbank, looking  
10 for some cues of, you know, simplicity. What  
11 we wanted to do was make sure that we were  
12 giving, you know, the accolades for the time  
13 period that a lot of the Southbank was  
14 constructed over and not anyone coming back and  
15 saying, "Oh, this was definitely built between  
16 2010 and 2020," you know, things like that. So  
17 we did want to go move back to clean,  
18 orthogonal, geometric, architectural lines.

19 And then this is just a little evolution  
20 of the Southbank over time.

21 Next slide.

22 And you can see here, this is the --  
23 importing the new building into the skyline.

24 This slide is, you know, pretty important to  
25 us. It starts showing -- you know, even though

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1 I know a lot of the massing questions are about  
2 within the site, we can't lose sight of how  
3 this is also enveloped into the urban fabric.  
4 So, you know, south, here, is San Marco. You  
5 know, we do have the hotel, we have the  
6 Station. And then as you move further north,  
7 across the underpass, we start gradually going  
8 up and we feel that massing of a 10-story  
9 building is deemed pretty appropriate within  
10 the greater scale.

11 Next. Closer up image, you can see the 95  
12 overpass to the top of the page.

13 These were just quick diagrams to show the  
14 undulation of the facade. It's anywhere from  
15 about 3 feet to 8 feet to 60 feet, all the way  
16 along the seventh floor where the amenity deck  
17 is located.

18 This is the elevation along Prudential  
19 Drive. We are giving a lot of thought and  
20 attention to the pedestrian level. This also  
21 is really celebrating the corner of Prudential  
22 and Hendricks and then allowing the glass and  
23 metal panels -- and I do apologize, we do have  
24 the materials board to help articulate that a  
25 little better, but we will talk about it later.

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1 In some of these slides, you'll see a better  
2 view of it.

3 The next one.

4 This is Hendricks. So this is kind of  
5 what you would see maybe sitting at bb's,  
6 sitting across the street with a surface  
7 parking lot on the left and the remainder of  
8 the apartments and the building pushed well  
9 back towards Home Street.

10 This is the Home Street elevation. The  
11 Station apartments are across the street from  
12 us. This has the -- so this also has -- you  
13 can see on the left-hand side, that is the  
14 entry and exit for the residents up to the  
15 second floor parking. And then in the center  
16 is the exit for the public parking.

17 This is the elevation that abuts the  
18 property line with WeWork. There is a very  
19 generous amount of mature trees that are on  
20 that property line, and that line -- WeWork --  
21 that we will not be touching and we'll make  
22 sure that we are preserving and protecting  
23 through the course of construction.

24 And then we get into more of the 3D  
25 prospective views. Again, if you were, you

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1 know, sitting at bb's or driving towards the  
2 river, this would be the corridor that you  
3 would see.

4 The other thing that we did on this corner  
5 that you -- abuts the surface parking lot is  
6 we've turned that corner with an open,  
7 two-story space that allows for even more  
8 outdoor seating that can wrap that corner and  
9 turn into that alleyway a bit. And then we're  
10 also proposing landscape improvements along  
11 that alleyway to screen the building and buffer  
12 that parking lot.

13 Next.

14 This is going down Prudential towards the  
15 intersection. The entry to the public garage  
16 is immediately there on your right. This is  
17 also the entrance that any of the small  
18 delivery trucks and majority of the trucks  
19 that -- and traffic that this does generate are  
20 more like box truck size, and they -- if you  
21 could -- if you saw on the previous slide, that  
22 is directional parking, so it is one way in,  
23 one way out. And then the covered colonnade  
24 that allows people to get up, out -- you know,  
25 off the sidewalk and out of the elements all

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1 along the Prudential and Hendricks facade.

2 This is the main intersection of  
3 Prudential and Hendricks. And you'll be able,  
4 again, to see, we've got vertical elements of  
5 columns that become an exoskeleton as we rise  
6 up.

7 One thing we did really want to pay  
8 attention to, not only at the pedestrian scale,  
9 was how this adds to the Southbank skyline; you  
10 know, what you will see driving by, along 95,  
11 and we were -- again, this is conceptual, but  
12 we're already starting to look at how we can  
13 celebrate the top of the building with exterior  
14 lighting and then having, of course, a  
15 welcoming and large area for pedestrians.

16 As we all know, the sidewalks of the  
17 Southbank that weave especially into San Marco  
18 are a bit of an obstacle course right now. And  
19 anything and everything that we can do to  
20 improve it -- and our main goal is to bring the  
21 Southbank standards that are along the  
22 Riverwalk further into the neighborhood and  
23 encapsulate this -- this intersection with  
24 paving and vegetation.

25 So this is if you were coming down Home

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1 Street towards Hendricks. The inset, the  
2 vignette photo up at the left is actually all  
3 of the existing trees. A couple of them are in  
4 the right-of-way and the majority of those are,  
5 like I said, along the property line on  
6 WeWork's property, so those will stay and be  
7 maintained.

8 This is the corner that I spoke of a  
9 little bit ago, about how we turned the corner  
10 at the surface parking lot along Hendricks.  
11 Bb's restaurant would be to your left. So not  
12 only does this elevation give you a little  
13 sense of privacy and destination, it actually  
14 turns the corner to help activate not only the  
15 Hendricks and Prudential corner, but also this  
16 corner as well.

17 This is the corner at Prudential and  
18 Hendricks. We pulled the building facade back,  
19 chamfered there, so there is a large kind of  
20 gathering overhang space and then the covered  
21 colonnade that heads down Prudential.

22 Another shot of that with ADA-accessible  
23 ramping due to the elevation change.

24 Same thing. This is further down, closer  
25 to the entrance on Prudential for the public

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1 All right. Board Members, seeing no  
2 additional questions at this stage, do we have  
3 any public comment?

4 Thank you for the presentation.

5 MS. HILL: Yes, we do. We'll start with  
6 Ed Vandergriff.

7 (Audience member approaches the podium.)

8 MS. HILL: Please state your name and your  
9 address for the record.

10 AUDIENCE MEMBER: Sure.

11 Can I close this so you'll be able to see  
12 me? No? Don't be mean.

13 Hi. My name is Ed Vandergriff, and I live  
14 at 1478 Riverplace Boulevard, also known as  
15 San Marco Place.

16 First of all, I want to say thanks to  
17 Susan and the staff for providing me lots of  
18 information. I followed this project. And as  
19 my long time friend and former associate told  
20 me, the ship has already sailed on this  
21 project, but --

22 Do you all know what a neo emulationist  
23 [sic] is? It's not bandied around. It's a  
24 Buddhist monk that pours kerosine on himself,  
25 sets himself on fire for world peace. I don't

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1 parking garage, and that would be the entrance  
2 there to the residential tower.

3 And that's it.

4 THE CHAIRMAN: Okay. Thank you so much.  
5 Board Members, any questions for the  
6 applicant at this stage?

7 Mr. Lee.

8 BOARD MEMBER LEE: Thank you, Mr. Chair.  
9 How tall is the building?

10 MS. KOVACOY: We are 10 stories, so we're  
11 probably around 120 feet.

12 BOARD MEMBER LEE: Thank you.

13 MS. KOVACOY: With the parapet.

14 THE CHAIRMAN: Mr. Monahan, did you have a  
15 question?

16 BOARD MEMBER MONAHAN: No, sir.

17 THE CHAIRMAN: And, Mr. Davis, I  
18 apologize. During the ex parte disclosures, I,  
19 again, failed to recognize you. So if you had  
20 any, please state those now.

21 BOARD MEMBER DAVIS: Sure.

22 I had an email from Nancy Powell. The  
23 design team did reach out, but we never did  
24 connect on (inaudible) at the moment.

25 THE CHAIRMAN: Thank you so much.

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1 think it works. So that's kind of me today.

2 I'm going to set myself -- I'm not going to set  
3 myself on fire, but I want to talk to you  
4 because the staff originally, if I've got the  
5 facts right, said no.

6 And y'all are talented people; I've read  
7 all your little resumes; lots of City planning,  
8 lots of architects, even a landscape architect.  
9 But the notion is, what do people do with their  
10 cars? Because San Marco, in general, has a  
11 huge problem with parking.

12 I've lived on fashionable Lake Marco for  
13 30 years, and we could just walk around the  
14 shopping so we didn't have to worry about it,  
15 but now it's very, very difficult to find a  
16 place to park.

17 San Marco Place, where I live, doesn't  
18 have enough visitor parking. When we have  
19 guests, we take our cars and pay to park across  
20 the street and let them into the garage so they  
21 can find a place to park because there's no  
22 available parking.

23 So if I -- my memory -- I'm not the person  
24 I used to be. I've lived in Jacksonville for  
25 52 years, 40 years in San Marco, had an

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1 incredible -- love living here, great place to  
2 raise a family. And I think the -- it's  
3 cleaned up.

4 In a younger life, I was really big on  
5 community service and I thought the best thing  
6 I could do were [sic] bring higher paying jobs  
7 to Jacksonville. I was involved with the  
8 Chamber. I went on 12 C trips, learned lots  
9 about urban development and redevelopment.  
10 Most of it didn't get applied.

11 But if I -- if I -- from the presentation,  
12 it sounds like you're 20-something spaces on  
13 the first floor for 15,000 square feet. Maybe  
14 it's really only about 12,000 square feet of  
15 retail. That's not enough. I mean, anybody  
16 knows that.

17 Oh, one other thing. I made my -- I  
18 worked at Haskell for 20 years, but my real --  
19 I did a lot, but my real forte was real estate  
20 development. And I left Haskell in 2001 to go  
21 out on my own, and I've been a real estate  
22 developer all over the country, even in Moscow,  
23 Russia, but -- so I think these developers are  
24 clever. I mean, putting the affordable -- who  
25 can vote against affordable housing?

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1 But it's hard to figure out where  
2 affordable housing is. And as a taxpayer, I  
3 think the building design improvements are  
4 incredible. The question is --

5 MS. HILL: Thank you.

6 Your time is up. Thank you.

7 MR. VANDERGRIF: Oh, I was going to ask  
8 if there was a time limit.

9 THE CHAIRMAN: Ed, if you can bring it in  
10 for a landing, I'll give you 15 seconds if you  
11 have any closing comments for us.

12 MR. VANDERGRIF: Okay. I would like  
13 y'all to think about this in the future. You  
14 have created a -- I'll say an unintended  
15 consequence of more parking. The retail and  
16 office will fail. Even by CBD standards,  
17 there's one parking space per unit. There are  
18 a hundred units and 76 parking spaces. How  
19 does that work? Fair question.

20 THE CHAIRMAN: Thank you, sir.

21 MR. VANDERGRIF: Don't do it again.

22 And I wish I asked about the time. I  
23 thought the meeting went until 5 o'clock.

24 THE CHAIRMAN: Ava, do we have any  
25 additional public comment?

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1 MS. HILL: Yes, we do.

2 Nancy Powell.

3 (Audience member approaches the podium.)

4 AUDIENCE MEMBER: Hi.

5 Nancy Powell, Scenic Jacksonville.

6 And you all got my letter, but I may read  
7 a few comments from that letter and add  
8 additional comments today.

9 First of all, Scenic Jacksonville cares a  
10 lot about how Jacksonville looks and feels from  
11 a pedestrian and human scale level. And good  
12 architecture, great buildings is really  
13 important for our downtown.

14 At the last meeting, you all got the  
15 presentation. You said to go back to the  
16 drawing board, and we are feeling that that  
17 should be done again today.

18 The minor changes that were made were some  
19 improvements, but we don't feel it makes up for  
20 the serious issues that are going to be here  
21 for 50 years. We don't have a problem with the  
22 height, but the four stories, blank walls --  
23 lots of them on all four sides -- is a problem,  
24 and they need to be -- I don't know how you --  
25 you know, I think the community didn't want

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1 this unit because of -- primarily because of  
2 the way storage units look. So it's very hard  
3 to do it, but we feel like they need to go back  
4 and do more.

5 As density increases around this  
6 neighborhood -- I agree that there will be  
7 other taller buildings -- you will look  
8 directly across at these blank walls. I was  
9 just at the Performing Arts Center and there  
10 was a blank wall right across from me from a --  
11 on the second floor, and I was looking out at  
12 it and I was like, oh, my gosh. It shouldn't  
13 have to be that way.

14 Our design committee, you know, nobody  
15 speaks all the same voices and we had some  
16 disagreement about this, but I wanted to draw  
17 attention to the upper floors and the way that  
18 the concrete pillars are kind of outside of --  
19 you know, the windows seemed to be recessed  
20 behind them. And I'm putting myself in a  
21 resident's shoes, thinking of looking out and  
22 not having any function to those except -- I  
23 guess they're supposed to look good. But  
24 you're going to see concrete pillars instead of  
25 having more of a view. And all of the windows,

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1 you know, feel a little small. There's no  
 2 balconies.  
 3 So I think the residential part deserves  
 4 better from a functionality standpoint, view  
 5 corridors, and it shouldn't just -- we  
 6 shouldn't have these concrete walls that stick  
 7 out in front that serve some purpose, but I  
 8 don't think they're really functioning for  
 9 anything.  
 10 So I would like to -- somebody else, maybe  
 11 an architect, to -- to comment on that. And so  
 12 we feel that this, you know, is not really  
 13 adding to the quality of the work that we'd  
 14 like to see, and I think it's partly just  
 15 because of the function of the storage units --  
 16 MS. HILL: Thank you.  
 17 MS. POWELL: -- and the parking.  
 18 MS. HILL: Your time is up.  
 19 MS POWELL: Thank you.  
 20 THE CHAIRMAN: Thank you, Ms. Powell.  
 21 Any additional public comments?  
 22 MS. HILL: That's it.  
 23 THE CHAIRMAN: Okay. Seeing no additional  
 24 public comments, we will close the public  
 25 hearing.  
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1 used, I was hoping to see -- or didn't use that  
 2 I was hoping to see was MD Anderson, and  
 3 MD Anderson is actually relatively similar in  
 4 scale, about nine stories, about 140 feet, and  
 5 it is also in a transitional area, kind of  
 6 making that move from San Marco up to some  
 7 taller structures on the Baptist campus, but it  
 8 doesn't feel that big. When you look at it,  
 9 even in some of the background images of this  
 10 illustration package, you will see that MD does  
 11 a really good job of trying to make itself not  
 12 feel so big.  
 13 And that's one of the things I kept  
 14 thinking about that I was hoping to see on this  
 15 latest round of design drawings, was a project  
 16 that didn't feel as big as it is. And the  
 17 design team, in my opinion, really went the  
 18 other way. They went the way of making a tall  
 19 building feel even taller with the continuous  
 20 columns that draw your eyes straight up to the  
 21 very, very top of this building and beyond.  
 22 So I think I struggle with that a little  
 23 bit as a transitional building between some  
 24 lower height structures and some taller height  
 25 structures. I can appreciate the attempt to be  
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1 Mr. Secretary.  
 2 BOARD MEMBER MONAHAN: Thank you,  
 3 Mr. Chair.  
 4 Move Item C, DDRB 2024-003, Lofts at  
 5 Southbank, conceptual, with staff  
 6 recommendations.  
 7 THE CHAIRMAN: Okay. Thank you.  
 8 There's been a motion.  
 9 Is there a second?  
 10 BOARD MEMBER BERLING: Second.  
 11 THE CHAIRMAN: And it's seconded by  
 12 Ms. Berling.  
 13 All right. We'll move on to board  
 14 discussion.  
 15 Mr. Lee, why don't we start with you this  
 16 time, please.  
 17 BOARD MEMBER LEE: Thank you,  
 18 Mr. Chairman.  
 19 And just a point of clarification. That  
 20 was a move to approve; is that correct?  
 21 THE CHAIRMAN: I believe so.  
 22 Mr. Monahan.  
 23 BOARD MEMBER MONAHAN: That's correct.  
 24 BOARD MEMBER LEE: Thank you.  
 25 One of the examples that the design team  
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1 modern with the design. I don't think I have  
 2 an issue with that so much as just -- it feels  
 3 very tall. It feels much taller than it really  
 4 is. And some examples more like MD would maybe  
 5 serve the design team a little bit better.  
 6 The overall massing, I think, is -- has  
 7 improved since the last time where we have some  
 8 setbacks on the taller floors, there's some  
 9 setbacks for your retail spaces. I think those  
 10 are positive developments.  
 11 And then I kind of agree on some of the  
 12 more blank walls and blank spaces. I don't  
 13 really have a specific direction for some of  
 14 that work, but I think some more study belongs  
 15 to those walls because there will be  
 16 development on those spaces in the future.  
 17 Overall, though, I'm still a supporter of  
 18 the project, maybe not necessarily the  
 19 architecture. Having a mixed-use project like  
 20 this is in our city, a true mixed-use with  
 21 retail, storage, apartments, and parking is  
 22 very positive, it's a very positive development  
 23 for how we'd like to use very limited land in  
 24 our urban space.  
 25 Thank you, Mr. Chair.  
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1 THE CHAIRMAN: Thank you, Mr. Lee.  
2 Mr. Monahan.

3 BOARD MEMBER MONAHAN: Thank you,  
4 Mr. Chair.

5 I will start off by saying kudos to the  
6 team for bringing us what we have in front of  
7 us. I think it is an improvement from the  
8 previous renderings we've seen. And kudos as  
9 well for creating -- increasing, excuse me, the  
10 Pedestrian Zone space and the setback. I think  
11 that's very smart. That corner there could be  
12 a lot more walkable, and I think this helps  
13 achieve that.

14 But my comments on the rest of the project  
15 will remain similar to those that I mentioned  
16 in the meeting with the design team. I'd like  
17 to see the windows on the Prudential frontage  
18 continued around -- all the way around the  
19 corner on Hendricks. It doesn't make much  
20 sense to me to just stop and leave it -- that  
21 space where those two metal louvers are. I  
22 think you continue, two more windows.

23 And I would like to see them continued all  
24 the way down Prudential. I know that's a break  
25 from my comments in our meeting, but, I mean, I  
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1 they've done a successful job of addressing  
2 that.

3 And while the building is vertical and  
4 there are vertical elements that have that --  
5 like, registration lines, and I think, really,  
6 it really ties to some of the architecture  
7 throughout this area and then over the bridge  
8 as well, I think that -- the way that they've  
9 treated it horizontally on purpose also has  
10 that connection.

11 And so for me, while, yes, it is very  
12 vertical, to Mr. Lee's point, it also happens  
13 in three layers. And I think that we need to,  
14 like, remember how you're going to interact  
15 with this building.

16 We're seeing a facade and we're seeing an  
17 image on a page, but the reality is -- it's  
18 like I want to get us back to a human context,  
19 right? So we're going to walk this from a  
20 pedestrian standpoint, we're going to walk and  
21 engage with this. And if you look at one of  
22 the elevations, you'll see that that's --  
23 it's -- it almost feels like it's three levels  
24 of an -- activation on that -- on that  
25 exterior, but also it feels like you have a

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1 think it just makes sense to do that. It's a  
2 high-traffic street and, you know, it -- it  
3 faces the river, so I'd like to see the windows  
4 continued completely down Prudential.

5 And then I'll concur with Ms. Powell, that  
6 the wall on Home Street does need some type of  
7 treatment. I will let my architect colleagues  
8 on the board suggest what that might be, but I  
9 just want to put my comments on the record.

10 Thank you.

11 THE CHAIRMAN: Thank you, Mr. Monahan.  
12 Luckily, we have such a colleague next.  
13 Ms. Berling, no pressure.

14 BOARD MEMBER BERLING: Well, it's a good  
15 thing that I'm happy standing alone.

16 I guess I'll step back and echo some of  
17 the comments that I had originally, so -- and  
18 leave it at some thoughts that I put out there  
19 at our last meet in April, which was, I think,  
20 along the lines of staff's recommendation.

21 And, at that point, I think I was really  
22 critical of the massing of this building  
23 that -- and the scale, and so I want to start  
24 there because it gives way to my general  
25 comments on the building, and I think that

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1 mass that you're engaging with, and that's  
2 really how you're going to experience this  
3 building.

4 And you can see that. You -- there's an  
5 image of an individual and then you can see the  
6 area that was above it. And so in the --  
7 reality, the pedestrian is going to engage with  
8 that first bar. And I think they've done an  
9 excellent job of -- of, you know, activating  
10 that, which was one of our, you know, main  
11 sticking points back in April, and so I  
12 appreciate that. Thank you.

13 So that's that first level. And then you  
14 have to realize that we're going to experience  
15 this thick building, it's part of our  
16 cityscape, and they -- they showed a rendering,  
17 and I think the perspective was a little bit  
18 skewed from the automobile standpoint in order  
19 to get a sense of the whole building. But from  
20 the vehicle on the highways, you're really  
21 going to engage with this -- this top tier of  
22 the building.

23 And so that step back -- I will let the  
24 architect who designed the project speak to the  
25 views and the quality of the view because,

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1 depending on the depth of that recess on that  
2 top level bar, I would argue that there's not  
3 going to be a lack of quality for the  
4 individual that's inhabiting that space, the --  
5 but that goes beyond, I think, my purview in  
6 commenting on the project.

7 But I do appreciate how you did step back  
8 that building and allow that relief. So while,  
9 no, you did not pull the whole mass back, you  
10 did so in a way that allows us that variation  
11 and allows us to experience this building in  
12 three kind of separate horizontal bandings but  
13 while still being vertical and still being a  
14 whole, cohesive project.

15 So I could go on with a lot of things that  
16 I think are successful. I think I will comment  
17 on the back where there was that registration  
18 line. I agree with staff, and I appreciate the  
19 time and attention that you put to your  
20 comments and your feedback.

21 The only thing I think I disagree on is  
22 the level of articulation on the back. I think  
23 it is so difficult to do pause successfully.  
24 And I like their moments of pause. It's not  
25 Orlando theme park architecture, right? We're

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1 not just being additive to be additive. And  
2 that's so -- and I think as an architect, the  
3 hardest job for us to do is to be minimalistic  
4 or do clean well. And because it's so  
5 difficult, we go the other way most times.

6 And I appreciate this project because  
7 that's not happening. And so while I wouldn't  
8 take extreme objection to having those reveal  
9 lines happen a little bit with more depth, I  
10 think a little bit of light study on that back  
11 and how -- you know, time of day and shadow,  
12 et cetera, would help move this along further.

13 I don't take objection to how you  
14 experience that. I do like that the trees are  
15 mature. I imagine that if there's an issue  
16 during construction and you had to replace  
17 them, you would do it with, like, mature trees.  
18 And so from a pedestrian standpoint, that's  
19 what you will experience most. So I feel like,  
20 you know, spending more -- just, like, spending  
21 more on articulating a facade, I think it --  
22 diminish the quality of the architecture here,  
23 not enhance it, and it wouldn't be truly  
24 experienced by the community anyway.

25 And so I will stop there and take a breath

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1 because that was a lot to digest and we can  
2 continue talking about it if need be.

3 THE CHAIRMAN: Thank you, Ms. Berling.  
4 Mr. Dawson.

5 BOARD MEMBER DAWSON: This is a tough one.  
6 Like my good friend, Mr. Vandergriff, I'm  
7 also a developer. This is a little bit of  
8 retail, it's self-storage, and workforce  
9 housing. And I would love to see a Taj Mahal  
10 here, but I understand the developer needs to  
11 keep his costs down.

12 On the other hand, I agree with Ms. Powell  
13 in that the upper floors, the change that they  
14 put there is -- it's hard for me to understand.

15 And the blank walls, I don't know if  
16 they're necessary, if there can be some kind  
17 of -- denning, anything, but -- or maybe we're  
18 going to turn it into a place where you can  
19 show movies, like they did -- supposed to do at  
20 the CSX building.

21 But I'm caught. Again, you're trying to  
22 meet costs. They've done a nice job -- a nicer  
23 job, but there are -- there could be some room  
24 for improvements.

25 Thank you.

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1 THE CHAIRMAN: Thank you, Mr. Dawson.  
2 Mr. Jones.

3 BOARD MEMBER JONES: Yes. Thank you,  
4 Mr. Chair.

5 Again, I am in support of this project,  
6 conceptually, from a use standpoint and, you  
7 know, really trying to repurpose this corner.

8 I agree with the staff comments and the  
9 conditions. I think it's just the balance of  
10 the board members of trying to make sense of  
11 what Ms. Berling said. She had some really  
12 good points in there, as well as what Mr. Lee  
13 has said. And I think, you know, we can work  
14 through those issues to come out with  
15 something, you know, that might address some of  
16 the blank walls and the concern -- the balance  
17 of those concerns, and have a good product at  
18 the end that everybody can -- I know not  
19 everybody, you know, was in favor of this, but  
20 at the end of the day I think we can come  
21 together and get a product that we can be proud  
22 of on this corner.

23 And with respect to the public realm  
24 improvements, I really appreciate the execution  
25 there. And, you know, you've got a good

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1 frontage zone. There's a good, wide, walk and  
2 talk zone and furnishing zone. So all of that  
3 was well-executed, at least from my  
4 perspective, and look forward to seeing the  
5 final product.

6 THE CHAIRMAN: Thank you, Mr. Jones.  
7 Mr. Davis.

8 BOARD MEMBER DAVIS: So, you know, I  
9 didn't have the opportunity to sit down with  
10 the development team and get a better  
11 understanding of what's been shown here today,  
12 so this is my first time hearing their  
13 perspective of how the design went and our  
14 process went. So it does help me better  
15 understand why it looks this way.

16 You know, one of the things I struggled  
17 with early on was -- there was a slide -- I  
18 think it was Page 20 in the presentation --  
19 that talked about historical precedence, and it  
20 took, like, random buildings -- two on the  
21 Northbank, two on the Southbank -- and, really,  
22 that's not the definition of historic  
23 precedence from a preservation perspective or  
24 the historic world I sit in.

25 Yet, with that being said, when you start  
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1 plucking the pieces -- while I was focusing on  
2 that, I saw Art Deco, I saw some Brutalism, I  
3 saw some Mid-Century Modern. And it seemed  
4 like there was just a mix of pieces of  
5 architecture that just didn't match, almost  
6 being like Frankenstein-type (inaudible)  
7 building. But kind of hearing the process now,  
8 I understand how it got to that point or  
9 what -- what direction they were shooting for  
10 to get to this look.

11 I'm not going to beat a dead horse on a --  
12 on the Prudential side at this point. I would  
13 just say that, you know, in reality, while we  
14 look at Prudential as the front facade, it's  
15 only 7,900 cars or so driving through that area  
16 on Prudential and Hendricks, but we've got  
17 180,000 cars passing through this area and  
18 seeing that south facade from Interstate 95.  
19 And that tends to always -- yeah, we're going  
20 to be able to see it.

21 So, you know, what I really struggle with  
22 on this one in regards -- and staff has already  
23 pointed it out, but just -- about facade  
24 differentiation on, really, both the Hendricks  
25 and the south elevation of Home Street. And I

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1 really hope that the design team could take the  
2 same -- some of the same approaches that has  
3 been taken on the Prudential side and actually  
4 apply that to those other two elevations as  
5 well.

6 I'm not necessarily too concerned about  
7 the west elevation because in the future --  
8 because there's not a street on that side.  
9 There could likely be another project years  
10 down the line and where you've got something  
11 just as tall sitting here and -- and blocking  
12 whatever that is.

13 So, for me, I think it's just -- consider  
14 the need to treat Home Street and Hendricks  
15 Avenue with just as much priority from a design  
16 perspective, from a facade differentiation  
17 perspective as we've taken on the Prudential  
18 side -- facade.

19 THE CHAIRMAN: Okay. Thank you,  
20 Mr. Davis.

21 I want to thank staff for a good review  
22 here. I think in one way or another a lot of  
23 your recommended conditions speak to some of  
24 the things that board members have articulated  
25 today, so I appreciate that.

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1 The board members also took a lot of the  
2 feedback I have, so I won't repeat it. I will  
3 say that I really do like what you've done at  
4 the pedestrian level, especially with the  
5 corners of the building. I think having that  
6 covered sort of seating and pass-through area  
7 helps with the -- the scale of the experience  
8 at the pedestrian level and reveal some of the  
9 corner views and other things.

10 But this is all part of the conceptual  
11 review process. So we understand, I think --  
12 you all do and we do as a board -- that this  
13 isn't necessarily what it's going to look like  
14 at final, but this is a necessary part of the  
15 process, to get feedback from the public and  
16 from the board members. I think that was  
17 achieved here today, and so we -- we look  
18 forward to seeing what you're able to do with  
19 that.

20 We look forward to the continued dialogue  
21 in the hopes that at final there is something  
22 that we can all get really excited about, so  
23 good job so far. Thank you for the improved  
24 design and -- and look forward to continuing to  
25 work with you.

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1 Board Members, any additional comments?  
 2 BOARD MEMBERS: (No response.)  
 3 THE CHAIRMAN: Okay. Seeing none, there's  
 4 been a motion to approve with the staff  
 5 conditions, and there's been a second.  
 6 All those in favor, please say aye.  
 7 BOARD MEMBER MONAHAN: Aye.  
 8 BOARD MEMBER BERLING: Aye.  
 9 BOARD MEMBER DAWSON: Aye.  
 10 BOARD MEMBER JONES: Aye.  
 11 THE CHAIRMAN: Aye.  
 12 Any opposed?  
 13 BOARD MEMBER LEE: Nay.  
 14 BOARD MEMBER DAVIS: Nay.  
 15 THE CHAIRMAN: Okay. Show that Board  
 16 Members Davis and Lee were opposed, which means  
 17 that it carries -- four-two I believe is the  
 18 count.  
 19 Congratulations.  
 20 MR. TEAL: Five to two.  
 21 THE CHAIRMAN: Five-two. Thank you.  
 22 Congratulations. We look forward to  
 23 seeing you back later at final.  
 24 Okay. Board Members, that wraps up our  
 25 action items for the day. We do not have any  
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1 Old Business.  
 2 We do have one item of New Business. As  
 3 you recall from the last meeting, I opened the  
 4 floor for nominations for our next chairperson.  
 5 Ms. Linzee Ott was nominated and accepted that  
 6 nomination. But as part of that process, I do  
 7 have to reopen the floor for nominations today  
 8 before we formally vote, so I will do that now.  
 9 If there are any additional nominations,  
 10 Board Members, please feel free to offer those  
 11 now.  
 12 BOARD MEMBERS: (No response.)  
 13 THE CHAIRMAN: Okay. Seeing none, Linzee  
 14 is the only nominee, but I do believe we still  
 15 need to vote on that.  
 16 Terrence, Jason, do we need a motion for  
 17 that or is -- can we just vote since there's  
 18 already been a nomination process?  
 19 MR. TEAL: You'll still need to make a  
 20 motion.  
 21 THE CHAIRMAN: Okay. Mr. Secretary, would  
 22 you mind doing that?  
 23 BOARD MEMBER MONAHAN: Sure. Thank you,  
 24 Mr. Chair.  
 25 Motion to consider Board Member Ott --  
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1 approval of Board Member Ott to serve as  
 2 president [sic].  
 3 THE CHAIRMAN: Okay. There's been a  
 4 motion to formally elect Board Member Ott as  
 5 our next chair, effective at the end of this  
 6 meeting.  
 7 Is there a second?  
 8 BOARD MEMBER DAVIS: I'll second that.  
 9 THE CHAIRMAN: And a second by Mr. Davis.  
 10 All those in favor, please say aye.  
 11 BOARD MEMBERS: Aye.  
 12 THE CHAIRMAN: Any opposed?  
 13 BOARD MEMBERS: (No response.)  
 14 THE CHAIRMAN: All right. Board Members,  
 15 by your action, show that Ms. Ott has been  
 16 elected unanimously.  
 17 And, Susan, I know we talked about this  
 18 prior, but I would ask you to get with Linzee  
 19 and the rest of the board. As you know, we  
 20 need to set up a Nominating Committee for the  
 21 board members who end up serving on that  
 22 Nominating Committee to present a slate to the  
 23 rest of us for the next vice chair and  
 24 secretary of the board which will be presented  
 25 at one of our subsequent summer meetings.  
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1 I will make a note briefly to say that I  
 2 think this is Board Member Monahan's final  
 3 board meeting with us.  
 4 Gary, I want to thank you personally for  
 5 your service as secretary these past two years  
 6 and for stepping up and serving on several of  
 7 the committees that we've set up and just  
 8 overall honor you for your service. So thank  
 9 you for that. I wanted to make a note of that  
 10 before we adjourned today.  
 11 BOARD MEMBER MONAHAN: Thank you, sir.  
 12 THE CHAIRMAN: And now let's move on.  
 13 We do have our final public comment  
 14 portion, if there are any public commenters who  
 15 wish to speak.  
 16 MS. HILL: There are no public comments.  
 17 THE CHAIRMAN: Okay. Seeing none and  
 18 seeing our business concluded, Board Members, I  
 19 will adjourn us at 3:08.  
 20 Thank you.  
 21 (The foregoing proceedings were adjourned  
 22 at 3:08 p.m.)  
 23 - - -  
 24  
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8 Reporter, certify that I was authorized to and did  
9 stenographically report the foregoing proceedings and  
10 that the transcript is a true and complete record of my  
11 stenographic notes.

12

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14

15 DATED this 21st day of July 2024.

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Diane M. Tropa  
Florida Professional Reporter

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