

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, October 12, 2023,
commencing at 2:02 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.
LINZEE OTT, Vice Chair.
GARY MONAHAN, Secretary.
JOANA BERLING, Board Member.
CHRISTIAN HARDEN, Board Member.
WILLIAM J. SCHILLING, JR., Board Member.
JOSEPH LORETTA, Board Member.

ALSO PRESENT:

GUY PAROLA, DIA, Operations Manager.
SUSAN KELLY, DIA, Redevelopment Coordinator.
RIC ANDERSON, DIA, Marketing and Communications.
CARLA LOPERA, Office of General Counsel.

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1 THE CHAIRMAN: Matt Brockelman, chair.
2 BOARD MEMBER MONAHAN: Gary Monahan,
3 secretary.
4 BOARD MEMBER BERLING: Joanna Berling,
5 member.
6 MR. PAROLA: Guy Parola, staff.
7 MS. KELLY: Susan Kelly, staff.
8 MS. LOPERA: Carla Lopera, Office of
9 General Counsel.
10 MR. ANDERSON: Ric Anderson, staff.
11 THE CHAIRMAN: Thank you.
12 And let the record reflect that we do have
13 a quorum with seven -- six voting members
14 present.
15 Okay. Board members, let's go ahead and
16 get started. Hopefully, this will get resolved
17 before we get to the main part of the agenda.
18 I do want to make two quick notes. At our
19 November 9th DDRB meeting, because of the
20 status of the room we'll have at that meeting,
21 we will not be able to broadcast the meeting on
22 Zoom, so I just wanted to make everybody aware
23 of that.
24 And then also today, it will likely be
25 Board Member Schilling's last meeting, so when
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1 PROCEEDINGS
October 12, 2023 2:02 p.m.

2 - - -

3 THE CHAIRMAN: Good afternoon, board
4 members, staff, and members of the public.
5 It looks like we have a little echo here.
6 I will call the DDRB meeting to order on
7 Thursday, October 12th, 2023, at 2:02 p.m.
8 Staff, is there something we can do about
9 that echo? Like, do we need to mute anybody,
10 or disable that microphone at the podium?
11 MR. ANDERSON: (Inaudible.)
12 THE CHAIRMAN: Thank you, Ric. Maybe.
13 Not really.
14 (Brief pause in the proceedings.)
15 THE CHAIRMAN: Well, try to bear with us.
16 We might have a minor echo briefly.
17 In the meantime, if we could do quick
18 board and staff introductions, and let's start
19 with you, Mr. Loretta, please.
20 BOARD MEMBER LORETTA: Joe Loretta, DDRB
21 member.
22 BOARD MEMBER HARDEN: Christian Harden,
23 DDRB member.
24 BOARD MEMBER OTT: Linzee Ott, DDRB vice
25 chair.

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1 he gets here, I do want to recognize him.
2 There is somebody currently in the queue with
3 the City Council to fill his expired seat.
4 So with that, let's move to the first
5 action item. Now, you will notice there are
6 two action items to start the agenda for the
7 approval of our meeting minutes from the last
8 two meetings. Hopefully, you've had a chance
9 to review the minutes. If you have any
10 additions or modifications, we can discuss and
11 add those now. Otherwise, let's get a motion
12 on the first set of minutes.
13 BOARD MEMBER MONAHAN: So moved.
14 BOARD MEMBER HARDEN: Second.
15 THE CHAIRMAN: Okay. There's been a
16 motion made to approve the August 24th, 2023,
17 DDRB special meeting minutes and there's been a
18 second.
19 All those in favor, please say aye.
20 BOARD MEMBERS: Aye.
21 THE CHAIRMAN: Any opposed?
22 BOARD MEMBERS: (No response.)
23 THE CHAIRMAN: Show the minutes adopted.
24 And let's move now to the approval of the
25 September 14th, 2023, DDRB regular meeting

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1 minutes.

2 BOARD MEMBER OTT: Mr. Chairman, I move we

3 approve the September minutes.

4 BOARD MEMBER MONAHAN: Second.

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

6 motion for approval and a second.

7 All those in favor, please say aye.

8 BOARD MEMBERS: Aye.

9 THE CHAIRMAN: Any opposed?

10 BOARD MEMBERS: (No response.)

11 THE CHAIRMAN: Seeing none, show the

12 minutes from September 14th adopted.

13 Our first application for the day is DDRB

14 Application 2023-011, the Related Group River

15 City mixed-use project for final approval.

16 And if we could please get a staff report,

17 and we will also open the public hearing.

18 And, Susan, maybe before that, I assume

19 we're getting a tech to try to fix the echo, so

20 we'll give that one moment here.

21 (Brief pause in the proceedings.)

22 (Mr. Schilling enters the proceedings.)

23 THE CHAIRMAN: And let the record reflect

24 that Board Member Schilling has joined us as

25 well now, so we're at seven board members.

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1 All right. Thank you so much. We

2 appreciate it.

3 Okay. With that, I think we do have the

4 slides pulled up as well. So, Ms. Kelly, if we

5 could please get the staff report for RD River

6 City mixed-use final review, please.

7 MS. KELLY: Yes, sir.

8 Okay. DDRB Application 2023-011 is for

9 final approval of the RD River City mixed-use

10 project on the Southbank. The site is the

11 former location of the River City Brewery --

12 Brewing Company, just west of MOSH and

13 Friendship Fountain.

14 The project consists of a residential

15 tower along the riverfront and an eight-story

16 residential loft along Museum Circle. In all,

17 410 multifamily units are proposed. The

18 project also includes a restaurant that fronts

19 the river and an attached parking garage.

20 Conceptual approval was granted by DDRB in

21 April of 2023, subject to five conditions. As

22 part of the final submittal, the applicant has

23 provided shade calculations, street sections

24 along the eastern property line at San Marco

25 Boulevard, and more specifications regarding

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1 the screening material that is to be used on

2 the visible elevation of the parking garage.

3 The proposed development is within the

4 Riverfront Zone as defined in the Code. The

5 volumetric analysis that was provided in both

6 the conceptual and final submittal is

7 consistent with the regulations for development

8 within the Riverfront Zone, within Zone A,

9 which is the one that's closest to the river.

10 A minimum 25-foot-wide perpetual easement or

11 dedication of the property is required to be

12 granted to the City for the Riverwalk.

13 So staff has conditioned that the

14 developer submit final plans and a budget to

15 the City for the Riverwalk improvements prior

16 to the commencement of those improvements.

17 Also, to comply with district standards

18 and district branding, staff has also

19 recommended that trees selected for the public

20 realm be consistent with district standards for

21 the Southbank.

22 So based on the foregoing, staff is

23 recommending final approval of DDRB Application

24 2023-011 subject to four conditions. So, the

25 first one, I've already mentioned. It's prior

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1 to the commencement of the Riverwalk

2 improvements, the developer shall submit plans

3 and budget for review and approval.

4 The second one -- this was kind of a tie

5 vote -- in the draft, that date palms shall be

6 removed from the landscape palette, which I

7 know this board completely understands.

8 However, if they want to have date palms on

9 their private property, they are more than

10 welcome to, so I do want to strike that

11 little -- that first sentence, and just have it

12 say that all palms shall be removed from the

13 public realm and replaced with trees that are

14 consistent with the district standards, also

15 that the pavers shall be removed from the

16 vehicular use area of the circular roundabout

17 at the end of San Marco. And then just one of

18 our standard things, that during site plan

19 review, we will check every -- site furnishings

20 and all those things, subject to -- for

21 consistency with the Southbank District

22 standards.

23 And that is the end of the staff report.

24 THE CHAIRMAN: Thank you, Ms. Kelly.

25 Are there any questions from board members

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1 at this point for staff?
 2 Mr. Loretta.
 3 BOARD MEMBER LORETTA: What's wrong with
 4 the pavers in the roundabout?
 5 MS. KELLY: To Mr. Loretta, through the
 6 Chair, so we felt as though that gives -- it's
 7 hard to explain. To be honest, it gives kind
 8 of a resort feel when this is actually part of
 9 the public realm. And also, those are in the
 10 City's right-of-way, and I'm a little nervous
 11 about who will be maintaining pavers and what's
 12 going to happen with the pavers and all of
 13 that. So there were a few reasons there.
 14 BOARD MEMBER LORETTA: Sorry for not
 15 asking earlier this week on that question, but
 16 what if they were to provide -- I mean, what if
 17 they -- the developer -- I mean, I kind of get
 18 it from a developer standpoint because it's
 19 almost saying, hey, it's a sense of entry for
 20 the community. I could see the City saying,
 21 well, we don't want it because it actually
 22 makes it look like a private drive, but it's
 23 not a private drive. But what if the developer
 24 was to, again, show kind of a gray-colored
 25 paver that may be consistent with the new park,
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1 think about it while the applicant is
 2 presenting, feel free to do that if that's
 3 amenable with Mr. Loretta since -- okay.
 4 BOARD MEMBER LORETTA: That's fine. I'm
 5 not trying to debate with staff.
 6 THE CHAIRMAN: Okay. Mr. Parola, do you
 7 have anything to add or are you ...
 8 MR. PAROLA: I just wanted to say this --
 9 and this is just something to think about, and
 10 it's not saying they should or shouldn't do it.
 11 You need to understand that at the edge -- the
 12 western edge of their property, that's where
 13 the Riverwalk ends, right? It comes to a
 14 terminus, right? So anything along the boat
 15 ramp is actually their property. So the
 16 Riverwalk actually guides you through the park
 17 and then almost to Prudential and then around
 18 until you get to SoBA, and then you get back on
 19 the river, and then you go through the old
 20 Aetna property, and then you're eventually
 21 going to go off river, next to Baptist. The
 22 point of that -- that long-winded thing was, if
 23 there is a way to ensure that it's obvious that
 24 the Riverwalk -- this is the direction you go
 25 on the Riverwalk, then sure, the maintenance
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1 but then they take an easement management over
 2 the maintenance of that; would the City be
 3 amenable to that?
 4 MS. KELLY: Through the Chair, so if it's
 5 consistent with the park, I think that works.
 6 I think if it stays consistent with the park so
 7 that it sort of unifies the feel of both
 8 sides --
 9 BOARD MEMBER LORETTA: I mean, the park --
 10 the park is going to mostly be concrete, so
 11 there's not really going to be any pavers, but
 12 at the same time, it's going to be kind of a
 13 bunch of grays and whites and so forth. So,
 14 you know, I don't know if -- you know, it
 15 depends on what exact paver they're kind of
 16 talking about. I guess I just was -- it just
 17 seems odd for me because they're trying to
 18 create an enhancement, so it's like we're
 19 taking an actual enhancement from the City
 20 right-of-way away because it's going to be --
 21 who is going to maintain it? So let's just
 22 force them to maintain it.
 23 THE CHAIRMAN: And, Ms. Kelly and
 24 Mr. Parola, I think the question was asked.
 25 You gave a good answer. If you want to kind of
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1 issue notwithstanding.
 2 THE CHAIRMAN: Okay. Thank you.
 3 Seeing no additional questions, let's hear
 4 from the applicant.
 5 (Ms. Trimmer approaches the podium.)
 6 MS. TRIMMER: Cyndy Trimmer, One
 7 Independent Drive, Suite 1200, on behalf of the
 8 applicant.
 9 I have with me today Jeff Robbins from
 10 Related, Annette McSwain with MSA, who has been
 11 behind the scenes for years, so we're delighted
 12 to have her in person today. Don Wishart
 13 should be walking in the door any second,
 14 driving in this torrential rain from Orlando.
 15 And then Jennifer Klich with GAI is in-house
 16 with us as well.
 17 Susan promised me I was going to --
 18 MS. KELLY: There might be a delay, but it
 19 should (inaudible.)
 20 MS. TRIMMER: Okay. Let's go ahead and
 21 let you do it. And we have all seen this site
 22 many times, so let's jump forward to slide 9.
 23 MS. KELLY: (Complies.)
 24 MS. TRIMMER: So slide 9 is the overall
 25 site plan. You can see that the massing of the
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13

1 building and scale are consistent with what you
2 saw in conceptual review.

3 If you can move on to slide 10.

4 There was some confusion in the original
5 conceptual review as far as what was public
6 realm, what was private realm, so we've
7 highlighted in this diagram -- all of the
8 spaces in yellow are intended to be public
9 access spaces, the whole way around the
10 building, including what Guy alluded to, the
11 sidewalk along the western side. And then
12 coming off the Riverwalk, you can see the
13 large, expansive outdoor space that will be
14 activated with outdoor seating for the
15 restaurant, a water feature, and additional
16 seating that is public access in that northwest
17 corner of the property. And then along the
18 eastern boundary, there's the pedestrian
19 connectivity that runs the entire way from
20 Museum Circle, around the front of our
21 building, along the park, up to the Riverwalk.

22 Slide.

23 You're going to see in the slides as we
24 work our way through them -- we had
25 conversations with staff after we submitted the

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14

1 plans. If you recall from conceptual and the
2 package you may have seen that we submitted for
3 final, we had activation with palms in the
4 circle along the front of the building and
5 along the Riverwalk. We've had extensive back
6 and forth with staff. We sincerely appreciate
7 the consideration from Mr. Loretta. I promise,
8 I did not plant those questions. If we could
9 have the condition say something that would
10 allow us to continue to work with staff, we
11 would love that, but it's not a hill we're
12 going to die on.

13 So you will see in some of the imagery --
14 you might see palms in those. It's just
15 because we made that change at the last minute
16 in response to staff comments, but when you see
17 the shade trees and the shade sails along the
18 public realm and the Riverwalk, those are the
19 plans that we have committed to working forward
20 with.

21 On this slide -- that's fine. The slide
22 immediately before in here, comments that we
23 received in conceptual review asked us to
24 really look at that western side of the
25 property to see if we could expand that

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1 pedestrian access that goes between the ship
2 store on this southwest corner of the plan, the
3 parking garage public access that's on the
4 western side of the building, the restaurant
5 access, and the Riverwalk. We have done that
6 and expanded this entire pedestrian path along
7 the western property to 8 feet. We have also
8 carried forward the paving palette from the
9 Riverwalk so you have those visual cues if
10 you're coming down the Riverwalk and you get to
11 that corner, that this is still public space
12 that connects you to all of these various
13 access points.

14 As we move through 13, all of these are
15 consistent with what you have seen before.

16 But if we can pause on 14.

17 We had been asked to include additional
18 cross-sections that show the public realm going
19 through San Marco Circle, and we have updated
20 all of those, converted to shade trees in those
21 areas instead of the palms. We exceed the
22 minimum required pedestrian realm and amenity
23 spaces going through that circle. You will see
24 that, again, on slide 15. And those pavers tie
25 into the Southbank paving palette, so it will

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16

1 tie, as you're coming from San Marco and all of
2 the areas that Guy outlined, into the circle.
3 You will have those visual cues that you are
4 still on public realm, going into the park.

5 On to 17, we have updated the package to
6 reflect all of the Southbank design guideline
7 palette from the streetscape, hardscape and all
8 of the street furnishings.

9 Moving into -- thank you -- on to 18, you
10 can see here, this reflects the Riverwalk
11 palette that we have worked with staff to
12 update, incorporating shade sails and shade
13 trees all within that area that is the blue
14 line to the bulkhead, which we do recognize is
15 City space and rely only on City palette
16 plantings in that realm.

17 We can move over to 20.

18 As you get into 20, you start to see this
19 expansive -- labeled 1 -- outdoor restaurant
20 space. In addition to the 4,000-square-foot
21 restaurant interior on the waterfront, this is
22 an additional outdoor, covered but open air
23 seating area, and then it transitions into a
24 truly open air seating area activated with the
25 water feature tied into the Riverwalk, so you

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1 will be able to access that space either coming
2 from the Museum Circle/Friendship Fountain
3 side -- we've got access, both ADA and at a
4 ramp with stairs, and then also coming from the
5 garage, you would come out of the garage on the
6 west-hand side of the building and could walk
7 up to the restaurant space here.

8 You also see in the northeast corner here
9 the beginning of the outdoor residential
10 amenity deck. On the next slide, you see that
11 amenity deck continue, that wraps around the
12 eastern portion of the property.

13 Checking to see if Donald is here. Not
14 yet. Donald is here.

15 Moving into slides 22 and 23, if you have
16 any questions regarding the plant palette for
17 this project and all of the landscaping, Donald
18 is now here and available for any of those
19 questions.

20 As you get on to 25, you see a more robust
21 diagram showing that we have drawn heavily from
22 the Southbank plant palette and everything that
23 is in the design guideline book.

24 Moving on to 26, we transitioned into the
25 lighting plan. We've incorporated the more

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1 nautical feel from the design guideline book
2 onto the Riverwalk and wrapped that around the
3 boat ramp down to the ship store. And then you
4 see on the eastern side of the project, we've
5 picked up the more modern acorn style, brought
6 that down along Friendship Park into San Marco
7 Circle. And on the next slide, you will see
8 that carries down, around, and goes along
9 Museum Circle.

10 Slide 28, you see with the addition of the
11 shade trees and the shade sails, we're now over
12 80 percent shade coverage along the Riverwalk.

13 Slide 29, with those shade trees, you'll
14 see that we're over 90 percent along Museum
15 Circle and around San Marco Boulevard.

16 Moving into 30, your staff report covered
17 the volumetric analysis for the tower portion
18 of the project. There's no change in that
19 calculation from what you saw at conceptual.

20 Moving on to 31, the first floor -- or
21 first floor plan -- that's lot of Fs -- shows
22 you the activation of all sides of this project
23 on both the boat ramp, the entire way around
24 the Riverwalk down onto Museum Circle. As we
25 get into the elevations, you will see the

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1 detail of how each of those spaces are
2 activated with glazing versus storefront versus
3 residential stoops.

4 Let's go to page 35. I want to pause on
5 page 35 to highlight one of the features of
6 this project. We have goals in terms of
7 expanding residential options downtown. This
8 one truly does increase the variety of housing
9 options that we have available, all within one
10 project. We've got 425 units, sizes ranging
11 from 569 square feet to over 1,400 square feet.
12 And if you look at the northeast corner of this
13 project that's right off of San Marco Circle,
14 those are where we have a townhome product
15 incorporated into the front of this, so it will
16 have expansive water views and larger
17 three-bedroom units to cater to a different
18 clientele than a lot of the product we have
19 downtown today.

20 Let's move on to 41, I believe.

21 I wanted to pause on 41 to show the
22 treatment for the garage deck. When we came
23 through with the first round of approvals on
24 this project, we had a lot of conversation
25 about what that was going to look like. We've

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1 relied upon the color palette and the branding
2 for the Southbank to incorporate this garage
3 treatment to make it more visually dynamic from
4 those surrounding properties.

5 Moving through the next slides until we
6 get to 44. As we get to 44, if you look at the
7 northern portion of the project, there are two
8 outdoor decks, so that tower portion will also
9 be activated with rooftop amenity space.

10 Moving on to 46. The building renderings
11 are consistent with what you saw in conceptual
12 approval, but we've culled out the materials
13 and the color palette. Annette can go through
14 these in more detail if anybody has questions.
15 But, again, we've relied heavily upon the
16 branding requirements for the Southbank and had
17 that nautical theme and those nautical colors
18 and hues throughout.

19 Next slide.

20 On the west side, we hadn't shown the
21 garage treatment for that small portion of the
22 garage that is visible with this project from
23 the boat ramp, so here, we show you the
24 treatment. We've got the material boards with
25 the palettes that show you the color palettes

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1 we're relying on and one of the garage
 2 screening samples that could be used with that.
 3 And then as we move on to 48, we show
 4 Museum Circle activation with the ground floor
 5 wrapping that corner and then going into the
 6 residential stoops on Museum Circle, and we
 7 have the cement material palette for the gray
 8 stone that we'd be glad to cull out as you see
 9 in the highlight on the slide, all of the
 10 residential stoops that will activate that
 11 space.
 12 If we go on to 49, I wanted to include
 13 this one to make clear that we have updated the
 14 pedestrian realm. We have taken out the pavers
 15 from the circle, keeping the center circle with
 16 the tree that is there today and then updating
 17 with shade trees along that entrance. So this
 18 is the most appropriate representation of the
 19 slide that you have in front of you that shows
 20 what we have agreed to with staff in terms of
 21 that connectivity.
 22 The next few slides show moving around the
 23 building at the pedestrian level. This is
 24 going to be your view on that public access
 25 path from the circle to the Riverwalk, showing
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1 what you would see looking into the project
 2 from Friendship Fountain Park, St. Johns River
 3 Park.
 4 We do want there to be a certain amount of
 5 landscape buffering between them, but we also
 6 want there to be visual connectivity between
 7 the activity going on inside and what's going
 8 on in the park.
 9 Slide.
 10 You can see that from all the vantages as
 11 we go, we didn't completely cover everything,
 12 but it's tasteful. It includes all of the
 13 appropriate palettes.
 14 Slide 52, please ignore the palms, but
 15 this shows you the expansive Riverwalk
 16 improvements relying upon all of those
 17 requirements for the Southbank Riverwalk with
 18 the pavers and those more undulating brick
 19 patterns.
 20 And then this slide and the next, please.
 21 You go into the shade sails and the shade trees
 22 and all of the street furniture and furnishings
 23 that have been included within the project.
 24 Slide.
 25 And then this shows the connectivity
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23

1 between the Riverwalk and the ship store and
 2 all of the amenities along that side and the
 3 architectural feature of the building. Since
 4 there's not really space for robust plantings,
 5 we've included that to provide additional shade
 6 along that path.
 7 As we go into the elevations, again, more
 8 details regarding the materials. They match up
 9 with the renderings you just saw. I'm not
 10 going to belabor the point. Annette, again,
 11 can go into more details regarding those if
 12 there's questions, and we have the whole team
 13 available for any questions you might have.
 14 THE CHAIRMAN: Okay. Thank you very much,
 15 Ms. Trimmer.
 16 At this point, before we move to public
 17 comment, are there any questions from the board
 18 for the applicant?
 19 Seeing none -- Mr. Loretta, please.
 20 BOARD MEMBER LORETTA: Two questions. The
 21 Riverwalk portion and the Riverwalk railing,
 22 are you all paying for the installation and
 23 going to be doing the installation for
 24 everything within the Riverwalk, or is that
 25 just conceptual, and the City is going to do
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24

1 that later?
 2 MS. TRIMMER: We're required to coordinate
 3 those improvements with staff. It is City
 4 space, City park space, so what we have shown
 5 is what we propose. One of the conditions you
 6 see in the report is that we'll have to go
 7 through in detail -- everything that's in that
 8 realm, we'll have to talk with them through the
 9 costs. We would do the initial installation,
 10 and then one of the things that we're
 11 negotiating through our incentive package with
 12 DIA is we will have ongoing maintenance
 13 obligations for those.
 14 BOARD MEMBER LORETTA: And then -- so we
 15 had that whole land swap two, three years ago,
 16 whenever that occurred, and then with the new
 17 revision, we got rid of the restaurant and the
 18 land swap property. Are you all going to deed
 19 that portion back to the City or has that --
 20 what happens there?
 21 MS. TRIMMER: If you look at slide 10, if
 22 you recall, dating back, for those of us that
 23 were here in the original approvals, the very
 24 northeast corner -- there's light blue lines --
 25 has a large swath of land that has already been
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1 deeded to the City as part of the original
2 purchase and the land swaps between Related and
3 the City, and then right below that is an
4 almost triangular-shaped piece where the
5 original restaurant pad had been located. With
6 that restaurant now being relocated to the
7 front, and us pulling the amenity back into the
8 site with the tower, we are proposing within
9 our DIA incentive analysis for additional, I
10 believe -- additional 5,000 square feet of land
11 to go to the park.

12 BOARD MEMBER LORETTA: So then you're
13 going to give that land back to the park; did I
14 hear that correctly?

15 MS. TRIMMER: We're coordinating with DIA
16 on how that will work.

17 BOARD MEMBER LORETTA: Thank you.
18 Appreciate it.

19 THE CHAIRMAN: Mr. Harden.

20 BOARD MEMBER HARDEN: Sorry to skip you.

21 I just have a question that dovetails with
22 what Mr. Loretta said. Through the Chair to
23 staff, and I apologize if this was already
24 addressed in the previous submittal because I
25 was not in attendance, but is the funding of

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1 the rest of the park that's to the east of the
2 yellow line, the in a blue lines and the boat
3 ramp, is that funded and designed yet?

4 MR. PAROLA: Through the Chair, let me
5 speak to the boat ramp. The boat ramp is
6 funded. We're also doing improvements under
7 the Acosta Bridge. We're almost out of ten-set
8 with that, and DIA has the money to make those
9 changes for that.

10 For the park, yes, our understanding
11 through the Parks Department is it's fully
12 funded, but I cannot tell you whether or not
13 we're waiting for an additional year to get
14 fully funded. You know what I mean? It's in
15 the CIP. I can't honestly tell you what years
16 in the CIP all the funding is located.

17 BOARD MEMBER HARDEN: But theoretically,
18 the park improvements, the boat ramp and the
19 building, will all be hopefully completed at
20 the same time?

21 MR. PAROLA: Through the Chair, let me --
22 the linchpin in everything is going to be the
23 fact that we're placing the bulkhead. So the
24 coordination between the bulkhead and the
25 developer is really going to be the linchpin.

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1 I don't see the -- the park is fairly easy
2 because you can make a decision to work from
3 east to west and not be in conflict with each
4 other.

5 BOARD MEMBER HARDEN: Okay. I appreciate
6 that insight because that boat ramp is a
7 really, really big deal for downtown because we
8 spent a lot of time talking about what we do
9 with riverfront access, and this is the only
10 boat ramp, public boat ramp, I think probably
11 within 3 miles both ways, at least, so to the
12 degree that we keep that maintained for the
13 city and that this development works well, I
14 was just paying particular attention to that.
15 So I wanted to make sure that that was being
16 done in concert. It sounds like it is, so ...

17 Thank you.

18 THE CHAIRMAN: Thank you, Mr. Harden.

19 Any additional questions, at this point,
20 from the board?

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: Seeing none. Thank you,
23 Ms. Trimmer.

24 Mr. Anderson, is there any public comment?

25 MR. ANDERSON: Yes, sir. We have Nancy

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1 Powell.

2 (Audience member approaches the podium.)

3 THE CHAIRMAN: Good afternoon, Ms. Powell.

4 You don't need any reminder, but I'll do
5 it anyway for everybody else. As you come up
6 during public comment, please remember to state
7 your name and address for the record.

8 AUDIENCE MEMBER: Nancy Powell. I'm with
9 Scenic Jacksonville, 1848 Challen Avenue,
10 Jacksonville, Florida 32205.

11 And I want to thank you all for being
12 here, and for the applicant to make some of the
13 changes, and for the DIA staff to require some
14 of the changes that they suggested. You know,
15 the western property going from 5 feet to
16 8 feet is an improvement. I do think that it's
17 going to be a highly used piece of walkway
18 because the boathouse is way down here
19 (indicating), and people will be walking back
20 and forth from the marina to the boathouse, so
21 I would have liked that to be -- I think it
22 would have been made better if it was even
23 wider.

24 I appreciate the shade trees and the
25 reduction of palm trees along the properties.

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1 As you may know, tomorrow, our COO is
2 presenting her resilience plan that's been in
3 the works for two years. She's presenting at
4 the Jacksonville Environmental Protection Board
5 symposium, and shade and heat islands, of
6 course, will be a big part of that. We know
7 downtown is a huge heat island. If we want
8 activation for five months out of the year in
9 the summertime, we have to have shade, so I
10 appreciate that.

11 I would make a request. There are about
12 nine large, mature live oaks along the eastern
13 side of this property. I don't know exactly
14 where they were, but I would request that those
15 remain and be designed around and not be
16 replaced. And also with the -- with the
17 requirement of the -- whatever the trees are in
18 the Southbank, they need to be shade trees, not
19 just hollies or crape myrtles.

20 So I do appreciate the dark skylighting.
21 I don't know if you're familiar with dark sky,
22 but the lighting palette here is changed from
23 some of the other ones and the other -- hold
24 on. I just have a couple of other things.

25 Oh, one of my concerns, and maybe this
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1 is -- needs to do with the park, but when the
2 Riverwalk goes to Prudential Drive to try to
3 wrap around the railroad tracks, it's a -- this
4 is a cumbersome pathway. You have to basically
5 go around this circle in front of -- like
6 you're going into the entrance of this
7 building. It's not a great design, and it's
8 going to be heavily used, right, because people
9 are going to want to, you know, be doing these
10 links, so I don't know what the solution is,
11 but this is not a great one.

12 And then the other, I guess,
13 disappointment I had was that the previous plan
14 did interact directly with the park. With the
15 restaurant the way it was, it opened out onto
16 the park. It would have had a view of
17 Friendship Fountain, and so this is an
18 alternative that will have its own set of
19 advantages, but it does not interact with the
20 park the way we would have -- it would have
21 been ideal for the pedestrians and the people
22 who are just, you know, enjoying the area.

23 So those are my comments. Thank you.
24 THE CHAIRMAN: Thank you, Ms. Powell.
25 Any additional public comment?

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1 MR. ANDERSON: Yes, sir. Carnell Oliver.
2 (Audience member approaches the podium.)

3 AUDIENCE MEMBER: My name is Carnell
4 Oliver. Address is on file.

5 I want to thank Cyndy Trimmer for making
6 it easy for me. She highlighted one key thing.
7 When it comes down to the public access area
8 for this project, I think that there are some
9 common things that we need to really address as
10 to how we're going to pay for the -- a lot of
11 the public space in it.

12 For me, I think that the developer should
13 take the initial cost without any incentive
14 packages because this project had to come back
15 because they did not expect the overall
16 construction costs to play a factor in them
17 coming back.

18 So for me, I feel like with this kind of
19 project, they owe us something because my
20 expectation with this project was supposed to
21 hit the ground running first hand. They should
22 have had all of their -- they should have had
23 labor in place, the infrastructure in place,
24 everything in place, but they didn't. Now you
25 want to come back asking for more. If you want

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1 more, then you're going to give more. That's
2 business to me. You should have had your ducks
3 in a row with this project.

4 And to me, I think there needs to be some
5 kind of changes with public investment
6 policies, making sure that when projects are
7 put forward, developers have everything in a
8 row.

9 And I yield my time.

10 THE CHAIRMAN: Thank you, Mr. Oliver.

11 MR. ANDERSON: No further public comment.

12 THE CHAIRMAN: Thank you.

13 Seeing no more public comments, we will
14 close the public hearing.

15 And, Secretary Monahan, if you could help
16 us get in the posture to consider and discuss
17 this item, please.

18 BOARD MEMBER MONAHAN: Yes, sir.

19 Move DDRB Application 2023-011, RD
20 River City mixed-use final review with staff
21 recommendations.

22 THE CHAIRMAN: And just to clarify, that
23 includes, Ms. Kelly, what you mentioned about
24 striking the first line of 2, which did have
25 staff (inaudible)?

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1 BOARD MEMBER MONAHAN: That's correct.
 2 THE CHAIRMAN: There's been a motion.
 3 Is there a second?
 4 BOARD MEMBER SCHILLING: Second.
 5 THE CHAIRMAN: A second from
 6 Mr. Schilling.
 7 Let's go to board discussion.
 8 Mr. Loretta, why don't we start with you,
 9 please.
 10 BOARD MEMBER LORETTA: I mean, this is
 11 just an amazing project. It's just utterly
 12 amazing. I wish that these were for sale, and
 13 I could be moving into this building. I just
 14 don't really want to have to sell my own home
 15 to move here.
 16 But other than that, I mean, this -- I
 17 don't know -- I know Ms. Powell would like the
 18 sidewalk on the western side to be greater than
 19 8 feet. I kept looking back and forth, and I
 20 brought my reader glasses out trying to
 21 understand how big that sidewalk was. I'm
 22 like, wait a second -- I'm like -- and then she
 23 did say it was 5 feet in the past, so I'm very,
 24 very, very thankful that y'all heard me at --
 25 let's get it to 8 feet, so thank you.

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1 I don't know if this is something the applicant
 2 would really like, but if there was a desire to
 3 have pavers in the roundabout, I don't know
 4 that I would object to that, provided the
 5 applicant committed to maintaining the pavers
 6 in the roundabout.
 7 So that's all I have. Thank you,
 8 Mr. Chairman.
 9 THE CHAIRMAN: Thank you, Mr. Schilling.
 10 Mr. Harden.
 11 BOARD MEMBER HARDEN: Yeah, I echo the
 12 statements previously mentioned. It's exciting
 13 to see this project get back on line and back
 14 on track, and I hope we see cranes here soon.
 15 Thank you.
 16 THE CHAIRMAN: Vice Chair Ott.
 17 BOARD MEMBER OTT: Thank you,
 18 Mr. Chairman.
 19 I'm also excited to see this project
 20 coming on line. I'm excited for density along
 21 our North and Southbank, so this is really a
 22 great thing for Jacksonville and for downtown.
 23 I am also very excited for the widening of the
 24 western sidewalk.
 25 I did have a question, and I'm so sorry I

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1 Honestly, this is just an amazing project.
 2 I appreciate it and I wish you great luck.
 3 THE CHAIRMAN: Mr. Schilling.
 4 BOARD MEMBER SCHILLING: Thank you,
 5 Mr. Chairman.
 6 I echo some of the same comments. Knowing
 7 where this project started when we first saw
 8 it -- I can't remember if it was a workshop or
 9 in what form it was, but the project has come a
 10 long, long, long way and it looks terrific and
 11 is so much better than where y'all started, so
 12 thank you for everything that you have done.
 13 Similarly, also, I appreciate the widening
 14 of the western sidewalk. I think that that is
 15 a tremendous improvement. I think that the
 16 exhibits also show you all really thought
 17 through the shade and how that edge of the
 18 project is going to work. I was going to --
 19 also just to share, the picture of the light
 20 fixture y'all have shown looks similar to the
 21 Southbank light fixture, but I don't think it
 22 is the exact one, so you may want to
 23 double-check that.
 24 And then the other thing that I was going
 25 to share, through the Chair to staff, is -- and

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1 did not ask this of you guys during question
 2 time. I just wanted to ask about the thoughts
 3 for landscaping/vegetation on that portion,
 4 especially the western portion. I love the
 5 renderings of the vegetation that's kind of
 6 weaving along the side of the building.
 7 I do want to suggest, though -- I live
 8 500 feet from the river. I visit Riverfront
 9 Park often. I have seen it flood often, and
 10 the planters that are along the riverfront have
 11 not done well at all. And so the planters
 12 themselves on the fence part of that sidewalk,
 13 especially since it's only 8 feet, I think I
 14 would be okay without. They're lovely, but I
 15 think for practicality's sake, I think I would
 16 be okay seeing them eliminated.
 17 MR. WISHART: Right.
 18 BOARD MEMBER OTT: I did want to ask about
 19 the kind of riparian vegetation that you're
 20 contemplating along that actual building as it
 21 winds along the walkway.
 22 MR. WISHART: Right. My name is Donald
 23 Wishart. I'm with GAI, 618 South Street,
 24 Orlando, Florida.
 25 And you're right. With going -- widening

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1 that sidewalk from 5 to 8, we were pretty
2 limited with the landscape area, so we added
3 those smaller scalloped beds along the railing.
4 Those were intended to be ornamental grasses to
5 pick on kind of the nautical theme. And then
6 on the right side, up against the building,
7 would be low, shade-tolerant ground cover, and
8 then some ornamental plants and the planters
9 just to give verticality because there was no
10 room to do even smaller shade trees or
11 ornamental trees. So we were trying to break
12 the monotony of that long run with some
13 planters along that edge.

14 BOARD MEMBER OTT: I love the intent. I
15 love the thought. I'm just going to suggest,
16 from what I've experienced personally, it needs
17 to be flood tolerant.

18 If you do want to do planters, I might do
19 something removable so that when we know bad
20 weather is coming in, or high tides, they can
21 be brought -- higher ground, because I have
22 seen a lot of landscaping get destroyed over
23 the years that's not flood tolerant, so I love
24 the design, but --

25 MR. WISHART: We could do that, and we
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1 could also make sure it's consistent with
2 what's happening on the Riverwalk so you have
3 some consistency in the planting as well as the
4 hardscape.

5 BOARD MEMBER OTT: Certainly. And I'm so
6 sorry I didn't ask that at the appropriate
7 time --

8 MR. WISHART: That's fine.

9 BOARD MEMBER OTT: -- but I appreciate --
10 I appreciate your thoughts.

11 Sorry. One more. I also -- so it's a
12 wonderful project. I'm going to echo the
13 comments that I have seen the evolution of the
14 project interacting a bit less with the park,
15 and I'm -- I wish that had gone differently,
16 but I think the gain for the Riverwalk and the
17 access that we're going to have on that western
18 side of the building and connectivity will be
19 really wonderful for the public.

20 In my April comments to the developer
21 team, I did ask about the shade trees, so just
22 because I have -- as board members have seen
23 different versions of the landscaping plans,
24 totally, fully understand that the Riverwalk
25 portion is still under discussion with DIA, and

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1 its timeline's kind of evolved, but between the
2 packet we got before the meeting and the packet
3 that I have today, there are -- on the -- just
4 the northernmost edge along the riverfront, one
5 shows four shade trees, and one shows two on
6 the corners. I would like a commitment that we
7 can do four shade trees somewhere along the
8 actual riverfront portion of the property.

9 MS. TRIMMER: Through the Chair, the final
10 landscape proposal that we have, which, again,
11 needs to be vetted with staff before anything
12 goes into construction, calls for the two
13 anchor trees that we've always had; and then
14 with all the removal of palms, putting in an
15 additional two shade trees spaced out with the
16 shade sails, so it is a total of four.

17 BOARD MEMBER OTT: I love it.

18 The spacing is up to you guys, but four is
19 wonderful, and I appreciate that very much.

20 Thank you, Mr. Chair. Sorry. That was a
21 lot. But thank you for hearing the comments
22 and giving us this great project.

23 THE CHAIRMAN: Thank you, Vice Chair Ott.
24 Secretary Monahan.

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

2 I don't want to belabor too many points,
3 points that have already been made, but I think
4 this is phenomenal. I think as Jacksonville's
5 riverfront moves forward and continues to be
6 developed, projects like this are exactly what
7 we're looking for. The public realm --
8 public/private realm integration along the
9 Riverwalk I think is going to be great and
10 highly used, and this is -- you know, adds
11 critical density to a really beautiful part of
12 our riverfront, so thank you.

13 THE CHAIRMAN: Ms. Berling.

14 BOARD MEMBER BERLING: Firstly, thank you
15 to the public for your comment. Thank you for
16 the succinct presentation. I really appreciate
17 that you, you know, take our notes from past
18 presentations and then succinctly present how
19 you take it into consideration, so thank you
20 for that.

21 I agree regarding the pavers. I would
22 have loved to have seen the screening pattern
23 in your material sample, but other than that,
24 thank you, and it's a wonderful project.

25 THE CHAIRMAN: I'll just add one thing on

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1 the restaurant point, I, actually, personally
2 think it was a good decision for this part of
3 the Southbank to move the restaurant to where
4 it is now on that northwestern corner. I
5 think, obviously, the interactivity with the
6 park is good in any way we can achieve it, but
7 I will note that when the public was involved
8 in giving feedback on the replacement for the
9 River City Brewing restaurant, the main comment
10 that a lot of people articulated was that we
11 were losing a restaurant with waterfront views
12 and access, so I think replacing that is going
13 to be a really, really great asset to the
14 Southbank there. So I, again, echo everything
15 my colleagues have said.

16 And, Mr. Robbins, congratulations to you
17 and your team for putting forth a final design
18 like this, and I think we all wish you luck as
19 you continue your discussions with the City and
20 hopefully move this to fruition.

21 Seeing no additional comments from the
22 board, there was a motion in front of us to
23 adopt or grant final approval on this with the
24 staff recommendations. Unless anybody wants to
25 modify that, let's go ahead and take that to a

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1 So moving on. DDRB Application 2023-015
2 is for the conceptual review of JTA's
3 Autonomous Innovation Center in LaVilla. As
4 the Chair said, this item was originally heard
5 at the August 10th meeting. They basically
6 redid their submittal, so you have a new report
7 and recommendation from the staff.

8 The subject site takes up the entire block
9 between Jefferson and Broad and Bay and Water
10 Streets, and this is just south across Bay
11 Street from the, I guess, anticipated Daily's,
12 Application 2023-003.

13 The site is heavily constrained by
14 existing transportation infrastructure. As you
15 can see in some of the aerial photographs, it
16 has some overhead and some at-grade
17 transportation infrastructure.

18 The site, currently, is a striped and
19 paved surface lot. The proposal is for, as I
20 mentioned, the Autonomous Innovation Center,
21 which would service the U²C project located at
22 the corner of Jefferson and Water Street. The
23 actual facility is located where it is because
24 it is constrained, essentially, by the Skyway
25 infrastructure, so there's not really another

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1 vote.
2 So all 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, by your
7 action, you have unanimously granted final
8 approval for DDRB Application 2023-011.
9 Congratulations.

10 All right. Moving on to Action Item D,
11 DDRB Application 2023-015, JTA's Autonomous
12 Innovation Center conceptual review. And just
13 for the public, you may recall this was a
14 previously deferred item, and so we're hearing
15 it here today, and I know there have been some
16 changes, so we look forward to discussing that.

17 And let's open the public hearing.
18 And, Ms. Kelly, if we could please get a
19 staff report.

20 MS. KELLY: Yes. Okay. First of all, I
21 need to read -- Board Member Schilling has a
22 conflict, so let me get that on the record.
23 Kimley-Horn, his employer, is retained by and
24 performing services for JTA, so he has a voting
25 conflict on this item.

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1 spot for the actual building to go.
2 The project includes an internal surface
3 lot for employees as well as the vehicle bays
4 for the U²C vehicles. The building is not
5 intended for public use, and there are likely
6 some, like, security concerns and things like
7 that because of the nature of the work inside
8 the building.

9 The structure is set back, so the site
10 design is required to accommodate either urban
11 open space and/or an expanded pedestrian zone.

12 The applicant has provided wide plaza
13 areas around the structure, and staff is
14 recommending that these spaces be programmed
15 either with public art or similar elements to
16 create more visual interest along the
17 streetscape and some activation.

18 There's a fence that is proposed along
19 much of the structure for security purposes, as
20 I mentioned. Staff would like to work with the
21 applicant to develop an appropriate solution
22 for the fencing design and placement. The
23 structure is a contemporary design with the
24 primary facade fronting Jefferson Street. It
25 reads as two stacked rectilinear volumes with a

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1 horizontal orientation and rhythmic vertical
 2 elements modulating the facade and providing
 3 scale and articulation.
 4 There's an open terrace on the second
 5 story, the side that fronts Bay Street. And
 6 then there's glazing at the corner that wraps
 7 at Jefferson and Water Street, and this
 8 provides for the impression of transparency and
 9 adds to an overall balancing of the mass of the
 10 structure.
 11 So based on the foregoing and with the
 12 details shown in the report, staff is
 13 recommending conceptual approval of Application
 14 2023-015, subject to five conditions.
 15 The first condition is one of our standard
 16 conditions, that the developer shall meet with
 17 staff to identify any deviations sought before
 18 final. As I mentioned, the breakout plaza, the
 19 corner plaza that are shown in the plans, that
 20 they should be further programmed to provide
 21 something -- activating in those spaces.
 22 The third is regarding the fence, as I
 23 mentioned. And then the final two are that --
 24 with the final approval submittal package, that
 25 the applicant will provide street sections

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1 showing the design and dimensions of the
 2 pedestrian zone and then, of course, a shade
 3 study.
 4 And, with that, I'm happy to take any
 5 questions.
 6 THE CHAIRMAN: Thank you, Ms. Kelly.
 7 Any questions from the board for staff at
 8 this time?
 9 BOARD MEMBERS: (No response.)
 10 THE CHAIRMAN: Seeing none, let's go ahead
 11 and hear from the applicant.
 12 (Ms. Shepler approaches the podium.)
 13 THE CHAIRMAN: Good afternoon,
 14 Ms. Shepler. Thanks for coming today.
 15 MS. SHEPLER: Thank you, Mr. Chair.
 16 Jessica Shepler, vice president of
 17 government affairs and economic development for
 18 the Jacksonville Transportation Authority.
 19 I just wanted to introduce the team that
 20 is here with us today. Greer Johnson Gillis is
 21 our senior vice president of infrastructure and
 22 development. We have our new vice president of
 23 automation, Kiet Dinh. And then Javier Coba,
 24 who's our program manager of automation and
 25 innovation. And then our private sector

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1 partners on the entire U²C program, David
 2 Campbell of Balfour Beatty. He is the lead on
 3 implementing our U²C program. Keegan Larson of
 4 WGI. He is overseeing engineering and
 5 architecture for the U²C program, and then --
 6 in the Bay Street Innovation Corridor. And
 7 then we have Kevin Wishnacht. He's the
 8 design-build project manager for the entire
 9 program as well.
 10 I just want to start out by thanking all
 11 of you for your time and meeting with us
 12 one-on-one over the past month and helping us
 13 really get this project into a place that I
 14 think that we're all going to be proud of at
 15 the end of the day.
 16 A special thanks to Guy and Susan for your
 17 guidance, as well as the LaVilla Heritage Group
 18 and Ennis Davis for their input along the way.
 19 I think that we're in a really good place
 20 for approval for the concept today, and thank
 21 you for your consideration.
 22 And with that, I would like to ask David
 23 Campbell to come up here and just walk through
 24 some of the conversations that have occurred
 25 from the deferral to today.

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1 Thank you.
 2 (Mr. Campbell approaches the podium.)
 3 MR. CAMPBELL: Pleasure to see everybody
 4 again, and thank you for your time.
 5 If you can go to slide 10. I want to jump
 6 into the -- just talk again about where this
 7 project lies in regards to Jefferson, Water
 8 Street, and Bay Street, and the existing
 9 Skyway. That elevation, as you can see, gives
 10 a view of how we're fitting this building in
 11 between the Skyway.
 12 And what you saw last time is -- it's
 13 fairly similar in the sense of the layout, but
 14 we've done a really complete 180 on -- when it
 15 comes to the hardscape, the landscape, the
 16 visual impact on Jefferson and Water Street.
 17 As many said, we kind of crashed and burned;
 18 turned our back to that corner. And we're
 19 doing everything we can to bring that corner to
 20 life with the building, with the lighting, with
 21 the hardscape, and everything that goes on with
 22 that.
 23 So I want to dig into that a little bit,
 24 and then we're going to jump to the other main
 25 corner, which is along Bay Street and

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1 Jefferson.

2 Go to the next slide.

3 So we really have a -- you'll see on the

4 site plan, but -- that's the corner along

5 Jefferson and Water. From a site standpoint,

6 very large hardscape package widening that

7 to -- close to 25 feet in width, bringing it to

8 the face of the building, adding the landscape

9 along the curb for the heavy traffic along

10 there, and then, you know, providing really

11 ample area for any future -- or other elements

12 that the committee has brought up to allow for

13 future growth there on that corner as well.

14 From an envelope standpoint, we've added

15 a -- you know, given it a little bit of depth,

16 3D screening, perforated aluminum-type system

17 that -- although it shows red in certain

18 branding right now, it's definitely still in

19 the works, but the element is similar to what

20 you see on the bridge between the Greyhound and

21 JRTC, a screening system along the face up

22 high, and then down below, we have redesigned

23 the first level to bring that corner to life

24 with our lobby and our break area.

25 We're using a translucent sandwich panel

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1 Water Street as well.

2 Go to next slide. If you can, just go to

3 the last slide. That gives the best elevation.

4 Thank you. Maybe not that last one.

5 So looking at it from Bay Street and

6 Jefferson Street, you can see the terrace. You

7 can see the privacy screen that goes along the

8 face of Jefferson, and that screen has been

9 definitely an area for discussion, and our

10 intention around that is an architecturally

11 pleasing screen, potentially of the same

12 perforated metal that's on the face of the

13 building to add continuity to that but also

14 provide an area -- and potentially a canvas or

15 a tribute to Heritage for the -- LaVilla, as an

16 area of upgrade as well.

17 When we met with them over the course of

18 this month -- we're going to be giving them

19 three to four different areas and opportunities

20 for tribute, and that screen wall is definitely

21 one area to do that due to its access along the

22 hardscape area right there.

23 On the face of the Automation [sic]

24 Innovation Center, you can see that -- if you

25 would, to the original proposal, we've

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1 system for the first 10 feet or so. As you can

2 see, that provides us some translucency but

3 also gives us some privacy and security as

4 that's an unbreakable type system. There is a

5 clerestory above that, and that really invites

6 into the -- it's a curb site, what's going on

7 inside the building, which is a two-story

8 lobby, break room area that is a nice

9 enhancement.

10 So those -- in addition to that -- if you

11 want to go back to the previous slide real

12 quick. That one is fine.

13 We're also adding that same translucency

14 to the other two bays inside the building on

15 the ground level to continue that look, so

16 we're really doing everything we can to open up

17 that corner of the building.

18 On the next -- can you go to the next two?

19 With lighting as well, the intention has

20 been, hey, with Heritage and a lot of the

21 committee members is -- we want the corner to

22 also be bright and well-lit, so that is truly

23 our intention both with the site lighting and

24 also off the building, to provide a -- you

25 know, a bright corner to that Jefferson and

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1 relocated the stair to the terrace to really

2 clean up and open up the face. So there's an

3 exterior stair that leads into the parking area

4 of the lot. It's still within the secure area,

5 but it allows for the JTA to really open up

6 that terrace and use it from an external

7 standpoint for events, educational, and so on.

8 It's still a private stair and access, but

9 right next to that is another precast --

10 architectural precast panel that we received

11 positive feedback on trying to -- you know, as

12 a green wall is what we're showing as well as

13 upgrading that face in that whole corner area,

14 which last time was an area of concern and has

15 been a concern for several members as far as a

16 pocket park or opening up that area underneath

17 the Skyway.

18 Right now, in the conceptual review, we're

19 showing expanding that hardscape area as

20 shown -- as much as we can, but also keeping

21 that area as a landscaped area for right now,

22 not a pocket park.

23 We're celebrating the Jefferson and Water

24 area as far as that area, but there is still

25 discussions, talking with the LaVilla

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1 community, as far as food trucks and market and
2 open market and other areas underneath there,
3 but we're not calling it a pocket park in this
4 conceptual review, in this proposal, but we are
5 continuing to have discussions and, you know,
6 opportunities as far as what we can do with
7 that area, but that is our current plan at
8 conceptual.

9 So that, from a high level, is it for our
10 presentation, and thank you for your time.

11 THE CHAIRMAN: Okay. Thank you very much.
12 Any questions from the board at this point
13 for the applicant?

14 BOARD MEMBERS: (No response.)

15 THE CHAIRMAN: All right. Seeing none --
16 Before we move to public comment, let's go
17 ahead and declare ex parte. I believe we still
18 have to do that for JTA even though they are a
19 public agency. So if you've met with JTA or
20 spoken to them before this meeting, now would
21 be the time to declare that.

22 And, Ms. Berling, let's start with you,
23 please.

24 BOARD MEMBER BERLING: I have nothing to
25 declare.

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1 THE CHAIRMAN: Okay. Mr. Monahan.

2 BOARD MEMBER MONAHAN: I did meet with the
3 JTA team. I'll get the exact date, but we
4 discussed particulars of the project.

5 Mr. Gilmore was in attendance as well.

6 THE CHAIRMAN: Vice Chair Ott.

7 BOARD MEMBER OTT: Thank you,
8 Mr. Chairman.

9 I had a Zoom meeting with the JTA team on
10 the 10th of this week. I asked one question
11 about branding and that was it.

12 THE CHAIRMAN: Mr. Harden.

13 BOARD MEMBER HARDEN: I also had a
14 conversation with the JTA team on Wednesday --
15 or on Tuesday, the 10th.

16 THE CHAIRMAN: Mr. Schilling.

17 BOARD MEMBER SCHILLING: Thank you,
18 Mr. Chairman.

19 I also met with the JTA team and
20 Mr. Gilmore yesterday. And as well, as stated
21 by Ms. Kelly, I do have a voting conflict on
22 this item and will not be voting.

23 Thank you.

24 THE CHAIRMAN: Thank you.

25 Mr. Loretta.

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1 BOARD MEMBER LORETTA: So I met with the
2 JTA team on September 27th, so two weeks in
3 front of y'all, but we just discussed the
4 project.

5 THE CHAIRMAN: All right. And sorry,
6 Mr. Loretta, but I actually met with them on
7 September the 25th. Mr. Elsbury was also an
8 attendee at that meeting.

9 Okay. Thank you all for -- Mr. Monahan,
10 if you have your date ready.

11 BOARD MEMBER MONAHAN: Yes, sir. My
12 apologies. I met with the JTA team at the JRTC
13 on Thursday, September 28th.

14 THE CHAIRMAN: Thank you.

15 Having declared ex parte, let's move on to
16 public comment.

17 MR. ANDERSON: Yes, sir. Carnell Oliver.
18 (Audience member approaches the podium.)

19 AUDIENCE MEMBER: Yeah, my name is Carnell
20 Oliver. Address is on file.

21 As far as when I look at the design,
22 everything from the trees, everything else that
23 I had a chance to kind of look at sitting on
24 the sidelines before the meeting starts, this
25 project isn't -- this project isn't ready for

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1 prime time. My rationale behind this simple
2 fact is that there was a tax associated with
3 the U²C project, costs have gone up behind it.
4 They didn't get their ducks in a row.

5 I'm going to be a hammer on this project,
6 just like any other project. When we approve
7 something, you're supposed to execute it. I
8 think that this project needs to be more
9 engaged into the interest of the public, more
10 inviting. As much as I didn't like the Daily's
11 Place, I think that kind of concept could have
12 been included into this project.

13 But right now, this project needs to be
14 put back on the shelf until they learn a lesson
15 about -- when it comes down to taxpayers'
16 dollars, they're going to have to actually show
17 that they can execute something, not unless
18 they're willing to put this building on tax
19 rolls and let us get the money from it.

20 And I yield my time.

21 THE CHAIRMAN: Thank you, Mr. Oliver.

22 MR. ANDERSON: No further public comment.

23 THE CHAIRMAN: Thank you, Mr. Anderson.

24 Seeing no additional public comment, let's
25 close the public hearing.

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1 And, Secretary Monahan, if you can get us
 2 in the posture to consider the item.
 3 BOARD MEMBER MONAHAN: Thank you,
 4 Mr. Chair.
 5 Move DDRB Application 2023-015, JTA
 6 Autonomous Innovation Center conceptual review
 7 with staff recommendations.
 8 THE CHAIRMAN: There's been a motion.
 9 Is there a second?
 10 BOARD MEMBER BERLING: Second.
 11 THE CHAIRMAN: And a second.
 12 And let's move to board discussion.
 13 Ms. Berling, let's start with you this time,
 14 please.
 15 BOARD MEMBER BERLING: Thank you.
 16 So I understand that this is conceptual,
 17 and I think it meets that bar. I would say,
 18 though, that it's titled "Innovation," and so I
 19 would like to see the facade show that
 20 innovation on their articulations, and so when
 21 you come back before us, I would like to see
 22 some of that materiality.
 23 It is an outward-facing building, and so I
 24 think there's an excellent opportunity to just
 25 articulate the facades in a way that really

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1 shows the use of the building and it's just
 2 more pleasing.
 3 And then beyond that --
 4 THE CHAIRMAN: Ms. Berling, would you
 5 mind --
 6 BOARD MEMBER BERLING: I think I wasn't
 7 pressing it correctly.
 8 I do like the idea of the food trucks and
 9 the green walls. I think that's excellent, but
 10 I would like to see that fleshed out a little
 11 bit more.
 12 I like the idea of the three to four areas
 13 of tribute to LaVilla, but, again, I'd like to
 14 see that more concretized before you guys come
 15 back because it's a great idea, but then let's
 16 actually put it into action, right, and just
 17 iron that out a little bit more before we
 18 review this.
 19 I would like to understand better the
 20 translucency. And, again, I understand this is
 21 conceptual, so later on -- you know, to what
 22 degree, right? If you could flesh that out
 23 when you come back before us.
 24 And then I'm an architect, so when you say
 25 "architecturally pleasing," I mean, my brain

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1 just starts running with what that really
 2 means, so if we could just get a little bit
 3 more specificity -- I can't speak today, guys.
 4 I apologize -- specificity to what that is, it
 5 would be much appreciated.
 6 So I think we're getting there. It's
 7 getting better, but I would like to see a few
 8 things fleshed out, as noted.
 9 THE CHAIRMAN: Thank you, Ms. Berling.
 10 Secretary Monahan.
 11 BOARD MEMBER MONAHAN: Thank you,
 12 Mr. Chair.
 13 Well, first, I'll say I think this is a
 14 significant improvement from what we saw at the
 15 previous meeting.
 16 Just a few suggestions, and I made these
 17 in our meeting with the team. I'm really glad
 18 to hear that, you know, there's going to be
 19 collaboration with some type of tribute
 20 element, or multiple, with the LaVilla Heritage
 21 Trail Committee.
 22 I would suggest that maybe one of those,
 23 if possible, be able to wrap the Jefferson and
 24 Water Street corner at the pedestrian level
 25 just to make that corner more interactive than

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1 just kind of that white screen. I understand
 2 the purpose of it, but if there's a way to have
 3 that interact more with the pedestrian, I think
 4 that would be wise.
 5 And then as far as pedestrian safety
 6 measures on Jefferson Street with the -- at the
 7 sliding gate there, where the vehicles would be
 8 going in and out, was there any further
 9 deliberation on that? I know that that was
 10 another thing I brought up at our meeting, but
 11 has there been any further development on what
 12 might go there?
 13 (Mr. Campbell approaches the podium.)
 14 MR. CAMPBELL: Yes. There -- we're going
 15 to look at the -- where the gate is and the
 16 pillars and provide signalization on there that
 17 notifies the pedestrian. I think that was a
 18 really good idea. So the pedestrian needs to
 19 know that they have the right-of-way, so we're
 20 going to make sure that they know that.
 21 BOARD MEMBER MONAHAN: Thank you, sir.
 22 I'm all set, Mr. Chair. Thank you.
 23 THE CHAIRMAN: Thank you. Vice Chair Ott.
 24 BOARD MEMBER OTT: Thank you,
 25 Mr. Chairman.

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1 I will echo Member Berling's comments. I
2 am grateful to JTA for hearing the feedback,
3 actually acting on the feedback.

4 I am glad to see this project, where it is
5 in comparison to where it started, so thank you
6 very much to JTA for your responsiveness and
7 for your conversation with the community and
8 for the initiative that you've taken and -- to
9 get where we are, so thank you.

10 And just in the sake of transparency, when
11 I did talk with them, I didn't ask them,
12 question them because I already asked, just
13 about the signage and the branding, so that's
14 something that's TBD, so I'll be interested to
15 see kind of what space we're in for final on
16 that.

17 I did also want to comment that I really
18 like the lighting concept presented at the
19 Jefferson and Waterson [sic] -- my goodness --
20 Jefferson and Water intersection side. To the
21 extent that we can also think about lighting on
22 the opposite corner of the project, safety,
23 that would be -- that would be nice to
24 incorporate in the project to uniformly -- to
25 the extent possible.

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1 So again, thank you, JTA, and look forward
2 to see where we get with this.

3 THE CHAIRMAN: Mr. Harden.

4 BOARD MEMBER HARDEN: I agree with the
5 comments that have been made. I think that we
6 appreciate JTA taking a lot of extra time and
7 care to present something that was a big
8 improvement.

9 And I think, as I mentioned to them on the
10 phone, I wanted to see material in the fence at
11 final approval, and I do like the way that it
12 was lit. I do think that the corner -- as I
13 mentioned to them on the phone, that it seems
14 rather bright from the inside. I don't know if
15 the illustration at night quite captures what
16 it will actually look like, so I do think what
17 Board Member Berling said about -- it's an
18 innovation zone. If there's some extra things
19 that can be done on the exterior to kind of
20 give that feeling from the outside, then that
21 would be great at final, but not required or
22 anything.

23 That's all.

24 THE CHAIRMAN: Thank you.

25 Mr. Schilling.

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1 BOARD MEMBER SCHILLING: No comment.

2 THE CHAIRMAN: Mr. Loretta.

3 BOARD MEMBER LORETTA: So I'm pretty
4 fairly pleased with the project. The biggest
5 thing that I think you guys should reconsider
6 is really just the exit drive from your garage
7 onto Jefferson Street. And maybe, you know,
8 skinny up, on site, your driveway throats and
9 so forth, so we can create a deeper driveway
10 throat, so we can actually get, maybe, like, a
11 legitimate column or something because right
12 now, I mean, you can't actually -- the way you
13 have it designed, you couldn't actually build
14 what you're showing right now. It just -- I
15 don't know. I mean, it's really awkward.

16 So there needs to be at least a few feet
17 there, but I think what would be more ideal is
18 maybe actually bring out some masonry columns
19 to attach with that, with this fencing screen,
20 fencing -- whatever we're going to call -- and
21 kind of tie that a little bit more into the
22 building, and I think that would be a better
23 end/overall result and make your gate and the
24 pedestrian realm and everything just a much
25 smoother transition on site.

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1 Other than that, it's a great -- I was not
2 here at the original, but it's a great update.

3 And the biggest thing, I guess, is
4 probably, like, the lighting underneath the
5 Skyway because we're now opening this up to the
6 public. And so, you know, the concern that you
7 have and probably others for what's going to
8 occur underneath that Skyway -- you know,
9 the -- more lighting in the area is going to be
10 better in the long-term, so thank you.

11 THE CHAIRMAN: Thank you, Mr. Loretta.

12 I just want to echo what the board members
13 have said about JTA's engagement, both with the
14 board and with the various community groups,
15 individuals over the last 30 to 60 days. I
16 think that was very encouraging to see and has
17 led to some meaningful changes here today.

18 I'll also just point out, I think it does
19 make sense to hold off on labeling the space
20 underneath the Skyway as a pocket park for now,
21 given the future construction that the
22 superstructure will have. I think at that
23 point, once that's out of the way, it will be
24 more appropriate to look at something
25 permanent, but we can have that discussion when

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1 that day comes.

2 And this is more of a comment, maybe, to

3 the City, less to JTA, but as JTA continues to

4 work through how to activate the Jefferson and

5 Water Street corner of the property, I think on

6 the other side, the Broad and Water Street

7 corner, that little sliver of a part is

8 actually COJ property, not JTA, so I think it

9 would be appropriate for -- whether it's the

10 Parks Department or DIA in some capacity,

11 whoever, to maybe coordinate a little bit with

12 JTA to see if there's some value that the City

13 can have there so that both sides of the Water

14 Street section of that square, even though

15 they're different property owners, would have

16 some improvements and would be a little bit

17 more contiguous as this project is built out.

18 But again, thank you to Ms. Shepler and

19 the entire team for your work on this, and we

20 look forward to continue the dialogue in the

21 future as you move toward final.

22 So with that, unless any board members

23 have any additional comments, there's been a

24 motion and a second to approve the application

25 with the staff recommendations.

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1 Seeing no additional comment, all those in

2 favor, please say aye.

3 BOARD MEMBERS: Aye.

4 (Board Member Schilling abstains from

5 voting.)

6 THE CHAIRMAN: Any opposed?

7 BOARD MEMBERS: (No response.)

8 THE CHAIRMAN: Seeing none, Board, by your

9 action, show the matter adopted unanimously.

10 Congratulations.

11 Okay. I think our Action Item E, the

12 final review of the multiphase plan for Pearl

13 Street District, most likely won't take up too

14 much time since it seems be evolutionary and

15 not a ton of changes. So why don't we take

16 that item up now and then we'll have a

17 ten-minute break before we move on to the

18 applications that deal with the individual

19 district blocks within Pearl Street.

20 And so, Ms. Kelly, if we could please have

21 a staff report on DDRB Application 2023-017,

22 the final review for the Pearl Street District

23 multiphase plan.

24 And let's open the public hearing as well.

25 MS. KELLY: So the first thing I want to

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1 do is say the voting conflicts. Can I -- to

2 Carla, can I just do -- since this is all one,

3 like, developer, can I just do it one time, or

4 do I have to do it for each application?

5 MS. LOPERA: Through the Chair, each board

6 member needs to declare their ex parte on the

7 record and state a brief explanation of why

8 they are not voting.

9 MS. KELLY: So this is just for the

10 voting -- for the Form Bs. Does it have to be

11 done per item? So these are all -- Gateway is

12 the developer. Can I just do it --

13 MS. LOPERA: They can do it all at once.

14 That's fine.

15 MS. KELLY: I can do it all at once.

16 Okay.

17 So Board Member Schilling has a conflict.

18 His company works with Gateway, who's the

19 developer, on other projects in the City. And

20 Board Member Harden is also -- has a voting

21 conflict because of professional things as

22 well. And they will -- they can explain that

23 when it gets to their part.

24 THE CHAIRMAN: Okay. And, Ms. Kelly,

25 before you give the staff report, why don't we

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1 just do that since we're on it.

2 So, Mr. Schilling and Mr. Harden, why

3 don't each of you just quickly recap that and

4 share any additional information you may have

5 about it.

6 BOARD MEMBER SCHILLING: Sure. Thank you,

7 Mr. Chairman.

8 So as stated by Ms. Kelly, I do have a

9 voting conflict for the four Gateway items that

10 are the next four items that are going to be

11 heard. And the firm that I work with,

12 Kimley-Horn and Associates, currently has

13 active contracts with Gateway in the City of

14 Jacksonville, so -- the reason for the

15 conflict.

16 Thank you, sir.

17 THE CHAIRMAN: Mr. Harden.

18 BOARD MEMBER HARDEN: Thank you,

19 Mr. Chair.

20 Yes, I have a relationship with Gateway.

21 Our company does work for other assets that are

22 unrelated to the properties included in this,

23 but we do have a relationship with them.

24 THE CHAIRMAN: Okay. Thank you.

25 And to Ms. Miller's [sic] point, also, if

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1 anybody has had ex parte communications with
 2 the applicant for any of the Pearl Street
 3 District items, why don't we go ahead and
 4 declare that now on the front end.
 5 Ms. Berling, if you've had any, please.
 6 BOARD MEMBER BERLING: Nothing to declare.
 7 BOARD MEMBER MONAHAN: No conflicts,
 8 Mr. Chair.
 9 BOARD MEMBER OTT: None for me.
 10 BOARD MEMBER HARDEN: Nothing.
 11 BOARD MEMBER SCHILLING: Nothing.
 12 BOARD MEMBER LORETTA: Nothing.
 13 THE CHAIRMAN: Nothing as well for me.
 14 Thank you, all.
 15 And, Ms. Kelly, why don't we get the staff
 16 report now, please.
 17 MS. KELLY: Absolutely.
 18 DDRB Application 2023-017 is for the final
 19 approval of Pearl Street District multiphase
 20 plan. The site consists of the five blocks
 21 along Pearl Street, between Union and Church
 22 Streets to the north and south, and Clay and
 23 Julia on the west and east.
 24 Just a reminder for the public, that a
 25 multiphase project goes through two steps,
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1 And the third was that a transitional
 2 element would be provided to show transition
 3 from the wider pedestrian zones that are
 4 proposed by the applicant to the adjacent, more
 5 narrow, and sometimes constrained streetscape
 6 of adjacent parcels.
 7 The applicant has proposed a transitional
 8 element, which you can see on your screen, but
 9 staff did kind of a deeper dive and we looked
 10 at all of the areas around the blocks that
 11 connect with it, and it made more sense for the
 12 City and the developer to coordinate on a
 13 transitional element prior to ten-set approval
 14 for each development pad versus at this stage
 15 because each condition is so varied. So you
 16 will see that recommendation moving forward.
 17 Just a few reminders about this one. For
 18 the most part, the buildings are set back in
 19 order to allow for an expanded pedestrian zone.
 20 The applicant submittal includes designation of
 21 primary and secondary streetscapes with
 22 20-foot-wide and 16-foot-wide pedestrian zones,
 23 respectively.
 24 Estimated heights for the buildings have
 25 been provided. They range from 45 feet to
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1 conceptual and final, prior to any subsequent
 2 development pads. And then each development
 3 pad, as you will soon see, also goes through
 4 the two-step conceptual and final process.
 5 Also, just a reminder for staff's review
 6 of multiphase projects, this -- it will include
 7 the overall site plan and requirements that
 8 relate to view corridors, setbacks, heights,
 9 street closures, river views, and encroachment,
 10 and any streetscape or landscape plans that are
 11 provided. Everything else that would be
 12 design-related is taken up in the development
 13 pad review.
 14 So the DDRB approved the conceptual review
 15 last meeting, in September, subject to three
 16 conditions. The first condition was to
 17 identify any deviations sought. None are being
 18 requested.
 19 The second one was that the developer will
 20 work with staff to coordinate district
 21 standards related to site furnishings and
 22 similar for North Core. That coordination
 23 continues. And you will also see that
 24 condition reflected in the recommendation for
 25 each development pad.
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1 275 feet. The Church District within the
 2 overlay does not have a height limitation for
 3 buildings, so these are consistent.
 4 There is a curbless street feature being
 5 proposed along Pearl Street as well as
 6 bulb-outs or bump-outs and raised
 7 intersections. These are included within the
 8 site plan as traffic calming measures to
 9 protect pedestrians and enhance the
 10 walkability.
 11 So with that, staff is recommending final
 12 approval of the multiphase site plan,
 13 Application 2023-017, subject to two
 14 conditions. Again, work with staff to
 15 coordinate district-specific standards, and
 16 then just that any construction or design of
 17 traffic calming devices or any subsequent road
 18 changes to be approved by the City's traffic
 19 engineer.
 20 That concludes the staff report.
 21 THE CHAIRMAN: Thank you, Ms. Kelly.
 22 Any board member questions for staff?
 23 BOARD MEMBERS: (No response.)
 24 THE CHAIRMAN: Seeing none --
 25 (Ms. Trimmer approaches the podium.)
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1 THE CHAIRMAN: -- Ms. Trimmer, the floor
 2 is yours.
 3 MS. TRIMMER: Thank you so much.
 4 Cyndy Trimmer, One Independent Drive,
 5 Suite 1200, on behalf of the applicant.
 6 I have Gateway Jax with me today, Bryan
 7 Moll, Nicole Renner, Justin Gravatt, and Eric
 8 Shullman should be online, and then Hoerr
 9 Schaudt is also available online, and Daniel
 10 Ashworth with ETM is in-house.
 11 Susan did a phenomenal job, so I'm not
 12 going to belabor a lot of these slides. If we
 13 could pause on slide 3.
 14 Just to reacquaint everyone with the
 15 vernacular, we've got the five blocks just
 16 north of the courthouse anchored in the
 17 northeast corner with the lighthouse garage,
 18 the southeast corner with the Porter House
 19 mansion, and then the southwest has the U-Haul
 20 and Metropolitan Lofts.
 21 Slide.
 22 We're nestled between the Urban Core and
 23 LaVilla. You're going to hear the various
 24 design teams today talk through how they took
 25 inspiration from each of those districts and
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1 have brought them into the design to plan and
 2 honor the heritage that we have in each of
 3 those cores.
 4 Moving to slide 6. There's no change to
 5 the district plan that you saw. We're going to
 6 talk more in detail today, starting at the
 7 southeast corner with N11 and the Porter House
 8 ina, moving on to N8, and then we'll stop with
 9 N4 today.
 10 Slide 7, as Susan mentioned, we've got the
 11 varying expanded pedestrian zones throughout
 12 the district. There is no change to what you
 13 saw in conceptual.
 14 Slide 8 includes the inspiration image and
 15 really reflects upon the heart and soul of this
 16 district, which are those lush green spaces in
 17 the enhanced amenity zones, the opportunity to
 18 truly activate those expanded amenity zones,
 19 whether it's through outdoor seating or other
 20 activation styles, and then the crown jewel of
 21 the district, which is that Pearl Square
 22 festival street, which is shown on the bottom.
 23 Pages 9 through 22 include the individual
 24 cross-sections. There's no change from what
 25 you saw in conceptual.
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1 So if we can move to 23. We've included
 2 additional inspiration imagery for the ina
 3 service alley aspect of this. Again, it's a
 4 hardscape plaza that's intended to be
 5 multipurpose, allowing for that service access,
 6 but prioritizing pedestrians and the
 7 opportunity for activation as you transition
 8 through the different times of the day.
 9 On to 24. Reflecting the various traffic
 10 calming strategies, we have met with the City
 11 traffic engineer and have his buy-in, and he
 12 seemed pretty excited at the variety that we
 13 were looking at for the urban area.
 14 Moving on to 25. There's no change in the
 15 shade calculations. The team did go back and
 16 take the comments that we got at conceptual and
 17 looked at the spacing of the trees and are
 18 confident that the spacing that we've provided
 19 here is going to allow for a very robust and
 20 healthy tree canopy for the district.
 21 On 26 and 27, we show the hardscape and
 22 plant palettes that -- we're working with the
 23 City as this is transitioning to the North
 24 Core. We are going to continue to work with
 25 staff on those [sic] branding. We had a great
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1 meeting yesterday and are completely
 2 comfortable with the conditions in the report
 3 to continue that.
 4 And on 28, we will stop with just a
 5 preview of what's to come for the rest of
 6 today, putting the district together, and
 7 showing it in context. Again, I think you're
 8 going to be very pleased when you hear what
 9 each of the teams, in terms of the amount of
 10 thought and consideration that went into the
 11 size, form, and how all of these buildings have
 12 been planned out.
 13 So with that, we are all available for
 14 questions.
 15 THE CHAIRMAN: Okay. Thank you,
 16 Ms. Trimmer.
 17 Any questions from the board?
 18 Vice Chair Ott.
 19 BOARD MEMBER OTT: Thanks, Mr. Chairman.
 20 First of all, just acknowledging the
 21 thought and intention with which this project
 22 has been presented. I had a question at
 23 conceptual about why not two raised
 24 intersections at the Beaver and Pearl Street
 25 intersection, and I know you guys have
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1 discussed every square inch of this project, so
2 I was just curious to know kind of why we have
3 decided no.

4 MS. TRIMMER: So Beaver, State, and Union
5 are actually FDOT right-of-way. So we are
6 striking a balance. We have a lot of things
7 coming on Beaver. We are designing Beaver with
8 ground-floor activation in the hope that
9 someday we will be able to do additional
10 traffic calming on that street and really bring
11 that street down to pedestrian scale, but as it
12 stands today, Beaver is FDOT. We do not have
13 the FDOT approval to do any of those measures
14 there, but we are in dialogue with them.

15 BOARD MEMBER OTT: Love it. Thank you.

16 THE CHAIRMAN: Any additional questions
17 from the board?

18 BOARD MEMBERS: (No response.)

19 THE CHAIRMAN: Okay. Seeing none -- thank
20 you, Ms. Trimmer.

21 And let's move on to public comment,
22 please.

23 MR. ANDERSON: Sir, Nancy Powell.

24 (Audience member approaches the podium.)

25 AUDIENCE MEMBER: Hi. Nancy Powell again.

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1 I just want to say this is an amazing
2 project. We are very excited about it. If
3 you've -- anybody's been to Water Street in
4 Tampa, you know they really know how to do
5 this. I have a high confidence in this team
6 and being able to execute on the streetscapes,
7 the pedestrian scale. I do -- so, anyway,
8 it's -- I'm in full support of this project.

9 I would say now is the time for anybody
10 listening to get the DOT and use our political
11 clout, whatever we can do to make Beaver
12 Street -- right now, it's two lanes in either
13 direction, so it's four lanes across, and it's
14 not a heavily used road. It could have a road
15 diet. It could be pedestrian scale, just like
16 Pearl Street. It would immensely enhance this
17 project and really make it what it's meant to
18 be. And I know that's the intent, but now is
19 the time to do that. And I don't know -- I
20 think the DIA could help. Getting FDOT
21 involved is not easy, but it's necessary, and
22 this is the time to do it for this project and
23 make it the best it can be.

24 It is going to be amazing, but that is
25 going to hold it back. Those two streets are

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1 going to hold some of it back, the way it could
2 be.

3 That's my comment. Thank you.

4 THE CHAIRMAN: Thank you, Ms. Powell.

5 And we'll just bookmark that and come back
6 to it at the end of public comment --

7 MR. ANDERSON: Nothing further.

8 THE CHAIRMAN: -- which is right now.

9 Ms. Trimmer, a question before you move on
10 to the board discussion. To Ms. Powell's

11 point -- and we can certainly discuss this as a
12 board when the time comes -- do you think it
13 would be helpful to you all, as an entity

14 dialoguing with the DOT, if the DDRB were to
15 offer some sort of statement of support for
16 your efforts to get that portion of Beaver
17 Street in a different posture?

18 MS. TRIMMER: Through the Chair, our team
19 is very desirous of having it brought in, but I
20 will defer to Guy Parola because it's
21 political, and he understands these things much
22 better than any of us in terms of what might be
23 helpful.

24 THE CHAIRMAN: Guy looks thrilled to
25 answer this.

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1 MR. PAROLA: (Inaudible.)
2 Yeah, I mean, absolutely, right? I mean,
3 if you think it should be smaller, if you think
4 it should be a road diet, regardless who
5 controls it, if DDR bills [sic] -- DDRB's will
6 is to pass a resolution of some sort, great,
7 fantastic -- to bring one for you in November
8 so we can get the verbiage right.

9 Also, we've been asked to take a look at
10 whether or not the City would take it over.
11 That's a huge, broad question that is a couple
12 of steps above my pay grade, but those
13 conversations are going to begin. We'll let
14 you know where they end up.

15 THE CHAIRMAN: Okay. Thank you,
16 Mr. Parola.

17 All right. Let's close the public
18 hearing. And, Secretary Monahan, if you can
19 get us in the posture to evaluate the item.

20 BOARD MEMBER MONAHAN: Thank you,
21 Mr. Chair.

22 Move DDRB Application 2023-020, Pearl
23 Street District, Block N11, conceptual review
24 with staff recommendations.

25 THE CHAIRMAN: I think you might be one

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1 ahead of us, Mr. Monahan.
 2 BOARD MEMBER MONAHAN: Let's see. That
 3 would be moving DDRB Application 2023-017,
 4 Pearl Street District multiphase plan final
 5 review with staff recommendations.
 6 I just got really excited. Sorry.
 7 THE CHAIRMAN: All right. There's been a
 8 motion. Is there a second?
 9 BOARD MEMBERS: Aye.
 10 THE CHAIRMAN: And there are five seconds.
 11 Okay. Board discussion. Mr. Loretta,
 12 let's start with you this time.
 13 BOARD MEMBER LORETTA: Okay. I think,
 14 again, it's a great project. I'm super
 15 excited.
 16 My only comment, and so I don't say this,
 17 like, five times throughout, to this -- this
 18 one is a little bit different because, I mean,
 19 I feel like maybe the district may have been
 20 the only multiphase plan we have done before,
 21 but when we approved that, there was a lot -- a
 22 lot more detail at the pedestrian level and the
 23 streetscape than what is being shown on this
 24 plan. And with -- this plan is -- right now,
 25 it's generally detailed, but it's still kind of

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1 like a sketch, and it's not really fully
 2 thought out or close to being engineered. And
 3 so what I -- I'm going to approve this, but
 4 basically, what I'm saying is I'm expecting at
 5 final, for the remaining five districts, that
 6 we actually have a detailed, CAD-engineered,
 7 drawn-out site plan that shows the sidewalk,
 8 pedestrian realm, and everything of that nature
 9 because it's just not there and not close right
 10 now as of yet.
 11 So that's all I'm asking for. Thank you.
 12 THE CHAIRMAN: Thank you.
 13 Mr. Schilling.
 14 BOARD MEMBER SCHILLING: Mr. Chairman, I
 15 don't have any comments.
 16 Thank you.
 17 THE CHAIRMAN: Mr. Harden.
 18 BOARD MEMBER HARDEN: Again, I'm not
 19 voting on this, but I do think that the
 20 streetscape is really exciting, and I hope that
 21 this becomes more normal to see things like
 22 this.
 23 And I think it needs to be said that they
 24 have gone way above and beyond in terms of how
 25 they're doing that, so this is what real, you

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1 know, Complete Streets look like.
 2 THE CHAIRMAN: Vice Chair Ott.
 3 BOARD MEMBER OTT: Thank you, Mr. Chair,
 4 and thank you for -- Member Harden for stealing
 5 my same comments.
 6 I will say it now for the site plan
 7 instead of each individual parcel, but I just
 8 want to thank this team for the thought and
 9 intention, again, those words specifically,
 10 that you guys have brought to this project and
 11 to this part of downtown. This is the type of
 12 community planning, community involvement that
 13 we want to see, that downtown Jacksonville
 14 deserves, so thank you for bringing this to the
 15 city and to this community.
 16 THE CHAIRMAN: Secretary Monahan.
 17 BOARD MEMBER MONAHAN: Thank you,
 18 Mr. Chair.
 19 Huge gratitude to the team. This is
 20 building neighborhoods, and downtown needs more
 21 of this, and I hope we see it, so thank you.
 22 THE CHAIRMAN: Ms. Berling.
 23 BOARD MEMBER BERLING: Thank you.
 24 I agree with the public comment and also
 25 board members.

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1 Thank you so much.
 2 THE CHAIRMAN: All right. Thank you.
 3 And I have no additional comments.
 4 And just a note to staff, let's just chat
 5 offline after this meeting, before the next
 6 meeting, about a potential resolution for
 7 Beaver Street.
 8 Okay. Seeing no additional board
 9 comments, there was a motion made and a second.
 10 All those in favor of granting final
 11 approval for DDRB Application 2023-017, please
 12 say aye.
 13 BOARD MEMBERS: Aye.
 14 THE CHAIRMAN: Any opposed?
 15 BOARD MEMBERS: (No response.)
 16 THE CHAIRMAN: Seeing none, by your
 17 action, Board, show the motion adopted.
 18 Okay. With that, let's take a ten-minute
 19 break, and we'll come back at 3:43 to move on
 20 with Action Item F.
 21 (Brief recess.)
 22 THE CHAIRMAN: All right. Thank you,
 23 everybody. We had a couple of bonus minutes
 24 there, so we'll cal the meeting back to order
 25 at 3:46, and we'll move right along to Action

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1 Item F, DDRB Application 2023-020, Pearl Street
2 District, Block N11, conceptual review.

3 And we've already talked about ex parte
4 and voting conflicts for the duration of these
5 items, so we won't do that for these. But
6 going forward, we will start doing -- before we
7 go to the staff report, just keep that in the
8 back of your mind, Board Members, that if we
9 have voting conflicts or ex parte in the
10 future, we're going to go ahead and get that
11 done before we move to the staff report.

12 So, Ms. Kelly, if we could get the staff
13 report, please.

14 MS. KELLY: Absolutely.

15 DDRB Application 2023-020 is for
16 conceptual review, the Pearl Street District,
17 Block N11. This one is bordered by Ashley and
18 Church, north and south; and Pearl and Julia,
19 west and east. The block currently contains
20 surface parking and the historic Porter House
21 mansion. So the axonometric above shows the
22 project's relationship to the other development
23 pads within the multiphase site plan, so you
24 can see how it stacks up with the others.

25 The proposal is for a seven-story

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1 mixed-use project. There's about 21,000 square
2 feet of ground-floor retail and 205 residential
3 units. There are two, what I've referred to
4 as, green civic spaces north and south of the
5 Porter House. Those spaces, as well as the
6 Porter House, are included within this
7 application. However, just know that Porter
8 House doesn't have any improvements or anything
9 slated for it as part of this.

10 There is also a private service drive
11 which has been mentioned in the site plan -- in
12 the multiphase plan application, that connects
13 the -- Church and Ashley Streets. It's
14 mid-block. The plan is that retail uses would
15 front the private service drive and then some
16 limited vehicular access for, like, ride share,
17 delivery, or similar, along that --

18 Church Street is considered the back of
19 house with access to loading docks and other
20 internal service uses. The height of the
21 structure is approximately 90 feet. The
22 gridded facades provide horizontal and vertical
23 articulation, and there's a rhythm to the
24 facade that emphasize the architectural
25 character of the district that the developer is

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1 looking to put forward, and you will see that
2 in the other blocks as well.

3 The materials are fiber cement siding and
4 spandrel panels with a dark -- or a black brick
5 base used for the areas that front Ashley and
6 Church Streets. And the primary facade along
7 Pearl Street is composed of white brick with
8 fiber cement spandrel panels and storefronts
9 lining the ground level.

10 So with all of that and additional details
11 provided in the report, staff is recommending
12 conceptual approval of DDRB Application
13 2023-020 subject to five conditions. So a lot
14 of these are our standard ones that I have
15 already mentioned that -- and also -- so the
16 development needs to be consistent with the
17 multiphase plan that was just approved.
18 Subsequent roadway changes approved by the
19 traffic engineer.

20 We mentioned in the last application about
21 that transitional element being approved prior
22 to ten-set, so looking at that and the
23 district-specific standards, any deviations.
24 So, really, a lot of just basic conditions on
25 this one.

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1 And that concludes the staff report. I'm
2 happy to take any questions.

3 THE CHAIRMAN: Thank you, Ms. Kelly.

4 Any questions for staff from the board?

5 BOARD MEMBERS: (No response.)

6 THE CHAIRMAN: Seeing none at this time --
7 (Ms. Trimmer approaches the podium.)

8 THE CHAIRMAN: -- Ms. Trimmer, the floor
9 is yours.

10 MS. TRIMMER: Thank you so much.

11 Cyndy Trimmer, One Independent Drive,
12 Suite 1299, on behalf of the applicant.

13 I still have with me the representatives
14 from Gateway Jax, Hoerr Schaudt online, and
15 Daniel Ashworth with ETM here with us. And the
16 architect for this project is SKI, represented
17 by Andy Czajkowski, who's with us today.

18 Starting on Page 4 -- allegedly, I can do
19 this. Susan --

20 MS. KELLY: (Inaudible.)

21 MS. TRIMMER: Excellent.

22 So we're starting in the southeast corner
23 of the project, N11, which is bounded by City
24 Place condo on the north; the JFRD building,
25 which is the large mass to the east; the

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1 Ambassador Hotel project to the south; and then
2 over to the west side of the project is the
3 U-Haul, Metropolitan Lofts, and the AT&T tower.
4 The surroundings, as Susan mentioned in
5 her report, include that City Place condo
6 tower, and then the surface parking for the
7 Porter House, which is going to be converted
8 with this project.

9 You heard Bryan, when we went through last
10 month, talking about how this block is the
11 gateway into the Pearl Street District. We
12 have the two parks anchoring the Porter House
13 mansion that are really meant to draw the
14 attention and the activity from the City Center
15 into this public space. Today, we have the
16 opportunity to talk through with you each of
17 those parks.

18 The southern Porter House Park is intended
19 to be a more serene, intimate gathering place
20 with this statement water feature, all very
21 lush, you'll see when we get to the imagery.
22 And then the northern part is meant to have an
23 activated lawn that we can have various events
24 in, but more open space so that you'll see that
25 when we get to the imagery. All of that

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1 transitions through the service alley,
2 hardscape plaza into N11.
3 One of the crowning elements of N11 is the
4 fact that every single frontage of this
5 building is activated, including that entire
6 frontage that borders the park. So you'll see
7 that as we get into it with the team. And the
8 outdoor spaces on three sides of the project,
9 both fronting Porter House Park, Ashley, and
10 Pearl Street, all have those really enhanced
11 frontages that allow for outdoor seating and
12 further activation of those spaces.

13 Susan mentioned going through the project
14 that we have been very thoughtful in terms of
15 where we plan our priority streets and then the
16 ones that are kind of a little more secondary
17 on this. It's Church Street. We'll still be
18 bringing everything up to code and enhancing
19 it.

20 This is our service garage (indicating).
21 And this project, in particular, has no
22 on-site parking and relies entirely upon the N5
23 lighthouse garage to service the needs of these
24 residents and the commercial spaces.

25 With that, I'm going to turn it over to
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1 Andy Czajkowski with SK+I.
2 (Mr. Czajkowski approaches the podium.)
3 MR. CZAJKOWSKI: Thanks, Cyndy.
4 Again, I'm Andy Czajkowski with SK+I
5 Architects, in Bethesda, Maryland.
6 I do want to say, this project actually
7 has a special place in my heart. I actually
8 went to high school down here, did a couple of
9 summer internships in college. Actually,
10 interviewed in the mid '90s with KBJ Architects
11 in the Porter House. So it's coming back home
12 a little bit for me for this project, so I'm
13 very excited and we're thrilled to be a part of
14 this team.

15 But anyway, as Cyndy said, you know,
16 the -- this -- the intention of this project is
17 really to draw people in from the City Center
18 through the parks onto that shared lane behind
19 the -- between the building, N11, and the
20 Porter House, and it's really activating all
21 four sides of the project.

22 If you can transition --
23 So, yeah, here's a perspective from the
24 north kind of looking down Pearl Street
25 (indicating). The building is essentially

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1 designed as a U, a courtyard U. And we have
2 the primary frontage -- sort of this linear
3 masonry bar facing Porter Street -- I'm sorry,
4 Pearl Street.

5 And the idea -- you know, we've really
6 drawn inspiration from a lot of the wonderful
7 masonry, you know, traditional buildings,
8 classical buildings of Jacksonville,
9 specifically Klutho and -- you know, the Porter
10 House is by Klutho. The City Hall is -- the
11 St. James building is by Klutho. So we're
12 really drawing inspiration from those white
13 brick, frame buildings to -- to, you know,
14 create sort of a modern interpretation, a
15 contemporary interpretation of this on Pearl
16 Street.

17 The idea -- you know, it's a seven-story
18 building. You can see it's organized sort
19 of -- you know, six stories above, the retail
20 base that wraps the entire perimeter of the
21 building. We have the six-story body, and
22 then, you know, sort of a nice, streamlined
23 cornice along the top of this project.

24 The end pieces are activated with open-air
25 balconies that are covered and enclosed. And

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1 then we tried to create these nice, slender
2 proportions on the ends, on -- on Ashley Street
3 and on Church Street, on the north and south
4 sides with those slender, nice, proportioned
5 masonry end pieces.

6 And then the U -- the U of the building
7 extends back, sort of embraces the Porter House
8 with these clapboard-sided wings. They're a --
9 essentially identical on the north and the
10 south side, and they frame up a central amenity
11 courtyard that's above the retail on the second
12 floor.

13 Again, you can see the -- the retail
14 wrapping the entire perimeter of the building.
15 This is a view of the lobby. The lobby is on
16 the southwest corner of the project.

17 And again, you know, this -- the -- both
18 ends -- as Cyndy said, the -- this is a
19 four-sided building. There really is no back.
20 There's a -- you know, a small surface featured
21 on Church Street, on the south end, in the
22 middle of the block, but both of the corners --
23 this is the lobby. It wraps the corner. It,
24 you know, extends underneath the -- that
25 general cantilever, and expresses the -- you

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1 know, this will be, like, a boutique hotel sort
2 of experience from the street.

3 If you can go to the next one.

4 This is the northwest corner (indicating).
5 This is the retail. So, again, really to
6 activate the ground floor and provide -- we're
7 providing over 20,000 square feet of retail on
8 all four sides of the building. So this is a
9 view of that looking down the street.

10 There's a little bit of grade to this
11 site. I believe Ashley is one of the higher
12 points in the City. So you can see the general
13 slope down Pearl Street from the left to the
14 right. Ashley is on the left, Church is on the
15 right. So this is the main Pearl Street
16 facade, the -- for the seven-story building.

17 If you want to -- there you go.

18 So this is the north view. Again, you can
19 see the retail extending all the way around.
20 All four sides will be activated. And then
21 transitioning sort of that small stitch between
22 the masonry frame and the clapboard wings that
23 extend back to the Porter House, which in --
24 which itself is, you know, a clapboard siding
25 building.

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1 This is the -- this is -- on the shared
2 lane, this is the view looking from the Porter
3 House. You see the two wings that create that
4 courtyard, and that will be landscaped and
5 amenitized for the -- for the residents.

6 You can see the end -- all four corners of
7 this building will have open-air balconies. So
8 you'll have a lot of dynamics for the
9 residential units to have those wonderful
10 indoor/outdoor experiences overlooking all
11 this -- the active streetscape below.

12 And here you can see the -- sort of the --
13 you know, it's just a -- there's two loading
14 docks, one for the residential and one for the
15 retail. And all the trash will be housed
16 inside the building.

17 Materiality. We talked about the
18 materiality of the building. We're looking at
19 a -- sort of a creamy white masonry unit for
20 the entire Pearl Street facade with fiber
21 cement panels, spandrel panels. The masonry
22 will extend all the way from the ground all the
23 way up to the -- to the top of the seventh
24 floor, which is -- we're doing some interesting
25 detailing to achieve that, but we've done it

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1 before and we're excited to do it here.

2 If you go to the next slide, you'll see
3 the clapboard siding. Again, I think we're --
4 we're really trying to do some really nice
5 framing details around the paired windows, and
6 we're working with some manufacturers to
7 enhance some trim details to -- that will run
8 vertically between sort of the grid of the
9 building.

10 Here's the ground floor plan of the
11 project. Again, you can see, really, all four
12 sides are activated. All the pink is the
13 retail. It's pretty -- it's rather deep and
14 it -- you know, it runs all the way up Pearl
15 Street, wraps Ashley, and then runs down the
16 shared lane between the Porter House. And the
17 shared lane is really going to be a special
18 place. It's really going to be a signature to
19 this -- to this district, and it'll hopefully
20 capture the -- capture everyone's eye and
21 imagination from downtown as they walk towards
22 this place, so we're really excited about that.

23 And then as you go up the typical floor
24 plan, there's a small lobby on the southwest
25 corner, you pop up; second floor, you have the

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1 amenities facing the courtyard. And we'll
 2 develop that courtyard with our landscape
 3 partners to, you know, have a really highly
 4 amenitized space that all those units will look
 5 down on.
 6 And then typical floor.
 7 We think it's a wonderful, you know,
 8 opportunity. It's a great, you know,
 9 experience. We think it engages the Porter
 10 House in a gentle, but, you know, thoughtful
 11 way, and we're really excited about it, so ...
 12 (Ms. Trimmer approaches the podium.)
 13 MS. TRIMMER: I am going to gloss over the
 14 street sections since we just saw those today.
 15 Wait for it. Susan, apparently I am not
 16 going to -- there we go. That jumped forward a
 17 lot.
 18 Thank you. That's perfect. We can go
 19 ahead and pause there.
 20 The seven-story building that you just saw
 21 has 205 residential units and 21,000 square
 22 feet of commercial area.
 23 Moving on to the plans that you see here,
 24 we have started to refine all of the
 25 streetscape features. There are CAD files on
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1 site. We have done all of the necessary
 2 surveys. The architectural images we're
 3 showing you today are prettier and more fun to
 4 look at, but they do match the CAD files and
 5 the engineering that has taken place.
 6 And this slide -- and if you can quickly
 7 just bounce over to 29.
 8 Also have the refined landscape palette
 9 that has been laid out with all of the specimen
 10 trees and the distinct species that Daniel
 11 could speak to more if there are any questions.
 12 But when you put that all together -- back
 13 one, please -- you get the beautiful park
 14 spaces that we alluded to earlier. This is the
 15 southern park. This is, again, that more
 16 serene, quiet, intimate gathering place that
 17 has a lot of opportunities for people to sit
 18 and engage with the shade, with the statement
 19 water feature.
 20 And on the next slide you'll see the
 21 northern park, maybe. Back two. There we go.
 22 The northern park, which this one has been
 23 intentionally designed to be distinct from the
 24 southern park as an open event lawn space that
 25 can house activities, smaller scale, but then
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1 also be able to play into Pearl Square that you
 2 saw on the multiphase plan that can be that
 3 festival street and have these opportunities to
 4 pop off from that with additional activation.
 5 The last page just goes through the
 6 hardscape/landscape palette that we're working
 7 on with staff, so I think that wraps up N11,
 8 and we are available for questions.
 9 THE CHAIRMAN: Thank you, Ms. Trimmer.
 10 Any questions from the board?
 11 BOARD MEMBERS: (No response.)
 12 THE CHAIRMAN: All right. Seeing none,
 13 Ric, let's move on to public comment.
 14 MR. ANDERSON: We have no public comment.
 15 THE CHAIRMAN: Thank you.
 16 Seeing no public comment, we'll close the
 17 public hearing and move on to getting ourselves
 18 in the posture to evaluate the item.
 19 BOARD MEMBER MONAHAN: Thank you,
 20 Mr. Chair.
 21 Move DDRB Application 2023-020, Pearl
 22 Street District, Block N11, conceptual review
 23 with staff recommendations.
 24 THE CHAIRMAN: There's been a motion.
 25 Is there a second?
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1 BOARD MEMBER OTT: Second.
 2 THE CHAIRMAN: And a second.
 3 Let's move to board discussion.
 4 Mr. Loretta, let's start with you, please.
 5 BOARD MEMBER LORETTA: I don't think I
 6 really have any -- too many comments.
 7 I do wish there was an easier way for the
 8 residents to get to the park, so -- I think
 9 it's a little bit of a loss that the
 10 residential lobby is at the southwest portion
 11 of the building. I understand it makes sense
 12 to have the commercial on the park, but at the
 13 same time, then, it's like all the people who
 14 have dogs are going to kind of walk around and
 15 so forth. It would just be much nicer --
 16 direct access to the park.
 17 I think that's my only thoughts, really,
 18 but I appreciate the project.
 19 THE CHAIRMAN: Mr. Schilling.
 20 BOARD MEMBER SCHILLING: Mr. Chairman, as
 21 a reminder, I've got a voting conflict on this
 22 item and won't be voting, and I don't have any
 23 comments.
 24 Thank you.
 25 THE CHAIRMAN: Mr. Harden.
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1 BOARD MEMBER HARDEN: Yeah, I just --
 2 again, complimentary of this. I mean, you look
 3 at slide 27 and it's like I don't even know
 4 what city this is, you know -- but the fact
 5 that we could have this in Jacksonville, having
 6 this properly planned, public park, this
 7 program is surrounded by buildings is -- is
 8 extraordinary, so just want to compliment them
 9 on that.

10 THE CHAIRMAN: Vice Chair Ott.

11 BOARD MEMBER OTT: Thanks, Mr. Chairman.
 12 This parcel is placemaking. This is what
 13 placemaking is, so thank you.

14 I like the architecture and I like the
 15 attention to the materials. I'm really excited
 16 to see more detail and information about the
 17 materials.

18 Thank you.

19 THE CHAIRMAN: Secretary Monahan.

20 BOARD MEMBER MONAHAN: Thank you,
 21 Mr. Chair.

22 No, this is well-planned, well-designed,
 23 good urban living, and I can't wait to see it
 24 come to fruition.

25 Thank you.

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1 THE CHAIRMAN: Ms. Berling.
 2 BOARD MEMBER BERLING: So when the
 3 architect said it was a great project, I really
 4 thought he was going to say "great
 5 architecture," and I would have been right
 6 there with him. I love people who don't have
 7 false modesty.

8 This is a phenomenal project. My
 9 compliments to the team. Really excited.

10 And when you mentioned trim details, I was
 11 like, that is so sexy, so I would love to see
 12 those. I'm truly excited. This is so
 13 contextually appropriate. It's phenomenal.

14 I would say I'm apprehensive of the open
 15 balconies because they look so good, but I'd be
 16 interested to see what the restrictions are
 17 because they can turn so bad so quickly
 18 depending on who lives there, so that would be
 19 of interest to me, but I don't think that I can
 20 weigh in on that.

21 But anyways, the water features are
 22 lovely. Great project. Thank you so much.
 23 And this looks like a final -- awesome.
 24 Awesome project.

25 THE CHAIRMAN: I pretty much echo

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1 everything Ms. Berling said; and Mr. Harden,
 2 his comment. I think slide 27 sums it up well,
 3 not just for this, but the applications to
 4 follow. If you-all can be, hopefully, one of
 5 several groups, but certainly -- probably the
 6 first in a while that could take a development
 7 of this proposed scale and translate renderings
 8 into reality, I think that would be a badge of
 9 honor for you all to take as you continue to
 10 work not just in Florida but around the
 11 country, so very complimentary to what you-all
 12 are doing here.

13 I also really, really agree that that kind
 14 of shared street down the middle of this parcel
 15 is going to be special in downtown and
 16 something we haven't seen much of or maybe any
 17 of, and so -- so I really like that and can't
 18 wait to see how that turns out.

19 Seeing no additional comments from the
 20 board, there's been a motion and a second to
 21 approve conceptual review of this application.

22 All those favor, please say aye.
 23 BOARD MEMBERS: Aye.
 24 THE CHAIRMAN: Any opposed?
 25 BOARD MEMBERS: (No response.)

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1 THE CHAIRMAN: Show the motion carries
 2 unanimously.
 3 Congratulations.

4 And we'll move on now to Action Item G,
 5 DDRB Application 2023-019, Pearl Street
 6 District, Block N8, conceptual review.

7 Ms. Kelly, once we get this loaded up, if
 8 we could please have the staff report.

9 MS. KELLY: Yes, sir.

10 Okay. So DDRB Application 2023-019, this
 11 is the second development pad that we'll be
 12 seeing from this multiphase site plan. This is
 13 a conceptual review for Block N8, bordered by
 14 Beaver and Ashley, north and south; and Clay
 15 and Pearl on the west and east.

16 The block currently contains surface
 17 parking and vacant lots. And, again, the
 18 axonometric shows the proposed project's
 19 relationship with the other development pads.

20 Also, a reminder. This is the -- this is
 21 the block that fronts the curbside festival
 22 street idea, just so you're anchored.

23 So this project is for a 22-story
 24 mixed-use building. There is approximately
 25 62,000 square feet of ground-floor and

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1 second-floor retail. There are 530 residential
2 units and there are two levels of parking that
3 are proposed. This is on the second and third
4 floor, not the ground floor. However, the
5 parking is on the periphery of the structure,
6 against the exterior walls, along Beaver Street
7 and Clay Street, and so the facades of those
8 that expose -- or visible parking decks would
9 need to be screened, consistent with the Code.

10 The applicant has shown an architectural
11 treatment, which I will get into in a minute,
12 and staff has also conditioned that element
13 accordingly.

14 The west elevation along Clay Street is
15 sort of the least prominent frontage, so that
16 is what they are using as their back of house.

17 The structure is composed of three
18 distinct rectilinear volumes that are massed
19 together such that the block is modulated with
20 different heights and orientations.

21 The height is approximately 275 feet. The
22 base of the structure reads as about three
23 stories, and there are ornamental patterns that
24 provide visual interest and add emphasis to the
25 base.

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1 The vertical rhythmic bays are divided by
2 fluted pilasters and consist of inset window
3 banks. Again, you can see the architectural
4 character which the developer is putting forth
5 for this district.

6 The details along the building
7 entrances -- display windows, horizontal
8 banding, decorative paneling, windows and
9 awnings -- all provide additional articulation
10 and pedestrian scale. And if you see on your
11 screen, that -- you can see the screening that
12 they're proposing for the two and three story
13 at the -- of the garage.

14 So with that, staff is recommending
15 conceptual approval of DDRB Application
16 2023-019 subject to six conditions.

17 So all of these conditions are the same as
18 the ones you just saw, except we have added the
19 one that the facades of the parking structure
20 need to be clad appropriately and consistent
21 with the Code. So that one, honestly, is just
22 sort of serving as a reminder to get them to
23 final.

24 And with that, that ends the staff report.
25 THE CHAIRMAN: Thank you, Ms. Kelly.

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1 Are there any questions from board members
2 for staff?

3 BOARD MEMBERS: (No response.)

4 THE CHAIRMAN: Seeing none, Ms. Trimmer.

5 MS. TRIMMER: Cyndy Trimmer, One
6 Independent Drive, Suite 1200, on behalf of
7 Gateway Jax, who are still with me.

8 Hoerr Schaudt online; ETM, Daniel
9 Ashworth, with me. And then the architect for
10 this project is Morris Adjmi. I have Ian Mills
11 and Chris Glass with us today.

12 We have moved into the central blocks on
13 the district, as Susan mentioned. Starting in
14 the southeast corner where we just saw N11,
15 we've got the City Place condos to the east,
16 the lighthouse garage on the northeast. The
17 next building you're going to see to the north
18 of us, and then the United House of Prayer,
19 historic Stanton to the west, and U-Haul to the
20 south.

21 The existing condition is a little bleak,
22 I think we can all agree, but this is going to
23 be completely transformed.

24 N8 is a 22-story building, 530 units,
25 62,000 square feet of commercial space. This

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1 one encompasses a full block, so we have the
2 opportunity to pull everything into the center
3 of the space, create Pearl Square to the east,
4 and then the north and south streets have those
5 expanded areas available for activation.

6 The western front on Clay is the least
7 trafficked. That's where we have our space for
8 loading and garage entry. As Susan mentioned,
9 this parking -- this project does include an
10 on-site parking component, but that's less than
11 .5 per unit. This project still relies on the
12 N5 garage for shared parking and for the
13 commercial spaces.

14 I'm going to turn it over to Ian Mills
15 with Morris Adjmi to go over the building
16 itself.

17 (Mr. Mills approaches the podium.)

18 MR. MILLS: Hello.

19 I'm Ian Mills. My address is 904 Jackson
20 Avenue, New Orleans, Louisiana.

21 So can I change the slides or no?

22 MS. KELLY: You should be able to. If you
23 can't, let me know.

24 MR. MILLS: Okay. Got it. It worked.

25 Thanks, everyone, for allowing us the

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1 opportunity to come here and present to you.
2 We're very excited about the project, as I
3 guess everyone is.

4 We've worked -- as was mentioned before,
5 we've worked with this group before and very
6 excited to be here again and working in
7 Jacksonville.

8 So I start with this slide just to -- just
9 to sort of emphasize our design process. We
10 always like to sort of, you know, research the
11 context and -- in the City in which we're
12 working, and we're very happy to find a great
13 core of historic buildings that we really drew
14 our inspiration from in Jacksonville. We're
15 (inaudible) kind of the historic core, notably
16 the Greenleaf building, the Barnett, the Laura
17 Street Trio, and the Lynch or -- I think
18 11 East as it's referred to here, and so --
19 I'll refer to these a little bit more in detail
20 throughout the presentation, which will be
21 short.

22 And so I just wanted to sort of address
23 the massing of the building and how we arrived
24 there. And, again, I'll show this in more
25 detail from -- from perspectives, but we wanted

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1 the -- the facade of the building that fronts
2 on Pearl to be a little bit more formal and
3 address the street. As you -- as you notice,
4 the building is set back from the street
5 considerably, and so we felt it was necessary
6 for that building to kind of -- for that face
7 to come down to the street, have a little bit
8 more of a formal presence.

9 When you step around onto Beaver, what
10 we're calling that kind of wing steps down, yet
11 it -- again, and then it -- and then again onto
12 Clay, and so there's kind of three heights to
13 the -- to the building. The podium that -- on
14 the southwest corner is only three stories and
15 contains the parking.

16 Here you see the rendering of the
17 building. Is it a little bit off? Sorry.

18 So you can see the perspective of the
19 building. We really tried to -- we have this
20 kind of super grid modulation, kind of
21 organizing the entire building that -- and we
22 produced and sort of arranged the base, the
23 middle, and the top. We thought it was
24 important to have a kind of expression at the
25 top of the building and also have a very strong

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1 presence at the base of the building.

2 As you can see, the building does step
3 down on Beaver there as you -- as you go
4 around. And you can see the entrance that
5 we'll -- I'll look at closer in the next slide.

6 So here you can start to see in a little
7 bit more detail the facade elements. You can
8 see the kind of super grid that I mentioned
9 that's organizing the whole building. And that
10 is a fluted motif that -- that we're, you know,
11 picking up on details from the historic core
12 buildings.

13 We have -- it's arranged in modules of
14 three, so you can -- more detail than you
15 probably want to know, but every third bay or
16 every fourth vertical, it comes down and it's
17 kind of a major [sic], and that organizes the
18 building. And then you can see the residential
19 entry there that -- that has a -- sort of a
20 grand presence on the street, which we also
21 thought was important, not only to just -- to
22 have that presence in sort of -- identity, but
23 also just to celebrate, you know, arriving at
24 this building.

25 You also see the base there has the

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1 three-story sort of expression. Obviously, the
2 ground floor is retail. There's also
3 commercial space on the second and third
4 floors, and that -- that is commercial in this
5 corner, and then it does transition to parking
6 as we wrap around on the other sides.

7 But very strong intention and effort was
8 made to activate all sides of the building,
9 and -- and I'll show you that in the plan. We
10 do, obviously, have some back of house program
11 that we needed to accommodate, but we really
12 wanted the -- the activation that -- that, you
13 know, brings the life and vitality to -- to
14 take precedent in the building.

15 And you can see we also have awnings that
16 wrap around the building.

17 Also, we -- just to note that we do -- you
18 know, we do expect there to be different
19 tenants there, and we -- we would welcome that
20 and we want that -- those tenants to kind of
21 bring life and vitality to the building and
22 the -- and the area.

23 And then the opposite side of the building
24 is that lower podium piece that I spoke of
25 earlier. And this does -- this does contain

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1 parking, and also activated and occupied retail
2 on the ground floor.
3 And the -- the sort architectural move
4 here was to express the towers, the taller
5 tower on Pearl, the slightly lower one on
6 Beaver as coming down to the ground. And then
7 this piece had a different -- slightly -- or
8 slightly different facade or articulation, as
9 you can see.

10 This is cladded brick in reference to
11 the -- to the more vernacular architecture of
12 the LaVilla neighborhood and -- and the height
13 of those buildings. And so in that way, we
14 kind of -- you know, it is the full-block
15 building, so in that way we kind of broke up
16 the architecture in a way that, you know, was
17 most appropriate for the different faces of the
18 building.

19 You also see the balconies that we've
20 incorporated here. On the inward-facing
21 facades of the building, again, we wanted the
22 faces that were outward to be a little bit more
23 formal in their stance, and so the balconies we
24 kept to the inward-facing facade so that those
25 will be -- you know, be in conversation with

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1 the occupied amenity deck and really add that
2 kind of vitality and life to this side of the
3 building.

4 Also, just a reference here to the history
5 of the site. You know, through our research,
6 we -- we recognize that this corner was where a
7 historic building had stood, which is the
8 Ebenezer Methodist Church. And so we, you
9 know, did a lot of iterations of -- on how best
10 to pay homage to that structure, and what we
11 ended up is -- was doing something fairly
12 subtle, but we think sort of impactful and --
13 and elegant, so it's -- we're basically
14 recreating the arched window of the nave of the
15 church in the facade of the -- of that
16 southwest corner that you can see on the right
17 of the page there.

18 The intent is that -- that -- shape of the
19 that window, which actually is very close to
20 the position that we're proposing -- or the
21 original position is very close to this, will
22 be lit up at night and -- and subtly visible at
23 the -- during the day.

24 And so this is just the elevation of
25 Pearl, again, looking at that kind of super

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1 grid organization of the building where we were
2 introducing sort of more highly articulated
3 cladding. And we're still working out the
4 details of that exact materiality, but we --
5 we'll have a fluting pattern to it, and then
6 the kind of body of the building, which is
7 the -- the spaces in between the super grid
8 is -- we're looking at a stucco or a
9 cementitious panel.

10 And then on the ground -- or the base of
11 the building, which is actually the first three
12 floors, it would be a slightly -- even more
13 highly articulated with sort of ornamental
14 cementitious panels. We're looking at
15 different options for that materiality as well.

16 And that's a -- this is just a sort of
17 closer view of that ground -- of the base of
18 the building, which is ground floor, level 2
19 and level 3. And you can see the kind of
20 fluted piers coming down to the ground, the
21 awnings that will wrap around the building, and
22 then that more -- and then that sort of
23 articulation, ornamentation in that infill
24 defining the base of the building.

25 These are just looking at the rest of the

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1 elevations of the building. You can see the --
2 the residential entry on the north; and, again,
3 that kind of three-bay pattern that wraps
4 around the building.

5 You also see here that there -- there's
6 parking on the north side, and -- so to the
7 comment of the -- of the sort of parking
8 articulation, we -- and as we wrap around the
9 building, you know, we felt it was -- we felt
10 strongly that the architecture should take
11 precedent over the actual expression of the
12 parking. So the idea is that the -- the
13 building is sort of doing what it wants rather
14 than, you know, being dictated by where the
15 parking is inside it.

16 And then you can see the south elevation
17 on the left along Ashley, and then -- and the
18 west, which does contain our loading docks.
19 You can see that on the west elevation, but
20 it's -- it is book-ended on the west elevation
21 with activated, occupied retail space. So
22 every corner of the -- of the building does
23 have retail space.

24 And then just quickly going through the
25 plans again, very important to -- to have this

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1 activation on all four corners of the building,
 2 but also just as much as possible the
 3 residential lobby is pulled back off of Pearl.
 4 We did want to have as much tenant space on
 5 Pearl as possible. So the residential lobby is
 6 pulled slightly off. It's a little bit more --
 7 more quiet place to enter the building.
 8 And then, again, looking at, you know,
 9 putting as much back of house space internally
 10 as possible. Obviously, there's some that does
 11 need to front on the street, which is -- we've
 12 consolidated it as much as possible onto Clay.
 13 Just moving up the building. This is --
 14 you sort of see the parking, how it wraps
 15 around the building on the -- on the northwest
 16 corner, and then more commercial space on the
 17 second and third floors.
 18 The -- sorry, my -- slightly off again. I
 19 don't know. This keeps sliding. There we go.
 20 So the fourth floor is the first floor of
 21 units, and that is an occupied roof deck as
 22 well that's above the parking. That will be an
 23 occupied -- a rooftop amenity for -- for
 24 residents.
 25 This is showing the furnished rentals --
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1 rental units on the north, and then the -- an
 2 amenity space on the -- on the southern portion
 3 there.
 4 And then all -- all furnished rental
 5 units, and then it transitions as we move up
 6 the building into typical rental units, and
 7 then the building steps back as we go up into
 8 the -- into the tower portion. And then --
 9 sorry. And then the top floor sets back again
 10 for that kind of setback that you see at the
 11 very top of the building.
 12 And I think that's -- I'm getting yanked,
 13 so thank you.
 14 MS. TRIMMER: Not getting yanked, just
 15 being efficient.
 16 I will move quickly through the rest of
 17 these slides, but I want to take a minute while
 18 we're on this one to truly celebrate -- we're
 19 getting more than 50 feet of public realm
 20 between these two buildings with the way that
 21 they have designed these and pulled the
 22 buildings into the site. This is going to
 23 create such a special, unique feature for this
 24 district that truly is defining.
 25 I also want to pause briefly on 32, if
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1 I've gotten -- that's close enough.
 2 The other thing this team really deserves
 3 credit for and I think kind of is easy to gloss
 4 over and not take a moment to commend them
 5 for -- they're not just improving their sides
 6 of the street. Everywhere that they have the
 7 opportunity, they are crossing the street,
 8 improving everything so that we're creating
 9 true corridors and neighborhoods here and not
 10 having these forgotten spaces in the areas that
 11 we know have the more historic buildings or
 12 legacy buildings that aren't going to be
 13 touched.
 14 And the rest of the slides in the deck go
 15 through additional detail for the plantings,
 16 hardscape, streetscape, like we talked about
 17 with the others, so I, recognizing time, will
 18 not spend a ton on there except to acknowledge
 19 that we are far above and beyond the shade
 20 calculations and the plant -- the palettes that
 21 we're working on with staff are there.
 22 So we are all available for questions and
 23 look forward to your comments.
 24 THE CHAIRMAN: Thank you, Ms. Trimmer.
 25 Any questions from the board for the
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1 applicant?
 2 Vice Chair Ott.
 3 BOARD MEMBER OTT: Thank you,
 4 Mr. Chairman.
 5 I'm sorry, Ian, I was trying to -- I
 6 wanted to catch you before you sat down.
 7 Thank you for the presentation. I did
 8 want to clarify -- Page 12 shows the southwest
 9 corner rendering of -- kind of the V of the
 10 building, and just wanted to clarify, this kind
 11 of shows the balconies as alternating, every
 12 other unit, every other floor. The floor plans
 13 don't individually speak to that. But just
 14 wanted to clarify and confirm, this is the
 15 intent?
 16 MR. MILLS: That is the intent, yeah.
 17 No, they're -- those are -- we don't show
 18 every floor plan, but they will be alternating,
 19 and those are -- those are one unit wide, so
 20 the balconies actually on one full unit are not
 21 as you go up the building. So the units will
 22 stack. The balconies go back and forth, which
 23 we did because we liked the way it looks and
 24 also because it, you know, allows more -- more
 25 light and air to get into the building.
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1 BOARD MEMBER OTT: You know what they say
2 about assuming, so thank you for confirming,
3 and it does look very nice.

4 Thank you.

5 MR. MILLS: Thank you.

6 THE CHAIRMAN: Any additional questions
7 from the board?

8 BOARD MEMBERS: (No response.)

9 THE CHAIRMAN: I do have one quick
10 question, Ms. Trimmer, maybe for you or anybody
11 on the development team. Furnished rentals, I
12 think that's an interesting product to add to
13 our inventory in downtown Jacksonville. What
14 are the projected target markets for that? Are
15 we thinking maybe patients at UF Health or
16 elsewhere with long-term treatment, potentially
17 higher education students of some sort? All of
18 the above? Others?

19 MS. TRIMMER: You can go into marketing
20 for the project, if you'd like, to the Chair.

21 All of the above --

22 THE CHAIRMAN: I have no voting conflict,
23 let's be clear.

24 MS. TRIMMER: Recognizing -- our big plan
25 talks about expanding hospitality offerings, it
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1 BOARD MEMBER BERLING: Second.
2 THE CHAIRMAN: And there's been a second.
3 Let's move to board discussion. And,
4 Ms. Berling, let's start with you this time.

5 BOARD MEMBER BERLING: Thank you.
6 There's a quote that says only a heathen
7 can design a church, and it's this idea that
8 outsiders looking in are unencumbered, and so I
9 appreciate that yet another outside design team
10 has come in and showed us the possibilities
11 that can be in our city, so thank you for that.

12 I think this is a beautiful project. I
13 really appreciate how you've take on the
14 historic elements and they have been reflected
15 into the project, Ebenezer Church. I think
16 that's a beautiful answer to that or -- or
17 respect paid.

18 And I also believe that this is a really
19 excellent core project for this whole area, and
20 I applaud the amount of commercial space that
21 it's offering, and so all in all at conceptual,
22 I think this is brilliant, so great job.

23 THE CHAIRMAN: Secretary Monahan.

24 BOARD MEMBER MONAHAN: Thank you,
25 Mr. Chairman.
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1 talks about expanding residential offerings.
2 With the change in market, the fact that we
3 are, frankly, more transient and people have
4 the opportunity to work wherever they want, we
5 tried to offer these both to cater to the
6 hospitality audience -- we're next to that
7 medical district. We're going to have a UF
8 campus. But we also do think Jacksonville is
9 going to be a destination; people want to come
10 and stay for a period of time, not necessarily
11 haul everything with them, so it's dual purpose
12 to cater to all of those audiences.

13 THE CHAIRMAN: Thank you.

14 Seeing no additional questions from the
15 board, let's move on to public comment.

16 MR. ANDERSON: We have no public comment.

17 THE CHAIRMAN: Okay. Thank you, Ric.
18 We'll close the public hearing.

19 Secretary Monahan.

20 BOARD MEMBER MONAHAN: Move DDRB
21 Application 2023-019, Pearl Street District,
22 Block N8, conceptual review to include staff
23 recommendations.

24 THE CHAIRMAN: Okay. Thank you.

25 There's been a motion. Is there a second?
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1 Again, you know, phenomenal job. If you
2 look at the existing conditions on Page 5 and
3 then you look at this slide, you know, it's a
4 stark contrast. And any time we can take dead
5 surface parking lots and turn them into this
6 active development, you know, it's exactly what
7 we should be doing.

8 Thank you.

9 THE CHAIRMAN: Vice Chair Ott.

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

11 I like the massing of this building. I
12 think the architecture is beautiful. I also
13 absolutely love the tribute to the Ebenezer
14 Methodist Church. That is such a nice touch.
15 And whoever's idea that was, thank you for
16 that.

17 Just a thought/suggestion, if I'm noticing
18 that -- I'm hoping you guys will also add,
19 like, a little plaque on the sidewalk or maybe
20 on the building itself to just note what it is
21 and what used to be there.

22 I also think -- I mean, we're talking
23 about a parking garage. The lighting, if -- if
24 that becomes a reality, what is presented and
25 communicated in this conceptual plan is -- it's

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1 beautiful. It's a parking garage and it's
 2 beautiful, so thank you.
 3 Thank you.
 4 THE CHAIRMAN: Mr. Harden.
 5 BOARD MEMBER HARDEN: No comments.
 6 THE CHAIRMAN: Mr. Schilling.
 7 BOARD MEMBER SCHILLING: I don't have any
 8 comments.
 9 Thank you, Mr. Chairman.
 10 THE CHAIRMAN: Mr. Loretta.
 11 BOARD MEMBER LORETTA: What's cool about
 12 this project, to me, actually, is the fact we
 13 got three-story retail as an opportunity, and
 14 so what's intriguing about that is you could
 15 actually get a legitimate, cool retail, I don't
 16 know, urban furniture store or something of
 17 that nature to actually come in downtown and --
 18 and, like, bring legit coolness back downtown,
 19 so that's -- that's exciting.
 20 THE CHAIRMAN: Ms. Ott, I believe you have
 21 another comment.
 22 BOARD MEMBER OTT: I'm sorry, I also
 23 wanted to add, this is a great solution, these
 24 furnished rentals, for art/offices internship
 25 programs, so excited to see this option.

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1 THE CHAIRMAN: Yeah, I mean, you know how
 2 I feel about -- since I kind of brought that up
 3 during questions, I think that's fantastic
 4 and -- and just to echo what Vice Chair Ott
 5 said, the lighting for the garage, I
 6 immediately noticed that on that slide. It
 7 almost feels like a lamp shade, the type of
 8 glow that it could give off and the kind of
 9 ambience it can create on the street is
 10 something that we don't think about being
 11 possible or usual with a parking structure, so
 12 really good job on that.
 13 Seeing no additional board comments, there
 14 has been a motion made and seconded to approve
 15 conceptual review for this item.
 16 All those in favor, please say aye.
 17 BOARD MEMBERS: Aye.
 18 THE CHAIRMAN: Any opposed?
 19 BOARD MEMBERS: (No response.)
 20 THE CHAIRMAN: Board, by your action show
 21 the motion carried unanimously.
 22 Okay. And let's move on to our last
 23 application for the day, DDRB Application
 24 2023-021, Pearl Street District, Block N4,
 25 conceptual review.

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1 And we will open the public hearing. And
 2 when ready, Ms. Kelly, if you could please give
 3 us our staff report.
 4 MS. KELLY: Absolutely.
 5 DDRB Application 2023-021 is for
 6 conceptual review of Pearl Street District,
 7 Block N4. So this one is bordered by Union,
 8 Beaver to the north and south, and Clay and
 9 Pearl on the west and east.
 10 This block is currently vacant, aside
 11 from -- there's an existing development at 716
 12 North Pearl Street. You'll see that sort of
 13 notched-out corner, and that's an existing
 14 development, so that is not subject to this
 15 review. It is not under common ownership.
 16 The axo shows the project's relationship
 17 in -- to the other development pads.
 18 So this project is for a seven-story
 19 mixed-use building. There's about
 20 16,000 square feet of ground-floor retail, 270
 21 residential units. There are two partial
 22 levels of parking on the ground and mezzanine
 23 levels. And the west elevation, along Clay
 24 Street, serves as the back of house.
 25 So the two partial levels of parking, they

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1 are situated on the periphery of the building,
 2 abutting the exterior walls along Union Street
 3 and then half of Pearl and half of Clay.
 4 So currently in the elevations it appears
 5 as though there's, like, ventilation panels or
 6 something. And, of course, staff has
 7 conditioned that some sort of architectural or
 8 landscaped treatment be provided. The
 9 applicant is aware of this, so they know that
 10 we need to sort of do something with that --
 11 those elevations.
 12 The massing here is also rectilinear. The
 13 residential structure is sitting on a base of
 14 parking and retail and it is wrapping around an
 15 interior courtyard.
 16 The rhythmic vertical bays provide
 17 modulation across block fronts. The height is
 18 approximately 100 feet. And then there's some
 19 ornamental -- like a horizontal banding and
 20 brickwork that provides visual interest and
 21 additional articulation.
 22 Staff does want to note that there might
 23 be deviations needed for the Clay and Union
 24 elevations because Code does prohibit large
 25 expanses of solid walls that exceed 20 feet in

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1 width. So that's just something to consider,
2 to sort of have out there.

3 With all of that, staff is recommending
4 approval -- conceptual approval of DDRB
5 Application 2023-021 subject to six conditions.
6 So, again, these are sort of all the same
7 conditions and -- but we have one about, like,
8 landscaped or architectural treatment applied
9 to the ground floor of the Union Street
10 elevation to provide visual interest and
11 pedestrian engagement along that frontage.

12 That concludes the staff report.

13 THE CHAIRMAN: Thank you, Ms. Kelly.

14 Before we move on, I just want to note, I
15 think some of our laptops might be losing
16 battery. And so if there's a way to get the
17 power strip working again without interruption
18 and we can do that in the background -- but I
19 just wanted to bring that up.

20 Okay. Board Members, any questions for
21 staff at this time?

22 BOARD MEMBERS: (No response.)

23 THE CHAIRMAN: All right. Seeing none,
24 Ms. Trimmer.

25 MS. TRIMMER: Thank you so much.

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1 day we can make that a little bit more urban.

2 This one, again, does have nominal parking
3 on site. It is under .5 again and is relying
4 upon that lighthouse garage. We have oriented
5 the back of house residential and loading
6 spaces on Clay Street.

7 Before I turn it over to David Manfredi, I
8 just want to take a second and acknowledge that
9 we're in the presence of genius. As we've all
10 been sitting here talking and celebrating this
11 project, he's the creative mind that first
12 conceived the district and helped orchestrate
13 it for the entire team.

14 So with that, the man we have to thank,
15 Mr. Manfredi.

16 (Mr. Manfredi approaches the podium.)

17 MR. MANFREDI: Thank you for that
18 introduction.

19 I'm David Manfredi from Elkus Manfredi
20 Architects. We're from Boston, and so it was
21 important for us to really come to Jacksonville
22 and understand the City and understand downtown
23 and the historic character of the City.

24 And so the first slide I'm going to show
25 you is of a number of buildings that directly

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1 Cyndy Trimmer, One Independent Drive,
2 Suite 1200.

3 And for the fourth and final time today, I
4 have the Gateway team with me, Hoerr Schaudt
5 online, Daniel Ashworth with ETM, and the
6 architect for this is Elkus Manfredi. We have
7 David Manfredi with us today.

8 Moving on to slide 4, this is the
9 northwest corner of the project. We're
10 anchored between the northhouse -- the
11 lighthouse garage in the northeast corner.
12 North of us is a Goodyear. And at the west we
13 have United House of Hope and historic Stanton.

14 While not as bleak as some of the others,
15 we are going to be repurposing all of the
16 vacant space in this project.

17 N4 is the most challenging of the blocks
18 that we've had to deal with. We're between two
19 FDOT roads. Again, you'll see through the
20 imagery we're still designing Beaver Street in
21 the hope that we can make that more pedestrian
22 scale someday, but we also don't control the
23 northeast corner, so I think when the
24 architects begin to speak, you'll see how that
25 has been thoughtfully planned for hoping some

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1 impacted, affected what we have proposed to you
2 today. And what I mean by that is it is a
3 combination of the materiality of these
4 buildings, the color, the way they meet the
5 ground, the proportions of fenestration
6 patterns. All of this was inspiration to think
7 about how you belong to a downtown in a modern
8 way, in a way that connects, creates some
9 continuity with a history of place, and yet at
10 the same time is a modern building with modern
11 residences.

12 You're looking at a rendering of the
13 corner of Beaver and Pearl. And you can see
14 this is a single building in five parts,
15 creating a rhythm among those five parts that
16 are not equal, but the idea that we wanted to
17 create a series of vertical massing
18 proportions, separated by indentations in the
19 building, which are balconies for the adjacent
20 residences, and at the same time really have an
21 idea, a strong idea about the entire block.

22 And so you see the five parts, a building
23 that has a base. The base has its own
24 modulation. It's two stories on this corner.
25 The one that's closest to us here at the corner

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1 of Beaver and Pearl, that's a two-story retail
2 space. There's continuous retail along Beaver,
3 wraps both corners.

4 The entrance to the residences is actually
5 the -- the fourth element from the right,
6 second element from the left. And what we're
7 really trying to do is connect what happens
8 inside in terms of unit layout and what happens
9 outside on the street where, you know, you are
10 finding your inspiration in the kind of
11 historic street walls where a series of
12 zero-lot-lined buildings align and create
13 public space.

14 This same corner -- now I'm looking more
15 down Pearl Street. You can see that retail
16 restaurant wraps around the corner and wraps
17 around to our property line. And as was
18 pointed out, we don't control that northeast
19 corner. It could at some point in time become
20 a building that infills the same density as
21 this -- as this building, and we'll -- I'll
22 talk about that just a little bit in a moment.

23 The building is conceived as a combination
24 of brick -- primarily brick on Beaver, and here
25 on -- on Pearl, wrapping around the corners for

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1 five stories. One-story base, brick 1, brick 2
2 is floors 2 through 5, and then the upper two
3 floors are a stucco panel. We're not exactly
4 sure yet what it is, but there's a sense of a
5 belt course there between floors 5 and 6.

6 Going around to the north side of the
7 building, we do -- as was pointed out, we do
8 have parking in the base of the building, on
9 the north of the -- side of the building, on
10 Union. Union is a very tough street. I think
11 you all know that. It's a hard street. It --
12 imagine continuity of active uses, but we
13 understand completely, there's an obligation to
14 not see that parking, to bring the building to
15 the ground, to treat that infill in a way that
16 is -- adds simply to the streetscape.

17 And we can imagine a number of different
18 solutions of how we do that and not see -- and
19 not see parking and still maintain ventilation
20 to those spaces, and happy to hear your
21 thoughts about that as well.

22 As you turn the corner onto Union from
23 Clay -- and Clay was described as where our
24 loading is and where our access to parking
25 is -- the building changes. You can see

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1 there's a kind of seam as I turn two bays
2 around the corner, and that's where the brick
3 stops. The north side of the building again is
4 stucco. The interior courtyards are the stucco
5 panels, so this will wrap around into that
6 interior space.

7 And then, again, to our elevations, and --
8 and straight elevation. Hopefully, you can see
9 exactly what our intentions were here in terms
10 of a base that is a continuous active edge,
11 building lobby identified or locked into the
12 massing of the building, these seams that
13 become balconies and define the massing
14 proportions, and then a very simple penthouse
15 that screens all of our -- a screen that will
16 screen all of our mechanical equipment at
17 approximately 10 feet in height.

18 And around onto -- this is in some ways a
19 difficult elevation, but it actually -- because
20 we don't control -- and you see where that --
21 the small one-story building is located.

22 Because it leaves that corner out, it does
23 give us access to daylight into the interior of
24 that courtyard. And so even those units that
25 are interior-facing get direct light and air

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1 out, and that's actually quite a nice feature.
2 So we're wrapping around here onto Pearl. You
3 can see the same -- the same organization of
4 parts of the urban street wall.

5 If you look to the elevation that's facing
6 us that's on Union, those units face north and
7 face south, and so there could be a building
8 here some day. And if there are, those windows
9 go away, but all of those units still work
10 because they all have access to daylight on the
11 north and south. And that's some of the
12 larger, plainer areas of the building.

13 On Union, again, this -- on this
14 elevation, there is that seam where we change
15 the material palette. And you also see the
16 existing building to remain, and there is a
17 blank wall there. We think this is an
18 opportunity -- and you've got a history of it
19 in the City, of art installation as --
20 belonging to the district, belonging to where
21 we are in the City and the history of place,
22 and you can find a number of great examples
23 around the City.

24 And then, finally, wrapping around, this
25 is the -- the utility side of the building,

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1 meaning the retail wraps around the corner on
2 Beaver, but that's where our access to parking
3 is and that's where our access -- our loading
4 docks are. And it was pointed out, all of our
5 loading is interior to the building.

6 If you look at the building from bottom to
7 top, it is proposed -- two bricks, a darker
8 brick at the base, a lighter brick above in
9 that family of -- of buff-colored bricks that
10 you find all around us here downtown.

11 You can see the two-story base on the
12 corner where a (inaudible) will be located, and
13 the seams between the -- the massing parts of
14 the building.

15 And then to the -- the detail on the
16 spandrels and brick, obviously, inspired by the
17 details we're finding in the context around us.

18 And then at the top of the building, that
19 lighter brick then transitions into those
20 stucco panels and the -- the balconies'
21 daylight to the sky.

22 Floor plans. Again, see how all of these
23 parts come together. The pink is retail space.
24 It would be wonderful if there was a single
25 tenant that was on that corner of Pearl and

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1 remainder of that inside courtyard.

2 And then our typical and very, very simple
3 mix of the unit layouts at this point in time.

4 And then our rooftop, we've set the -- the
5 screen back, obviously, and -- and it will be
6 as small as we can make it and screen the view
7 to those units.

8 And with that, I'll give this back to you.

9 Thank you.

10 MS. TRIMMER: Cross-sections are
11 everything you just saw, so I'm going to skip
12 over to 27 and just take a moment on this one
13 to acknowledge, again, we are taking on the
14 responsibility for improvements on both sides
15 of Clay Street so that property against United
16 House of Worship will also get the updated and
17 Code-compliant streetscape. Everything else in
18 your packet is consistent with what you've seen
19 today with the shade coverage meeting Code, the
20 plant palette. And I know it's been a long
21 day, so we'll stand by for questions.

22 THE CHAIRMAN: Thank you, Ms. Trimmer.

23 Any questions from the board for the
24 applicant?

25 Secretary Monahan.

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1 Beaver and wrapped around that corner and that
2 two-story space.

3 It will certainly be -- or we expect it to
4 be subdivided into multiple tenants and -- and
5 want to create the identity -- the ability for
6 individual tenants to have identity on their
7 storefronts, not just with signage and awnings,
8 but even in the actual storefront.

9 The lobby is relatively small in order to
10 maintain the activity of the street, and retail
11 on the corner of Clay and Beaver.

12 And then you can see that the parking --
13 it is only -- it's basically a level and a
14 half. It's not the -- the slope is not visible
15 from the outside of the building because the
16 grid comes to the ground and -- so
17 approximately 60 parking spaces total. As
18 they're two-story spaces, the -- at the -- for
19 the retail that align with the two levels of
20 parking.

21 And then our typical floor plan. The
22 terrace space, the rooftop space will be
23 accessible to all of the tenants. The abutting
24 units will have private outdoor space, and then
25 it will be shared outdoor space for the

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1 BOARD MEMBER MONAHAN: Thank you,
2 Mr. Chair.

3 Through the Chair to Ms. Trimmer, on
4 this -- I guess on this project, what's the
5 total number of commercial square footage?

6 MS. TRIMMER: This one is seven stories,
7 270 units, 1,600 square foot.

8 BOARD MEMBER MONAHAN: Thank you.

9 THE CHAIRMAN: Any additional questions
10 from the board?

11 BOARD MEMBERS: (No response.)

12 THE CHAIRMAN: Seeing none -- thank you,
13 Ms. Trimmer -- let's move to public comment.

14 MR. ANDERSON: Once again, we have no
15 public comment.

16 THE CHAIRMAN: Thank you.

17 We'll close the public hearing and --
18 Secretary Monahan.

19 BOARD MEMBER MONAHAN: Thank you,
20 Mr. Chair.

21 Move DDRB Application 2023-021, Pearl
22 Street District, Block N4, conceptual review,
23 with the staff recommendations.

24 THE CHAIRMAN: Thank you.

25 There's been a motion. Is there a second?

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1 BOARD MEMBER BERLING: Second.
2 THE CHAIRMAN: And there's been a second.
3 Let's move to board discussion.

4 Mr. Loretta, why don't we start with you.
5 BOARD MEMBER LORETTA: I think this is
6 another cool project. You know, the only thing
7 that I think would be interesting would be
8 maybe a different architectural spin on this.
9 We discussed -- let's say on the Beaver side
10 that there's, like, five segments of the
11 building. I think it would have been kind of
12 interesting, maybe in some of the architecture
13 on some of these projects, to have -- made it
14 look as though there are multiple buildings
15 that have been existing for many years that
16 have then just been adjoined together into one
17 building instead of it just being one building
18 with kind of a facade broken up with a couple
19 of vertical elements.

20 I think it would have been a different
21 opportunity -- I'm not saying this is a bad
22 design, but I think it would have been a
23 different opportunity that may be enhanced if
24 we would have had a different design spin on
25 this project.

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1 Mr. Chair.
2 Another great project. Thank you,
3 Mr. Manfredi for your vision on this project in
4 particular and on the project in its entirety.
5 I think it's going to be a marquis for downtown
6 Jacksonville.

7 Thank you.
8 THE CHAIRMAN: Ms. Berling.
9 BOARD MEMBER BERLING: So there's a kids
10 book that -- it's called Young Frank,
11 Architect, and in it Grandpa Frank says to his
12 son, communities aren't built -- she knows it,
13 right? You have kids. Communities aren't
14 built all at once. They happen over time. And
15 I feel like this project and these projects
16 collectively, successfully challenge that, so
17 thank you to Mr. Manfredi.

18 And thank you to Gateway Jax because you
19 brought together a phenomenal team that are,
20 you know, working collaboratively to really
21 change Jacksonville in a positive way.

22 So thank you to all of your brilliant
23 minds. I'm really excited to see these
24 projects carried out.

25 THE CHAIRMAN: Thank you.

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1 THE CHAIRMAN: Mr. Schilling.
2 BOARD MEMBER SCHILLING: I don't have any
3 comments, Mr. Chairman.

4 Thank you.
5 THE CHAIRMAN: Mr. Harden.
6 BOARD MEMBER HARDEN: No comments,
7 Mr. Chairman.

8 THE CHAIRMAN: Vice Chair Ott.
9 BOARD MEMBER OTT: Thank you,
10 Mr. Chairman.
11 Mr. Manfredi, thank you. This project was
12 really lovely, and the -- the overall concept,
13 thank you for your influence and your thoughts.
14 It's exciting to see.

15 My only feedback -- you mentioned the
16 possibility of some public art on that blank
17 wall space. Usually we see public art as a
18 Band-Aid or a solution to a lack of
19 architecture. That is not the case here. So
20 I'm -- personally, I'm in favor of some public
21 art if you guys do decide to go that direction
22 there. The architecture itself, I enjoy this
23 building, so thank you.

24 THE CHAIRMAN: Secretary Monahan.

25 BOARD MEMBER MONAHAN: Thank you,

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1 And I'll just add two quick things to
2 spotlight something that Ms. Trimmer said
3 earlier, which I do want to recognize formally.
4 The decision by the applicant to improve the --
5 the sidewalks on the opposite side of their
6 property really shows their dedication to not
7 just their own project but the entire
8 neighborhood that they will exist in downtown.
9 So I just -- I want to spotlight that. I think
10 that was a great decision and we commend you
11 for that.

12 And, secondly, on a -- from a process
13 standpoint, I want to thank the applicant and
14 the entire team for getting these proposals in
15 front of us expeditiously, as you committed to
16 last month when you said that when you came
17 back for final approval of the site plan that
18 we would be seeing these as well. You followed
19 through on that. It shows that a lot of
20 work -- so much work went in on the front end
21 before you even got in front of us for the
22 first time, and that's not always what we
23 experience, so I want to commend you for that,
24 and hopefully that will continue as we move
25 through this process.

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1 Ms. Trimmer, if you wanted to add anything
2 else, we'll --

3 MS. TRIMMER: If I can, before the board
4 does final decisions, we really, sincerely
5 would like the board's input in terms of what
6 we have reflected today as negative space on
7 those two frontages over the one-story
8 building, recognizing we don't want to just
9 clutter things for the sake of just cluttering
10 them.

11 And I think that they have very elegantly
12 addressed those frontages, planning for the
13 future and what we all hope, so we would like
14 input from you, whether the board is
15 comfortable and would prefer -- if that is a
16 deviation, that we seek the deviation,
17 recognizing the unique character of the block,
18 if you would prefer that we show activation
19 when we come back for final.

20 And to Chairman Brockelman's point, they
21 have spent so much time and energy, we could
22 nearly turn these around and file them next
23 month. I think we're going to take a little
24 bit of time. They're willing to put forth the
25 financial hardship of giving you really

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1 photorealistic renderings that I have seen and
2 are immaculate. So we're going to get these
3 packages perfect and see you in about two
4 months, but we would like some feedback and
5 guidance as to the element in particular.

6 THE CHAIRMAN: Thank you, Ms. Trimmer.

7 So we'll ask the board members again, if
8 you do have any specific ideas or feedback for
9 the applicant, knowing that they would
10 actually -- they want to hear it for their own
11 benefit, please feel free to share.

12 Ms. Berling.

13 BOARD MEMBER BERLING: Can we just request
14 that we speak afterwards? Like, they reach out
15 to us or we reach out to them with suggestions,
16 not to continue this dialogue here in this
17 venue?

18 THE CHAIRMAN: Sure. I mean, Ms. Trimmer,
19 if that works for you -- if there's going to be
20 the time passing anyway, I think maybe that's a
21 (indecipherable) that we can make as board
22 members. If you have ideas between now and
23 when they file for final, please feel free to
24 reach out, and maybe with staff, offer
25 feedback, or staff can compile some.

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1 MS. KELLY: So through the Chair, if the
2 applicant would like, I can just kind of reach
3 out to the board members after and see how they
4 feel about that and pass that along.

5 So because it's a Code requirement about
6 the blank wall thing, they would have to seek a
7 deviation. Now, if there's, like, a lot of
8 agreement that negative space can be a good
9 thing, that that's all right, we can -- we can
10 kind of chat. And then when they come back for
11 final, we can just sort of hear the deviation
12 before that; you know, the workshop before
13 that, or something to that effect.

14 But if the applicant is cool with it, I
15 can just sort of talk to you guys after and
16 pass the word along.

17 MS. TRIMMER: If I can be part of those
18 conversations, but, otherwise, yeah.

19 THE CHAIRMAN: So we'll do that.
20 Thank you, Ms. Kelly.

21 All right. Seeing no additional board
22 comments, there's been a motion and a second.

23 All those in favor of approving conceptual
24 review for DDRB Application 2023-021, please
25 say aye.

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1 BOARD MEMBERS: Aye.

2 THE CHAIRMAN: Any opposed?

3 BOARD MEMBERS: (No response.)

4 THE CHAIRMAN: Board, by your action, show
5 the motion carries unanimously.

6 Congratulations.

7 All right. Board Members, we are down to
8 our last item of the day. It is a resolution
9 that staff has prepared working with the
10 mayor's transition team.

11 And so Ms. Kelly, Mr. Parola, whoever
12 wants to present on this, we'll turn it over to
13 you for a summary of what will be discussed.

14 MR. PAROLA: Thank you, Mr. Chair.

15 There are four amendments to the Ordinance
16 Code, several of which, really housekeeping,
17 are for clarifications. The origins of these
18 actually go back way before the current
19 administration transition team. These are
20 things we either talked about as a board; board
21 members have talked to me individually; or
22 users of the system have said, hey, we thought
23 about making these improvements.

24 I'll go over them since we've already sort
25 of discussed them. And for the benefit of the

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1 audience, we're talking conceptual changes
2 here. The real meat of the matter comes if it
3 makes it to legislation. If it makes it to
4 legislation, then the legislation comes back
5 with the exact language that will be included
6 to change the Ordinance Code. The public has
7 an opportunity, both here to speak on it, at
8 DIA to speak on it when the legislation comes
9 through, to speak on it through all of those
10 public hearings as well. So this is sort of
11 the natal stage of -- of where we're at.

12 The first amendment really is to clarify
13 something in the Ordinance Code. There's a
14 conflict that says if you have existing
15 signs -- or let me change that. If you are
16 putting in a sign and it otherwise meets the
17 Ordinance Code, one section in the Ordinance
18 Code says it's just staff, the other section in
19 the Ordinance Code says bring it to DDRB. The
20 problem is, when you bring something to the
21 DDRB that otherwise meets the Ordinance Code
22 for a sign, there's really no action to take.
23 So I'd like to clear that up and just make it a
24 staff review level.

25 We've actually taken the liberty, much
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1 to -- I think maybe Mr. Brockelman won't like
2 it. But just that if you have a zoning
3 exception that was approved for signage and you
4 want to change the signage and it's the same,
5 then go ahead and we'll continue with the
6 zoning exception living and breathing.

7 The second one is for roadway and parks
8 projects. Believe it or not, it's not actually
9 articulated in the Ordinance Code whether or
10 not it comes before you. There are a lot of
11 stakeholders that go into parks, a lot of
12 stakeholders that go into major roadway
13 projects, DDRB should be one of those
14 stakeholders, so we're proposing to bring parks
15 and big roadway projects into this body for
16 conceptual approval. It also has the added
17 additional benefit to the public because it
18 creates yet another venue if they're not paying
19 attention to (indecipherable) or anybody else,
20 right?

21 The third amendment is -- and we've had
22 conversations with some of you board members
23 about what is and isn't a workshop and how we
24 may misuse the term. In several instances --
25 and there are three of these instances. And

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1 these are within the resolution itself, that a
2 workshop really in any form really doesn't make
3 any sense because in order to really talk about
4 these sort of deviations, you've had to
5 articulate the building to a point where you're
6 ready for conceptual approval anyway. So let's
7 do the work at conceptual.

8 Conceptual never means you're going to go
9 to final. This board, at least four times in
10 the last two years, has actually pulled back
11 and deferred conceptual until there was more
12 information. So we think, you know, the
13 conceptual/final process works.

14 And, finally, we have a lot of buildings
15 downtown, thankfully, that have been saved.
16 And when they go to be rehabbed, they often go
17 through the COA process. If they're going
18 through the Certificate of Appropriateness
19 process under Historic review, then let's just
20 do a final review here. This body has never
21 done anything to conflict with Historic
22 Preservation. And, actually, this body gives
23 great deference -- as well they should -- to
24 Historic Preservation. So let's go ahead and
25 do that as well.

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1 And just for clarification -- and then I
2 promise I'll stop talking for a second -- if
3 you're doing new construction as part of the
4 COA process, that sort of takes you out of this
5 expedited review because new construction is
6 certainly within this body's purview and
7 mandate.

8 So, again, that's -- that's where we're
9 at.

10 THE CHAIRMAN: Okay. Thank you,
11 Mr. Parola.

12 Any questions from the board for staff?

13 BOARD MEMBERS: (No response.)

14 THE CHAIRMAN: All right. Seeing none,
15 Mr. Monahan, if we could get in a posture to
16 discuss this, please.

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

19 Move DDRB Resolution 2023-10-01,
20 amendments to the Ordinance Code.

21 THE CHAIRMAN: All right. There's been a
22 motion. Is there a second?

23 BOARD MEMBER LORETTA: Second.

24 THE CHAIRMAN: And a second.

25 All right. Board discussion.

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1 Ms. Berling, could we start with you, please?
 2 BOARD MEMBER BERLING: So I'll start with
 3 Amendment 3. We had -- I had this conversation
 4 with staff. I find it very confusing when we
 5 use the terminology "workshop." I think it's
 6 confusing to the public. I think it sets both
 7 parties up -- or everybody involved, rather, up
 8 for disappointment and frustration because
 9 "workshop," in the way that we have it
 10 defined -- well, we don't have it defined.
 11 Let's start with that.
 12 So what a workshop actually entails is not
 13 really fleshed out anywhere, and so we're left
 14 as individuals or as the public to defer [sic]
 15 what that means by the words themselves. And
 16 that just is a recipe for disaster because it
 17 implies that we have more flexibility, and it's
 18 an undue burden to whomever is bringing the
 19 application because it implies that they're
 20 going to be amenable to the changes that are --
 21 are put forth by the public, or that it's the
 22 appropriate time to have that conversation.
 23 And so I would like two things: A, the
 24 idea of a workshop is a good one if it's
 25 earlier on in the process. So maybe we -- in
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1 the future, we start to define what that means
 2 and what -- what that will look like, to allow
 3 an appropriate means for people to have that
 4 dialogue.
 5 That said, I think right now the word
 6 should be omitted completely because we're not
 7 in a place where we could define that. And so
 8 if this Amendment Number 3 is proposing that we
 9 get rid of the world altogether, please do
 10 that. I'm strongly in favor of that, and --
 11 but also revisiting down the -- down the line
 12 how we can have a true idea of a workshop. And
 13 I think that's in the public good as well as
 14 applicants and ours.
 15 That's all. That's the only amendment I
 16 took any exception to.
 17 THE CHAIRMAN: Thank you, Ms. Berling.
 18 And just to ask for clarification, so what
 19 you would prefer in that scenario is that we
 20 remove the workshop requirement across the
 21 board at this point instead of for the select
 22 categories listed by staff?
 23 BOARD MEMBER BERLING: Yes, and -- and we
 24 replace it with a more appropriate word there
 25 that actually reflects (indecipherable) we do,
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1 but I think the word is a misnomer and it
 2 shouldn't be utilized as it stands right now.
 3 And the second point is, I do think that
 4 the idea of a workshop is a good one, but it
 5 needs to be fleshed out further and it should
 6 be revisited at a later time because I don't
 7 think we're in a position now to make that
 8 amendment.
 9 THE CHAIRMAN: Okay. Thank you.
 10 Secretary Monahan.
 11 BOARD MEMBER MONAHAN: Thank you,
 12 Mr. Chair.
 13 I appreciate all the work that's been done
 14 by staff, by the previous administration,
 15 current administration and transition
 16 committees. I think these are all wise
 17 recommendations.
 18 THE CHAIRMAN: Vice Chair Ott.
 19 BOARD MEMBER OTT: Thank you.
 20 I think these make sense. Thank you,
 21 staff, for your work on this.
 22 THE CHAIRMAN: Mr. Harden.
 23 BOARD MEMBER HARDEN: Same. No comments.
 24 Thank you.
 25 THE CHAIRMAN: Mr. Schilling.
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1 BOARD MEMBER SCHILLING: Thank you,
 2 Mr. Chairman.
 3 And so I don't have any comments on
 4 Amendments 1 through 3. I will share on
 5 Amendment 4 -- and I know I had a chance to
 6 talk to staff about this. And as I've read
 7 about it and thought about it, I think the way
 8 it's proposed is good.
 9 And I guess what I would share is, I
 10 remember projects we've heard and reviewed in
 11 the past where they have not completed their
 12 COA process, and it made it very difficult to
 13 make a final decision. And I like the way that
 14 it's worded right now, that if you have been
 15 through the COA, then essentially you get to
 16 bypass conceptual. But if somebody had, say, a
 17 very complicated project that did want to have
 18 a conceptual, I would think that that would
 19 still be an option to them. So that was a
 20 thought that I had, that -- you know, we did
 21 see some very complicated projects, and
 22 somebody may still want to do a conceptual.
 23 THE CHAIRMAN: Mr. Loretta.
 24 BOARD MEMBER LORETTA: I have no further
 25 comments.
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1 THE CHAIRMAN: Okay. And the one comment
 2 I'll make -- this goes to what Mr. Parola was
 3 alluding to earlier. In Amendment Number 1,
 4 where it talks specifically about the special
 5 sign exception, a couple of us last year, or
 6 this past year, were on the special sign
 7 committee and we discussed sign approvals at
 8 length. And the wordage here that sort of
 9 caught my eye immediately was -- okay, a lot of
 10 our downtown signs on the big high-rises aren't
 11 just a little bit over our allowance, they are,
 12 in some cases, multiples of what our allowance
 13 is, and so I would think that we would want to
 14 at least preserve the ability for a future
 15 board to be able to evaluate whether at that
 16 particular time in the future a replacement
 17 sign would still meet whatever criteria that
 18 board would hold for granting an approval, and
 19 then a property owner couldn't just get a
 20 special sign exception once and essentially
 21 hold it in perpetuity if -- especially if the
 22 sign were way outside what the bounds would be.

23 So that would be my only request. And I
 24 don't know, Ms. Miller [sic], if I'm even -- if
 25 I'm, as chair, allowed to -- to make a motion

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1 Any additional discussion on that?
 2 BOARD MEMBERS: (No response.)
 3 THE CHAIRMAN: Seeing none, all those in
 4 favor, please say aye.
 5 BOARD MEMBERS: Aye.
 6 THE CHAIRMAN: Any opposed?
 7 BOARD MEMBERS: (No response.)
 8 THE CHAIRMAN: Okay. Show that amendment
 9 adopted.

10 There were a couple other ideas floated
 11 around, so, Ms. Berling, if you'd like to offer
 12 some amendment --

13 BOARD MEMBER BERLING: Yeah, I would like
 14 to (off microphone) --

15 I would like to amend Amendment 3 to
 16 strike the usage of the word "workshop," and
 17 then to --

18 (Off microphone.)

19 MR. PAROLA: Through the Chair, if I
 20 could, I mean, the implications of striking the
 21 word "workshop" and trying to define it at this
 22 point is way beyond staff's ability to just
 23 sort of react to it and come up with anything
 24 that may not have, really, some long-term
 25 unintended consequences.

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1 for an amendment or offer an amendment.
 2 Ms. Lopera, my apologies.
 3 If I'm able to do that. But that would
 4 be -- if not, that would be my ask, is that a
 5 board member consider doing that specifically
 6 to get rid of the special sign exception living
 7 on in perpetuity.

8 MS. LOPERA: Yes. To the Chair, so the
 9 motion on the table is to approve the
 10 resolution as written. You can amend that
 11 motion as you have so stated. And if you get a
 12 second, you can vote on the amendment, and then
 13 vote on the motion as amended.

14 THE CHAIRMAN: Okay. So before I do that,
 15 to staff, do you have any just -- reaction to
 16 us doing that?

17 MR. PAROLA: I think that's probably a
 18 smart play.

19 THE CHAIRMAN: Okay. So I'll offer that
 20 as an amendment to Amendment 1, and that
 21 amendment would be to remove the special sign
 22 exception as something that would be a
 23 staff-review-only project.

24 BOARD MEMBER OTT: Second.

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

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1 I think we do need to revisit the issue.
 2 I think it's very smart. I think a step in --
 3 a step to that end is to have a proof of
 4 concept. I think eliminating the workshop for
 5 these three things and going straight to
 6 conceptual will establish that proof of
 7 concept, and then we can revisit the issue at a
 8 later date, as I'm sure -- you know, our
 9 Ordinance Code lives and breathes, and we can
 10 change it periodically.

11 BOARD MEMBER BERLING: (Off microphone.)

12 MR. PAROLA: I'm saying I don't think we
 13 should do that right now.

14 BOARD MEMBER BERLING: (Off microphone.)

15 THE CHAIRMAN: And one thing I'll also
 16 note is, the way I understand this has been put
 17 forth is -- right now this is to get our
 18 reaction initially to what may come later.

19 So, Ms. Berling, there also may be an
 20 opportunity down the road, as this gets
 21 translated into an actual piece of legislation,
 22 to have that discussion that you're talking
 23 about.

24 BOARD MEMBER BERLING: Perfect.

25 THE CHAIRMAN: Mr. Schilling, did you

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1 offer potentially another one or was --
 2 BOARD MEMBER SCHILLING: Mr. Chairman, it
 3 was really a comment. I didn't intend to have
 4 an amendment.
 5 THE CHAIRMAN: Okay. So seeing no further
 6 board discussion and no other amendments, all
 7 those in favor of --
 8 MS. LOPERA: Hold on one second.
 9 Mr. Chairman, you need someone to move the
 10 resolution as amended.
 11 BOARD MEMBER MONAHAN: Mr. Chair, I'd like
 12 to make a motion to move the resolution as
 13 amended.
 14 THE CHAIRMAN: Okay. There's been a
 15 motion to move the original motion as amended.
 16 Is there a second?
 17 BOARD MEMBER BERLING: Second.
 18 THE CHAIRMAN: And there's been a second.
 19 Seeing no further board discussion, all
 20 those in favor of adopting the motion as
 21 amended for this resolution, please say aye.
 22 BOARD MEMBERS: Aye.
 23 THE CHAIRMAN: Any opposed?
 24 BOARD MEMBERS: (No response.)
 25 THE CHAIRMAN: By your action, show it

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1 downtown projects and projects at large.
 2 BOARD MEMBER SCHILLING: Thank you,
 3 Mr. Chairman.
 4 I think I may have been getting a little
 5 choked up on the last item. And I know it's a
 6 late hour, so I'll do my best to not go longer
 7 than a minute, but there are several thank yous
 8 that I need to say.
 9 And one is, Mr. Chairman, thank you to
 10 you. Thank you to all my fellow board members.
 11 It truly has been an honor to work with each
 12 and every one of you. The talent and y'all's
 13 wisdom truly is humbling, so it's -- I have
 14 learned so much on this board and learned so
 15 much about downtown that I did not know before.
 16 I also very much want to say thank you to
 17 staff, especially Guy and -- it looks like
 18 Susan slipped out, but every month y'all are in
 19 the cycle of working with applicants and
 20 bringing staff reports to us with
 21 recommendations. And I have found that y'all's
 22 recommendations are spot on and so super
 23 helpful, at least to me, and I think this
 24 board. And thank you for everything that
 25 you've done. I've truly enjoyed working with

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1 adopted.
 2 Board Members, that concludes our action
 3 items. We do not have any old business.
 4 I do want to say just one brief thing for
 5 new business, if I may. This is most likely
 6 going to be Mr. Schilling's last meeting with
 7 us. As you probably know and as Bill certainly
 8 knows for his years of service on the board, he
 9 is now -- he's termed out and he's on an
 10 expired term, and so there is legislation in
 11 front of the City Council now that would
 12 appoint a replacement to his seat, and so, one,
 13 I wanted to recognize him.
 14 And then, two, just briefly offer just my
 15 own personal gratitude to you, Bill, for your
 16 time, not just on this board, but also working
 17 as a professional within downtown. You and I
 18 actually got to know each other before this
 19 board when -- back when RiversEdge was still
 20 The District and you were working on that
 21 project, and with us at the time, on the
 22 original board there. It was great. You were
 23 always a great professional. Your firm is
 24 great, so I wanted to recognize your service on
 25 the board and also your professionalism on

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1 y'all and I've enjoyed working with everyone
 2 here.
 3 As we saw today, there's so many exciting
 4 things going on in downtown Jacksonville. The
 5 future is very bright, and I'm looking forward
 6 to so many more great things coming out of this
 7 board, so thank you so much.
 8 Thank you, Mr. Chairman.
 9 THE CHAIRMAN: Thank you, Bill.
 10 And it's definitely my intention for us to
 11 bring forward a resolution that we'll adopt at
 12 next month's meeting. You don't have to be
 13 there, you can show up if you'd like, but we'll
 14 get that to you so you have a formal
 15 commemoration of your service on this board.
 16 So thank you again, Bill.
 17 BOARD MEMBER SCHILLING: Thank you.
 18 THE CHAIRMAN: All right. Board Members,
 19 seeing no additional business, are there any
 20 public comments?
 21 MR. ANDERSON: No, sir.
 22 THE CHAIRMAN: And seeing no public
 23 comments, we will adjourn the meeting at
 24 5:12 p.m.
 25 Thank you all.

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(The foregoing proceedings were adjourned
at 5:12 p.m.)

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CERTIFICATE OF REPORTER

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

I, Diane M. Tropa, Florida Professional
Reporter, certify that I was authorized to and did
stenographically report the foregoing proceedings and
that the transcript is a true and complete record of my
stenographic notes.

DATED this 25th day of October 2023.

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Florida Professional Reporter

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