

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, May 12, 2022,
commencing at 2:00 p.m., at the Jacksonville Public
Library/Downtown, 303 North Laura Street, Multipurpose
Room, Jacksonville, Florida, before Diane M. Tropa,
FPR, a Notary Public in and for the State of Florida at
Large.

BOARD MEMBERS PRESENT:

CRAIG DAVISSON, Acting Chairman.
MATT BROCKELMAN, Board Member.
CHRISTIAN HARDEN, Board Member.
WILLIAM J. SCHILLING, JR., Board Member.
JOSEPH LORETTA, Board Member.
GARY MONAHAN, Board Member.
LINZEE OTT, Board Member.

ALSO PRESENT:

AL FERRARO, City Council Member.
MICHAEL BOYLAN, City Council Member.
GUY PAROLA, DIA, Operations Manager.
INA MEZINI, DIA, Marketing and Communications.
LORI RADCLIFFE-MEYERS, Redevelopment Coordinator.
SUSAN GRANDIN, Office of General Counsel.

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1 Unless you're at the podium -- for the
2 board members today, we've got a lot to go
3 over, if we could keep our comments to under
4 five minutes.

5 Also, please everyone speak clearly for
6 our court reporter and at a volume that she can
7 hear and succinctly and slowly.

8 If there are any board members that have
9 recusals or conflicts, please state it now, or
10 I think Ms. Radcliffe-Meyers will read it for
11 public record if you have it. Please fill out
12 Form 8B before you leave the meeting.

13 Ms. Radcliffe-Meyers.

14 MS. RADCLIFFE-MEYERS: Yes, Chairman
15 Davisson.

16 THE CHAIRMAN: Could you read the recusals
17 today?

18 MS. RADCLIFFE-MEYERS: Yes. Thank you.

19 The first recusal I have is from our
20 previous meeting, from April 21st, and that was
21 for Board Member Joe Loretta. And he filed the
22 Form 8B during the last meeting.

23 And pursuant to that requirement, Board
24 Member Loretta declared a conflict on project
25 2022-004, the Jones Brothers. And it was due

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1 PROCEEDINGS
2 May 12, 2022 2:00 p.m.

3 - - -

4 THE CHAIRMAN: We now have a quorum, so
5 I'm going to call the meeting to order. The
6 DDRB, May 12, 2022, is now in session.

7 And for the record, I'd like to
8 acknowledge the board that is present.
9 Mr. Schilling; I saw Mr. Loretta walking
10 somewhere; Mr. Brockelman; our new member,
11 Mr. Monahan; and our newest member, this is her
12 first meeting, Ms. Linzee Ott.

13 Welcome to the DDRB.

14 Today I'm going to be sitting for our
15 chair, Trevor Lee, who is out today. Also
16 present is our staff; Ms. Mezini, Mr. Parola,
17 and our counsel, Ms. Grandin. And Lori is
18 going to be -- Lori Radcliffe-Meyers, this is
19 going to be her last day, and we'll acknowledge
20 that at the end of the meeting.

21 Also present, thank you for coming,
22 Councilman Ferraro.

23 And if there are any public speakers,
24 please fill out the cards at the entrance, and
25 please state your name and your address and
relationship to the project if you do have one.

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1 to that his employer is working with Corner Lot
2 on this project. That was for the previous
3 meeting.

4 On this -- for this meeting, the May 12th
5 DDRB, we have a voting conflict for Board
6 Member Craig Davisson on the JWB Cathedral
7 Commons multifamily DDRB project number
8 2022-007. And the reason is his business,
9 Studio9 Architecture, has directly provided
10 architectural services for this owner and
11 project.

12 We also have another Form 8B for Board
13 Member Craig Davisson on the project The Den,
14 the adaptive reuse project, DDRB 2022-008.
15 Again, his business, Studio9 Architecture, has
16 directly provided architectural services for
17 this owner and project.

18 We also received a Form 8B from Board
19 Member Loretta. This one as well is for -- his
20 employer works with JWB on projects outside of
21 the DIA district boundaries, and he'll be
22 recusing himself on the Cathedral.

23 We also received a Form 8B from Board
24 Member Bill Schilling. And it's for project
25 DDRB 2022-009, Toll Brothers townhomes

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1 modification. His employer, Kimley-Horn and
2 Associates, are retained by and performing
3 services for Toll Brothers/Elements Development
4 of Jacksonville, LLC, and The District
5 Community Development District on this project.

6 We also received another Form 8B from
7 Board Member Schilling for project 2022-006,
8 the Brooklyn mixed-use. "My employer,
9 Kimley-Horn and Associates, and I are retained
10 by and performing services for Columbia
11 Ventures on this project."

12 We also received another Form 8B from
13 Board Member Schilling for project 2022-007,
14 JWB Cathedral Commons multifamily. "My
15 employer, Kimley-Horn and Associates, and I are
16 retained by and performing services for JWB
17 Real Estate Capital LLC on this project."

18 And then last but not least, another
19 Form 8B from Board Member Schilling. And
20 that's going to be for project 2022-008, The
21 Den adaptive reuse. "My employer, Kimley-Horn
22 and Associates, and I are retained by and
23 performing services for EJPC on this project.

24 THE CHAIRMAN: Thank you,
25 Ms. Radcliffe-Meyers.

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1 Again, my name is Lori Radcliffe-Meyers,
2 and I will be presenting the staff report for
3 the High Reason special sign exception.

4 DDRB application 2022-005 seeks approval
5 for a special sign exception to allow for one
6 15.56-square-foot wall sign on
7 non-street-frontage walls.

8 Per the ordinance, wall signs painted on
9 or affixed to buildings up to five stories in
10 height shall not exceed 10 percent total area
11 of the facade fronting a street or 300 square
12 feet, whichever is less. And buildings over
13 five stories shall not exceed 10 percent of the
14 total area of the facade fronting a street, or
15 400 square feet, whichever is less.

16 Many of the surrounding buildings in the
17 area have wall signs that are similar to the
18 sign proposed.

19 Based on this information, the Downtown
20 Development Review Board staff recommends
21 approval of DDRB application 2022-005 for a
22 special sign exception to the Downtown Overlay
23 district to allow for one wall sign and on a
24 non-street-frontage wall totaling 15.56 square
25 feet.

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1 Also, for the board members, remember the
2 way these mics work. You've got to push down
3 on them to speak.

4 So the first item today would be, do I
5 have a motion to approve the minutes of the
6 April 21st DDRB regular meeting?

7 BOARD MEMBER SCHILLING: Move to approve.

8 BOARD MEMBER BROCKELMAN: Second.

9 THE CHAIRMAN: Mr. Schilling, motion;
10 Mr. Brockelman, second.

11 All in favor, say aye.

12 BOARD MEMBERS: Aye.

13 THE CHAIRMAN: Nay?

14 BOARD MEMBERS: (No response.)

15 THE CHAIRMAN: Approved.

16 The first project that we're going to
17 through today is DDRB 2022-005, High Reason
18 special sign exception. The applicant is Will
19 Ketchum.

20 Ms. Radcliffe-Meyers, can we hear your
21 staff review and report.

22 (Board Member Harden enters the
23 proceedings.)

24 MS. RADCLIFFE-MEYERS: Yes. Thank you,
25 Chairman Davisson.

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1 This concludes the staff report. Staff is
2 available for questions.

3 Thank you.

4 THE CHAIRMAN: Thank you,
5 Ms. Radcliffe-Meyers.

6 Let's start with board comments. I'll
7 start on my left with Mr. Monahan.

8 BOARD MEMBER MONAHAN: Mr. Chairman, no
9 comments.

10 THE CHAIRMAN: Mr. Brockelman.

11 BOARD MEMBER BROCKELMAN: No comments.
12 Thank you, Mr. Chairman.

13 THE CHAIRMAN: Mr. Schilling.

14 BOARD MEMBER SCHILLING: No comments.

15 THE CHAIRMAN: Mr. Harden.

16 BOARD MEMBER HARDEN: No comments.

17 Also, let's not forget our new board
18 member.

19 THE CHAIRMAN: We did? I'll circle back
20 to that. Let me also acknowledge that
21 Mr. Harden has just joined us.

22 Mr. Loretta.

23 BOARD MEMBER LORETTA: No comments.

24 THE CHAIRMAN: Ms. Ott.

25 BOARD MEMBER OTT: No comments.

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1 THE CHAIRMAN: Thank you.
 2 Do I have a motion to approve?
 3 Oh, I'm sorry. Do we have any public
 4 comments?
 5 MS. MEZINI: No public comments pertaining
 6 to this project.
 7 THE CHAIRMAN: Thank you.
 8 Do I have a motion to approve?
 9 BOARD MEMBER BROCKELMAN: (Inaudible.)
 10 THE CHAIRMAN: That would be good. Is the
 11 applicant available for presentation?
 12 Bear with me. This is my first chair.
 13 (Mr. Ketchum approaches the podium.)
 14 MR. KETCHUM: Hi. Thanks for the
 15 opportunity to present my application.
 16 MS. MEZINI: Pardon me, sir. If you could
 17 press and hold the button as you speak.
 18 MR. KETCHUM: How about that? Now?
 19 Okay.
 20 Thank you for the opportunity to present
 21 the application. Our business was founded in
 22 Jacksonville 25 years ago as Burdette Ketchum.
 23 Our brand changed to High Reason recently, led
 24 us to reconsider our signage.
 25 You can see that we're on the Southbank,
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1 there's a bit of a precedent in that our
 2 neighbors -- ELM, the architects -- also have
 3 essentially, even though it's a fixed -- facing
 4 the street, the sign does not face the street.
 5 So ours would simply be right behind them on
 6 that open space.
 7 There you get a sense from the north how
 8 our current signage is really not visible at
 9 all. It's blocked by the vegetation or the
 10 awning, so it presents a nice opportunity for
 11 us.
 12 This is our neighbors, around the building
 13 on Kings Avenue.
 14 And then these are comparables, if you
 15 will, of other businesses in our exact trading
 16 area that have non-street-facing signs. And we
 17 thought that was important to share that there
 18 seems to be some precedent for this type of
 19 signage being allowed in the trading area.
 20 And the aerial that shows the sign units
 21 relative to the parking lot and our address.
 22 And here's the actual sign unit. It's
 23 going to be quality manufacturing, steel
 24 letters, steel-cut letters, powder-painted,
 25 baked by a high-quality sign installation
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1 just off Prudential Drive, on Kings Avenue.
 2 And that Kings Avenue corridor -- which is
 3 really growing in investment and commercial
 4 activity since the Atlantic Boulevard exit was
 5 created on I-95.
 6 If you'll notice at around 11 o'clock on
 7 this image there is some vegetation that comes
 8 from the turn on Prudential facing Kings. It
 9 actually blocks our signage, our current
 10 signage, which is on the front of the building.
 11 It really has no opportunity for visibility.
 12 Coming from the south is the same problem.
 13 That led us to consider putting this
 14 non-road-facing sign up.
 15 And so you can see the red square where
 16 the space is. And there's our current facade
 17 and frontage. That signage gets very limited
 18 viewability, as I mentioned.
 19 And here, we're just looking at a
 20 circumference of the building. There's a back
 21 alley beside the Skyway Express station, the
 22 JTA station.
 23 And there's the wall where we would like
 24 to put the south-facing image.
 25 Now, if you will go to that next slide,
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1 company, Priority Sign.
 2 And listen, we're in the branding
 3 business. The last thing we want to do is be
 4 commercially gaudy or distasteful. We do
 5 believe that this corridor could actually
 6 benefit in a little bit more commercial
 7 visibility. Sometimes it can feel a little
 8 sleepy, and I think we'll continue to attract
 9 investment and improvement.
 10 We've owned the building since '05, and
 11 it's been great to see the neighborhood
 12 continue to grow. We think this could be a
 13 safe and tasteful contribution to the
 14 commercial viability of the corridor.
 15 And there you see the rendering of the
 16 actual sign unit.
 17 At this time it will not be lit. And
 18 there's the aerial of how it provides that
 19 south arrival from the south-facing visibility.
 20 And there's the art. And then, of course, the
 21 existing sign unit would be replaced, and
 22 that's what this rendering reflects.
 23 (Council Member Boylan enters the
 24 proceedings.)
 25 MR. KETCHUM: I believe that is it. I'm
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1 happy to answer any questions.
 2 THE CHAIRMAN: Thank you, Mr. Ketchum.
 3 MR. KETCHUM: Yeah.
 4 THE CHAIRMAN: I apologize for slipping by
 5 probably the most important part, your
 6 presentation. We've already gone through it
 7 once.
 8 Is there -- rather than go by anybody,
 9 does anybody have any further comments from the
 10 board?
 11 BOARD MEMBERS: (No response.)
 12 THE CHAIRMAN: Do we have any comments
 13 from our Councilman Ferraro and Councilman
 14 Boylan?
 15 COUNCIL MEMBER FERRARO: No.
 16 COUNCIL MEMBER BOYLAN: No.
 17 THE CHAIRMAN: I must say this is the
 18 first sign project that I've seen come up that
 19 actually has it requested to make the sign
 20 larger than what is allowable. So thank you
 21 for your presentation.
 22 Do I hear a motion?
 23 BOARD MEMBER HARDEN: Motion to approve.
 24 BOARD MEMBER SCHILLING: Second.
 25 THE CHAIRMAN: Motion by Mr. Harden,
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1 second by Mr. Schilling.
 2 All in favor, say aye.
 3 BOARD MEMBERS: Aye.
 4 THE CHAIRMAN: Nay?
 5 BOARD MEMBERS: (No response.)
 6 THE CHAIRMAN: High Reason special sign
 7 exception has been approved.
 8 MR. KETCHUM: Thanks very much.
 9 THE CHAIRMAN: I've been asked to move up
 10 DDRB 2022-007. It's the Cathedral Commons
 11 project. If we could move that up to second.
 12 Afterwards, are you prepared to give your
 13 presentation, Cathedral?
 14 Ms. Radcliffe-Meyers, could you read the
 15 staff report and review, please.
 16 MS. GRANDIN: (Inaudible.)
 17 THE CHAIRMAN: Any members that need
 18 recusal on this specific project?
 19 BOARD MEMBER SCHILLING: Mr. Chairman, I'm
 20 recusing from voting for the reasons noted in
 21 Ms. Radcliff-Meyers' reading of the conflict
 22 form.
 23 THE CHAIRMAN: Mr. Loretta.
 24 BOARD MEMBER LORETTA: We're talking about
 25 -07, correct?
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1 THE CHAIRMAN: Right. We're moving that
 2 up to second.
 3 BOARD MEMBER LORETTA: Yeah, so I have to
 4 recuse myself as well per the City attorney's
 5 office.
 6 THE CHAIRMAN: I will be recusing myself
 7 as well.
 8 Okay. Ms. Radcliffe-Meyers, can we hear
 9 the staff report?
 10 MS. RADCLIFFE-MEYERS: Yes. Thank you,
 11 Chairman Davisson.
 12 So DDRB application 2022-007 seeks
 13 conceptual approval for a multifamily
 14 development which includes 175 apartments
 15 within 18 three-story buildings. The site is
 16 comprised of multiple parcels bisected by East
 17 Duval Street in the Cathedral Overlay district.
 18 The site is bounded to the north by Church
 19 Street and East Duval Street, to the east by
 20 Catherine Street, to the south by East Duval
 21 Street and East Newnan Street, and to the west
 22 by North Washington Street.
 23 Five different styles of architecture are
 24 proposed, giving the development an urban feel
 25 and character. Each design includes a terrace
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1 or balcony, creating unity throughout the
 2 complex, as well as providing a dynamic quality
 3 and look.
 4 The development is also in line with the
 5 Cathedral District design guidelines by
 6 providing articulated facades, gray-tone
 7 coloring, and an urban scale in design.
 8 Based on the foregoing, the Downtown
 9 Development Review Board staff supports
 10 conceptual approval of DDRB application
 11 2022-007 with the following recommendations:
 12 Prior to submittal for final review, the
 13 developer shall meet with staff to identify any
 14 deviations sought; continue to work with staff
 15 on the pedestrian realm along Church and
 16 Catherine Street; and continue to work with
 17 staff on the setback of the buildings.
 18 Streetlights, benches, and street
 19 furnishings shall be placed in the amenity area
 20 and shall be in accordance with the updated
 21 downtown design guidelines.
 22 This concludes the staff report, and staff
 23 is available for questions.
 24 Thank you.
 25 THE CHAIRMAN: Thank you, Lori.
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1 (Mr. Faulkner approaches the podium.)
2 THE CHAIRMAN: Can the applicant state his
3 name and address, please?

4 MR. FAULKNER: Good afternoon.
5 Jason Faulkner, principal of Studio9
6 Architecture, 35 East Bay Street, Jacksonville,
7 32202.

8 Good afternoon. Thank you for your time.
9 We have an interesting project here that's
10 made up of, as you saw in the introduction, 18
11 different buildings, three units per floor,
12 with a diversity of architecture for the
13 Cathedral area in Jacksonville.

14 As you can see by the map here, this gives
15 you an idea of the location of the site itself.
16 So it's bordered by Church Street on the north,
17 Washington Street on the west, and Catherine
18 Street which is actually on the east itself.

19 The biggest thing to focus in on here is
20 that in the middle, which is East Duval Street,
21 is where the overpass comes down in between the
22 two. So it actually acts as a bisector between
23 the two sites.

24 Next slide, please.

25 It gives you a little bit better aerial
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1 image of what you're looking at. The majority
2 of the development is on the northern site.
3 And then the southern parcel itself is -- it
4 actually doesn't front right up against East
5 Duval and is focused more on Washington and
6 Monroe Street.

7 Next slide.

8 Gives you an overall identity where it
9 sits in the overall Central Business District,
10 so it's right smack in the middle of downtown
11 in the CBD.

12 And this slide here is just giving overall
13 uses for the adjacent parcels.

14 Next.

15 This is -- these next couple of slides
16 give you some context of what you're looking at
17 here. As you can see, what we've done is --
18 it's a little hard to get your bearings on the
19 site just by looking at it, so what we've done
20 is we've tried to indicate where each one of
21 these photographs are by following a line all
22 the way down to the map with the circle.

23 So you really have to kind of -- the
24 site -- in order to grasp the whole thing, you
25 have to go all the way around it. So I won't

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1 go by every photograph, but I'll just kind of
2 give you an overall of what you're looking at
3 there just by the flanking of the streets.

4 You can see just by looking at the
5 photographs the site right now is fairly barren
6 in most areas, very little overall context.
7 There are some site buildings there now, but
8 not a whole lot.

9 Next slide.

10 Sort of the same thing in this slide. The
11 biggest two images to focus on here is you can
12 see the connection to Duval Street and -- and
13 the ramp itself in both directions, you're
14 getting a view of it.

15 The upper right-hand corner, you're
16 looking at Duval Street heading west, so you're
17 coming down into the better part of downtown
18 Jacksonville. And then if you look at the
19 lower left-hand image, that also shows you what
20 it -- what you see looking east.

21 Next slide.

22 And a little bit more of the same. This
23 slide is our overall land development map
24 showing how we're developing this.

25 Now, in this slide we've actually rotated
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1 everything, so now keep in mind that everything
2 to the left is north and everything to the
3 right is south. So we've reoriented this map,
4 so I don't want it to be deceiving everybody.

5 So as you can see, the majority of the
6 block focuses right here on Duval Street, and
7 then it wraps around over here to Church
8 Street. So we kind of have an L-shape
9 development, so to speak, on the left-hand
10 side, on the northern portion. And then on the
11 southern portion we have a much smaller
12 development which is made up of five buildings
13 on the southern end in a kind of an L-shape,
14 fronting Washington and Monroe Street.

15 Next slide.

16 This slide gives you an indication of what
17 the unit makeup is. And this is pretty typical
18 for every building. So what we've done is --
19 the floor plans for rebuilding are almost
20 identical. What we've done is we've created a
21 separate facade that gets applied to each
22 building to try to give some character and a
23 little variety to the overall development so it
24 doesn't look like we're building the same
25 architecture all the way along on the street.

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1 So on the slide where I'm focusing on here
2 is the fact that we have -- if we look at the
3 unit on the left, we have a one-bedroom unit up
4 front. There's a one-bedroom unit in the back,
5 and then right to the left of that is a
6 two-bedroom unit.

7 And what separates the buildings is this
8 walkway, and then we have an another unit. So
9 it's basically a mirror of the same unit type,
10 even though the units vary a little bit on the
11 inside. But for the sake of conversation and
12 you understanding of the overall development,
13 it's pretty similar.

14 The biggest thing to focus here is the
15 fact that one of our variances we're asking for
16 is our change in grade off the street. Our
17 requirement is 36 inches. Because we're
18 residential, we have to meet fair housing
19 requirements. And fair housing requirements
20 require these to be accessible on the ground
21 level. And due to that, we've had a lot of
22 challenges to make these units accessible. So,
23 therefore, we can't exactly achieve 36 inches.

24 We have an average of about 24 inches on
25 almost all of the buildings. Some of them

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1 vary; some a little higher, some a little
2 lower, but on average it's about 24 inches of
3 grade change from the sidewalk.

4 And what you're looking at by the -- the
5 access, the alleyway in between the buildings,
6 that becomes our accessibility pathway from the
7 parking lot into the buildings. And then from
8 that point, if you're handicapped, wheelchair,
9 you could then come around to the left or come
10 around to the right in order to get into the
11 units. And you can see the stairs that create
12 the change in grade from the units themselves
13 down to the sidewalk.

14 Next slide, please.

15 So this gives you a little bit of the
16 context and the massing of what you're -- of
17 the overall development. And this view right
18 here is of Washington and Church Street. And
19 you can see how this is the -- this is more on
20 the north side, so if you're north, you're kind
21 of looking south back at this.

22 And we have a variety of architectural
23 styles. We purposely stuck with the more
24 traditional styles on the corners because it is
25 more of a contextually traditional

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1 neighborhood. And, therefore, we try to
2 maintain that style on the corners itself and
3 then infill with some of the variety of the
4 more modern and contemporary architecture in
5 between some of the buildings.

6 Next slide.

7 So now we have Church Street and Catherine
8 Street. As you can see, this street is still
9 very traditional. We have four buildings shown
10 right here with one contemporary building on
11 Church Street and then Catherine Street is a
12 little bit of the same thing.

13 We have the traditional one on the corner
14 where we've -- we've actually wrapped that
15 corner unit with a corner balcony to help it
16 hold the street corner even better and then we
17 do have one more contemporary unit in the
18 middle.

19 Next slide, please.

20 And then this is the south parcel, which
21 is the smaller parcel that's being developed of
22 basically Monroe and Washington, which is on
23 the other side. And we've -- this is the
24 parcel that we have more of the contemporary
25 architecture, contemporary/more modern units

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1 on.

2 Next slide, please.

3 What you're looking at here is just an
4 overall street elevation just to kind of give
5 you -- what it -- what it really defines in
6 this image is not only does it give you the
7 mass of the overall buildings, but it does
8 start to show you the grade change or the slope
9 of the streets, especially on Catherine Street.

10 And if you focus in, you can kind of see
11 how what we're doing as far as our change in
12 plane from the sidewalk up to the first step of
13 our buildings and how do we achieve that for
14 each building itself.

15 And then Church Street, overall massing of
16 the buildings and the character of the
17 architecture there. And the same thing on
18 Washington Street.

19 Next slide, please.

20 A little bit more of the same with these.
21 And you can see on Duval Street how the road
22 starts to slope up as it goes off to the right,
23 which is actually heading east on the overpass.

24 Next slide, please.

25 All right. These next series of the

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1 slides are a little more focused to the
2 architecture itself.
3 I want to preface one thing we've done
4 here. I realize we've done numerous of these
5 presentations, so we understand the
6 requirements. But we're hoping that due to the
7 numerous buildings we have on the site, that
8 you'll indulge us on kind of going through
9 these images.

10 We've left them somewhat vanilla on
11 purpose because we're trying to talk about the
12 community itself, and we don't want to focus
13 too much on the details of every single
14 architectural component inside. We have that
15 in the back. And what we will be doing, if you
16 approve us today for the final, is we will
17 develop that even further for each building.
18 So when we come back for the final, we will
19 have it nailed down.

20 So I just wanted to put that out. So when
21 you look at these images, there's a reason why
22 they are a little vanilla right now. So please
23 just focus on the architecture right now as a
24 massing.

25 So this is a -- go back.

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1 So our first style here -- I think we
2 skipped one. Did we skip one?
3 All right. Contemporary is the first one.
4 So contemporary is the first one. And we
5 have a few contemporary buildings, but overall
6 the units like you looked at are fairly the
7 same. And what we've done here is we've just
8 worked with massing and the balconies on the
9 outside of the building to try to create some
10 vernacular toward something that's a little
11 more contemporary and less traditional.

12 So on these buildings themselves, mostly
13 going to be stucco. They'll have some
14 stainless railing on there. And we do have
15 some other finishes I will show you towards the
16 end, but you can see that each unit has its
17 balcony facing the street.

18 In this image you can see the grade change
19 from the sidewalk to the front porch. So even
20 the ground-floor units have their own little
21 porch, but it's still separated from the
22 sidewalk itself.

23 Next image, please.

24 This building we are calling the "gable
25 style." So same thing. Each unit has a porch

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1 all the way from the first floor up to the
2 third floor. You can see the grade change from
3 the sidewalk to the first-floor units. And
4 what we're showing here is kind of a board and
5 batten siding. And we do have other options
6 that we'll be looking at and we'll show you in
7 some of the last slides here.

8 Next slide, please.

9 This is the hip style. And the hip style
10 is the unit that we've selected on purpose to
11 basically hug the corners of each one of the
12 streets. And the reason is because the hip is
13 a nice architectural typology that really works
14 well with turning the corner on both streets.
15 And that way we can get that kind of a balcony
16 that wraps the corner and really holds the edge
17 of that street.

18 In this drawing you can see that we -- you
19 can see the grade change and the embellishment
20 of the landscape, which we'll get more involved
21 in with our landscape architect and civil
22 engineer that will come up and speak in just a
23 moment.

24 Next slide, please.

25 And then this is one of the last styles we

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1 have. It's called the Mid-Century style. We
2 only have one of these units. We do have a
3 contemporary modern, but we only have one
4 that's called the Mid-Century. And this unit
5 is being built on the south side of the
6 property.

7 Next slide.

8 This is the last one. So we have
9 contemporary modern, and, quite honestly, they
10 are very similar. So if you want to get down
11 into the definition of the two for the sake of
12 architecture, they are very similar in the way
13 of the massing and the overall materials. We
14 just tried to define each one of them with a
15 different name so there's no confusion between
16 the fact that we have two different styles.

17 And same thing. We still have balconies,
18 all three floors. And it just comes down to
19 how we dealt with the massing of the overall
20 architecture by trying to make the top feel a
21 little bit lighter than the bottom two floors.

22 Next slide.

23 All right. These are the images that I
24 was going to bring to your attention that we're
25 looking at for different materials. And we

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1 will define this in detail when we come back
2 for the final.

3 Over on the left, we have traditional
4 elements; talking about asphalt shingle, the
5 handrails, which will be a vertical picket.
6 And then the image below that -- I'm looking at
7 the images here on the left. The image below
8 that, it says "CMB units," which stands for
9 concrete masonry block, basically. That would
10 be a split-face block we would use for the base
11 of the more traditional buildings.

12 And then over on the right, we have the
13 siding that we would be using. And some
14 buildings may have the shake shingle, other
15 ones would have horizontal cement lap siding.
16 And then we have a board and batten siding as
17 well. So we might have some buildings that are
18 all of one material or a mix of the two, which
19 we will define as we move on.

20 And then towards the bottom, you're
21 looking at some of the more contemporary modern
22 building elements. And we have some --
23 basically, it's a cementitious panel, where
24 it's -- a cementitious panel is basically a
25 flat panel that we would apply to a building.

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1 It has a nice, clean look to it. And stucco
2 would be the other element. And then we'd use
3 an architectural block for the base element.

4 Next slide, please.

5 And then what you're looking at here is
6 just our development summary which talks about
7 the units.

8 So what I didn't hit on earlier is we have
9 a mix of 40-foot-wide units and a mix of
10 35-foot units. And those were all based on
11 trying to fit everything else on the site, as
12 we end up with a total 175 apartment units.
13 And the rest of it is basically the overall
14 area per unit. So we have one-bedrooms and
15 two-bedrooms, and they vary anywhere from
16 750 square feet, although some -- we do have a
17 few studios at 300, and then they go all the
18 way up to two bedrooms, which would be 800 to
19 900 square feet.

20 Next slide.

21 All right. So at this point, I'd like to
22 bring up our landscape architect here. He's
23 going to walk you through the next series of
24 the slides.

25 (Mr. Journey approaches the podium.)

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1 THE CHAIRMAN: Sir, could you give your
2 name and address, please.

3 MR. JOURNEY: Good afternoon.

4 Matt Journey, Kimley-Horn. I'm a landscape
5 architect. Address, 12740 Gran Bay Parkway,
6 Suite 2350, Jacksonville, Florida 32258.

7 So I'm going to kind of walk you through
8 the streetscape design that we've provided for
9 this project.

10 Of course, this streetscape is within the
11 Cathedral Overlay district, and everything
12 we've tried to do here complies with that, the
13 requirements of that, the newest overlay. And
14 so everything you see here is kind of the
15 materials from that overlay.

16 Our Tremron pavers will be used on our
17 intersection -- at our intersections and along
18 amenity zones.

19 Bike racks and the light fixtures are all
20 chosen by the overlay as well as the trash and
21 benches. So these street furnishings will
22 be -- locations will be provided as we work
23 through finer details, but as of right now,
24 we've kind of just conceptually laid them out,
25 and we'll provide final locations for the final

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1 submittal.

2 Next slide, please.

3 So this cross-section is for Washington
4 Street and Monroe Street. Both streets
5 currently have on-street parallel parking. And
6 what we tried to do is create bulb-outs in the
7 intersections to create the -- a -- more
8 pedestrian-friendly sections at the
9 intersections.

10 Again, here we show the parallel parking
11 car and amenity zone right next to it, which is
12 4 feet in this section. Pedestrian zone is at
13 8 feet and the frontage zone is at 2 feet.

14 This is the Catherine Street -- Catherine
15 Street cross-section. Catherine Street is a
16 constrained right-of-way, and so we're limited
17 on space here. Again, this street has -- also
18 has parallel parking. We've created bulb-outs
19 at the intersections and at mid-block, mostly
20 to existing utilities in that location.

21 Since it's constrained, we're limited to a
22 1.5-foot amenity zone, which is dictated by the
23 overlay. In that amenity zone will be our site
24 furnishings to the extent possible and tree
25 wells. The tree wells, since they are much

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1 smaller in this case, would be limited to
 2 understory trees, not shade-type trees, all
 3 typical for this -- for Northeast Florida.
 4 This cross-section is for Church Street.
 5 And Church Street, again, is a little bit
 6 unique to this project. Church Street is an
 7 existing -- has existing angled parking along
 8 both sides. As you travel east from downtown,
 9 it dead-ends into Catherine Street. And that
 10 section of Church Street is a two-way --
 11 currently a two-way.
 12 Because this right-of-way is currently
 13 constrained, we were limited on our pedestrian
 14 zone and frontage zone and amenity zone. So we
 15 decided to -- that it makes sense if we could
 16 convert this section of Church Street -- only
 17 this section of Church Street, from a two-way
 18 to a one-way which goes east towards where it
 19 dead-ends into Catherine.
 20 And what that does is it takes the 24-foot
 21 roadway, which is two lanes, and it brings it
 22 down to 16 feet, which then gives us enough
 23 room to expand our pedestrian zone and our
 24 amenity zone. Even with that, we're still
 25 somewhat constrained to a one-and-a-half-foot

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1 overlay. Currently, we're proposing live oaks.
 2 And understory trees could be a number of
 3 different trees, but we're looking at different
 4 crape myrtles now for the smaller tree wells.
 5 So this is a little zoomed-in version. So
 6 you can see bulb-outs at the intersections as
 7 well that protect the pedestrian and the parked
 8 parallel cars along the street. Again, the
 9 smaller amenity zones would receive the
 10 understory trees while the full 4-foot amenity
 11 zone would receive the larger live oak.
 12 I think that's it.
 13 (Mr. Faulkner approaches the podium.)
 14 MR. FAULKNER: Well, thank you. That
 15 concludes our presentation. We'll open it up
 16 to any questions that the board may have.
 17 THE CHAIRMAN: Thank you, Mr. Faulkner.
 18 Starting with board comments and
 19 questions.
 20 Mr. Loretta.
 21 BOARD MEMBER LORETTA: Overall, the
 22 project looks great. Welcome into the area, to
 23 the Cathedral District.
 24 My only, I guess, comment that is critical
 25 would be I feel like the corner building on

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1 amenity zone. But at least now we're up to a
 2 5-foot pedestrian zone, whereas before, we
 3 can't -- we couldn't achieve the 3-foot -- at
 4 least a 3-foot pedestrian zone.
 5 We have also coordinated with the City of
 6 Jacksonville traffic engineering on this.
 7 We're still working through the details on it,
 8 but they are -- have indicated they are open to
 9 the change, and so we will continue to pursue
 10 that further with them as we work through the
 11 details.
 12 And so this section is from Duval and
 13 Washington Street. They are essentially the
 14 same cross-sections. Again, we have parallel
 15 parking along both streets currently. What
 16 we've done is created the bulb-outs again at
 17 the intersections for pedestrian safety. And
 18 both of these right-of-ways are large enough to
 19 provide the full 4-foot amenity zone and --
 20 with an 8-foot pedestrian zone and a 2-foot
 21 frontage zone.
 22 So for our landscape, this is a conceptual
 23 kind of version of the landscape. We have
 24 provided canopy and understory trees along the
 25 street at the prescribed spacing for the

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1 Page 20, the hip roof, maybe that pitch could
 2 be a little bit higher. But other than that,
 3 the project looks overall great. Appreciate it
 4 all.
 5 THE CHAIRMAN: Mr. Harden.
 6 BOARD MEMBER HARDEN: No comment.
 7 THE CHAIRMAN: Mr. Schilling.
 8 BOARD MEMBER SCHILLING: No comment.
 9 THE CHAIRMAN: Mr. Brockelman.
 10 BOARD MEMBER BROCKELMAN: Thank you,
 11 Mr. Chairman.
 12 I'll just quickly say that I very much
 13 appreciate that you all have collaborated with
 14 the neighborhood. I know that the Cathedral
 15 District folks are very happy with the designs,
 16 and so I think that's a testament to the work
 17 you did on the front end, and I appreciate it.
 18 THE CHAIRMAN: Mr. Monahan.
 19 BOARD MEMBER MONAHAN: Thank you,
 20 Mr. Chair.
 21 Again, echoing the comments of my
 22 colleagues. Really appreciate your attention
 23 to design and placement here. Confident this
 24 is going to be a great project for this portion
 25 of the district.

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1 THE CHAIRMAN: Ms. Ott.
 2 BOARD MEMBER OTT: I will also echo
 3 Mr. Brockelman's comments and just that I am
 4 excited to see -- this is kind of a missing
 5 middle project in this housing, so excited to
 6 see this project come through.
 7 Thank you.
 8 THE CHAIRMAN: Councilman Boylan.
 9 COUNCIL MEMBER BOYLAN: Thank you. I have
 10 no comments.
 11 THE CHAIRMAN: Councilman Ferraro.
 12 COUNCIL MEMBER FERRARO: Thank you.
 13 I just want to ask, how many parking spots
 14 will you be having here?
 15 MR. KETCHUM: You had to ask me that,
 16 didn't you?
 17 I can tell you, we have one for every
 18 bedroom. I don't have the actual count on me
 19 at the moment.
 20 COUNCIL MEMBER FERRARO: That's fine. You
 21 answered pretty much what I wanted to know.
 22 THE CHAIRMAN: Are there any public
 23 comments virtual or by card?
 24 MS. MEZINI: Yes. We have Nancy Powell.
 25 (Audience member approaches the podium.)
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1 has outlined in their vision for the downtown
 2 neighborhood and demonstrates really good
 3 adherence to urban design principles.
 4 The project reflects past residential
 5 history, blends with an urban style, while
 6 maintaining an understated elegance and
 7 functional simplicity. Its human scale helps
 8 rebalance the district which has several
 9 large-scale projects underway. It also
 10 interacts with the street in a
 11 pedestrian-friendly way and puts cars in the
 12 rear.
 13 The new buildings create transition with
 14 existing structures and blocks and are at the
 15 scale of three stories, each broken up
 16 (inaudible). Sorry.
 17 You know, the parking is internal to the
 18 site and wrapped by buildings. This is my
 19 personal favorite feature. And the streetscape
 20 and landscape plans show canopy trees, in most
 21 cases, providing the shade to enhance
 22 walkability. I love the bulb-outs, by the way,
 23 at the intersections.
 24 And on just a side note, I think overall
 25 everywhere we need more street trees. And I
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1 AUDIENCE MEMBER: Hi. Can you hear me?
 2 THE CHAIRMAN: Ms. Powell, could you state
 3 your name and address. And keep public
 4 comments to two minutes, please.
 5 MS. POWELL: This is hard. I have to hold
 6 it. I can't do this. Okay.
 7 Can you hear me now?
 8 Nancy Powell, executive director of Scenic
 9 Jacksonville, and I'm here representing a group
 10 of design professionals that -- we gather on an
 11 ad hoc basis. But two of the members of the
 12 group are directly involved with the Cathedral
 13 District. One lives in the neighborhood, Wiatt
 14 Bowers, and Ted Pappas is on the board of the
 15 Cathedral District.
 16 And, you know, we don't comment on all
 17 projects, but overall, we are impressed with
 18 the momentum of the many infill projects being
 19 discussed today that will collectively add to
 20 the vibrancy and the residential density of
 21 downtown.
 22 We do want to say a few words to
 23 compliment the Cathedral Commons project that
 24 is put forth today. This project hits many of
 25 the high points of what the Cathedral District
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1 would say that 40 percent coverage is probably
 2 not the standard we should be having in the
 3 future --
 4 MS. MEZINI: It's time.
 5 MS. POWELL: -- because the streets are
 6 more comfortable when you're walking if the
 7 canopy completely shades the block.
 8 Thank you.
 9 THE CHAIRMAN: Thank you.
 10 Ms. Mezini, anyone else?
 11 MS. MEZINI: We do have two hands raised
 12 on Zoom. The first is Stanley Scott.
 13 I'm not sure if his comment has to do with
 14 this project.
 15 So, Mr. Scott, if it does have to do with
 16 the Cathedral Commons, you can speak now.
 17 Otherwise, I believe we're waiting until the
 18 end for the remainder of the comments.
 19 THE CHAIRMAN: I also see Ms. Myrick. I'm
 20 certain that would be regarding this project.
 21 MS. MEZINI: Correct.
 22 THE CHAIRMAN: All right.
 23 MS. MEZINI: Mr. Scott, is this comment
 24 regarding Cathedral Commons? You're muted,
 25 Mr. Scott.
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1 (No response.)
 2 MS. MEZINI: We'll move to Ginny Myrick
 3 for now.
 4 If your -- Mr. Scott, if your comment is
 5 regarding this project, please keep your hand
 6 raised. Otherwise, you will have to wait until
 7 the end of the meeting for the remainder of the
 8 public comments.
 9 Ms. Myrick, you may go ahead. And you
 10 have two minutes.
 11 ZOOM MEMBER: Thank you very much.
 12 I'm Ginny Myrick, and I am the president
 13 of the Cathedral District Jax.
 14 And all I can say is whoopee yahoo. It is
 15 so long overdue that somebody appreciates the
 16 beauty of this neighborhood and wants to do
 17 something that reflects it. It is just beyond
 18 our wildest expectations that this many
 19 buildings could be put in such a beautiful
 20 array that recognizes a sense of neighborhood,
 21 builds a community, and its sensitivity to the
 22 historic district that we're in.
 23 The multiple styles are ingenious, so that
 24 you don't feel like you're in a housing
 25 project; you're in clearly an urban setting.

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1 The landscaping is excellent, absolutely
 2 excellent. So our -- we give it a whole
 3 thumbs-up and I hope you will too.
 4 I do want to ask a question of the
 5 landscape architect, if he could respond to
 6 this.
 7 Do you have any information at all --
 8 which I've not been able to get -- about what
 9 is going to be the improvements of the Duval
 10 Street ramp that is kind of suddenly stopped?
 11 Thank you very much.
 12 (Mr. Journey approaches the podium.)
 13 MR. JOURNEY: Yeah. Unfortunately, I don't
 14 have that information at this moment. And I'm
 15 not sure if any of our team has that
 16 information.
 17 MS. MYRICK: All right. Well, thank you.
 18 MS. MEZINI: Mr. Scott's hand is still up.
 19 So I presume that that means you need to
 20 speak to this project, Mr. Scott.
 21 ZOOM MEMBER: Yes. Thank you for the
 22 opportunity here.
 23 I'm a native of Jacksonville, born in
 24 LaVilla in the community there. And for me, as
 25 much as I travel around this country, I'm a

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1 little disappointed with the design. It
 2 doesn't -- it look old. It just look old. I
 3 don't know, sometime I guess one of the
 4 designers must be over 50 years old because
 5 downtown, I mean, everything -- it just look
 6 old. That's my point.
 7 Thank you.
 8 MS. MEZINI: That's it for public comment.
 9 THE CHAIRMAN: Thank you.
 10 Is there any further discussion from the
 11 board?
 12 BOARD MEMBERS: (No response.)
 13 THE CHAIRMAN: Councilman Boylan.
 14 COUNCIL MEMBER BOYLAN: I did have a
 15 question with respect to the lighting in the
 16 parking areas. That wasn't spoken to.
 17 THE CHAIRMAN: Mr. Journey.
 18 MR. JOURNEY: I'm sorry. What was the
 19 question again?
 20 COUNCIL MEMBER BOYLAN: The question is
 21 about the lighting in the internal areas for
 22 the parking plots, for the residents as they
 23 ingress and egress.
 24 MR. JOURNEY: At this point that has not
 25 been designed yet, but we will be having --

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1 have lights in the -- in the parking lot and in
 2 the egress areas to meet certain footcandle
 3 requirements. Just at this point, we haven't
 4 designed it.
 5 COUNCIL MEMBER BOYLAN: Thank you.
 6 THE CHAIRMAN: Thank you.
 7 Any further comments?
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRMAN: This specific project has
 10 seven -- we have seven board members here,
 11 three have recused themselves, so there's four
 12 board members for a -- before I ask for a
 13 motion, a vote, you understand that it has to
 14 be a unanimous decision when it's four votes on
 15 a project.
 16 So do I hear a motion to approve?
 17 BOARD MEMBER BROCKELMAN: I'll move
 18 approval with the inclusion of the staff
 19 recommendations.
 20 THE CHAIRMAN: With the inclusion of the
 21 staff recommendations, correct.
 22 Do I hear a second?
 23 BOARD MEMBER OTT: Second.
 24 THE CHAIRMAN: Ms. Ott seconds for
 25 approval.

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1 All those in favor, say aye.
 2 BOARD MEMBERS: Aye.
 3 THE CHAIRMAN: Nay?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRMAN: For the record, Cathedral
 6 Commons has been approved.
 7 Thank you.
 8 MR. FAULKNER: Thank you.
 9 THE CHAIRMAN: The next project up to bat
 10 is the Brooklyn mixed-use conceptual approval,
 11 DDRB 2022-006.
 12 BOARD MEMBER SCHILLING: Mr. Chairman, I
 13 did want to mention on this that I am recusing
 14 myself for the reasons mentioned when
 15 Ms. Radcliffe-Meyers read my voting conflict
 16 form into the record.
 17 THE CHAIRMAN: Correct. And I'm supposed
 18 to ask, is there anyone else on this specific
 19 project?
 20 BOARD MEMBERS: (No response.)
 21 THE CHAIRMAN: Thank you, Mr. Schilling.
 22 Also, just for expediency's sake, we've
 23 got -- just doing the math, we've got a lot of
 24 projects to get through. We don't have to get
 25 into detail if it's conceptual approval. So if
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1 we could just get some momentum going here, we
 2 can get through these projects. I think we'd
 3 all appreciate it.
 4 So Ms. Radcliffe-Meyers, can we get the
 5 staff review and report, please.
 6 MS. RADCLIFFE-MEYERS: Yes. Thank you,
 7 Chairman Davisson.
 8 So DDRB application 2022-006 seeks
 9 conceptual approval for a mixed-use
 10 development, including retail, restaurant
 11 space, along with 341 apartments and a
 12 428-parking-space integrated garage.
 13 The site is comprised of multiple parcels
 14 in the Brooklyn Overlay district. The site is
 15 bounded to the north by Price Street, to the
 16 east by Park Street, to the south by Forest
 17 Street, and to the west by Spruce Street.
 18 The proposal is to construct a five-story
 19 apartment complex over a two-story parking deck
 20 and commercial retail space located at 390 Park
 21 Street.
 22 So 8,394 square feet of retail and
 23 restaurant is proposed along with the
 24 residential amenity space, a pool, and large
 25 urban open space located at the corner of
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1 Forest and Park Street. The design of the
 2 building is dynamic with facade breaks,
 3 material and color changes, balconies,
 4 canopies, and overhangs. This adds to the
 5 urban character of the building and provides
 6 architectural interest at the street level.
 7 Based on the foregoing, the Downtown
 8 Development Review Board staff supports
 9 conceptual approval of DDRB application
 10 2022-006 with the following conditions:
 11 Again, prior to submittal for final
 12 review, the developer shall meet with staff to
 13 identify any deviations sought; to continue to
 14 work with the City traffic engineer on the
 15 ingress and egress points on the garage; to
 16 provide interactive art or public art within
 17 the urban open space; and that the
 18 streetlights, benches, and street furnishings
 19 shall be placed in the amenity area, and these
 20 furnishings shall be in accordance with the
 21 updated downtown design guidelines.
 22 And this concludes the staff report.
 23 Staff is available for questions.
 24 Thank you.
 25 THE CHAIRMAN: Thank you,
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1 Ms. Radcliffe-Meyers.
 2 Is the applicant prepared to give a
 3 presentation?
 4 (Mr. Akin approaches the podium.)
 5 THE CHAIRMAN: Can you state your name and
 6 address, please.
 7 MR. AKIN: Yes. My name is Ryan Akin.
 8 Address is 1454 La France Street, Northeast,
 9 Suite 200, Atlanta, Georgia 30307.
 10 THE CHAIRMAN: Thank you, Ryan.
 11 MR. AKIN: Thank you. Good afternoon.
 12 Thank you for taking the time to review our
 13 project. And we're really thrilled to be doing
 14 our second project in downtown Jacksonville and
 15 have you all to review it and be able to share
 16 a little bit more about the project.
 17 I'm Ryan Akin, development manager with
 18 Columbia Ventures. I'm joined by colleagues
 19 from Columbia Ventures, our (inaudible) firm,
 20 Kimley-Horn, and our architect out of Atlanta,
 21 Studio Architects, today. And, of course,
 22 Cyndy Trimmer, who is working with us, whom you
 23 all know. There are several other folks on the
 24 line as well.
 25 Columbia Ventures, based out of Atlanta,
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1 focuses on urban infill, multifamily-anchored,
2 mixed-use campuses primarily in the Southeast.
3 We recently opened an office in Denver,
4 Colorado, as well to join our Atlanta and
5 Savannah offices.

6 We entered the Jacksonville market in 2018
7 with the acquisition of the Union Terminal
8 warehouse building at 700 East Union Street.
9 We're working on a historic adaptive reuse
10 project there. We plan to close on financing
11 and begin construction this summer on that
12 project.

13 In Brooklyn last year, we assembled 13
14 parcels of land with one more in the works. On
15 it we intend to build a highly amenitized,
16 Class A, mixed-use project in the heart of the
17 neighborhood with ground-floor activation at
18 the intersection of Park and Forest Street.
19 Above it will be 341 apartments. It will be
20 joined by 428 parking spaces. It's a density
21 of 1.2 per unit plus 25 for our commercial
22 spaces today. We're working on massaging it a
23 little bit.

24 The project has benefitted greatly from
25 early guidance and insight from the DIA staff,

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1 and we come to you in hopes that we've aligned
2 the project well with the goals of downtown.

3 If we could go two slides down.

4 So this is the location of the project
5 site. Just to orient you a bit, if you're
6 driving down Riverside Avenue, away from the
7 Urban Core towards Riverside, you'd pass the
8 Fresh Market on your right, and then Vista
9 Brooklyn, 220 Riverside, Unity Plaza, and you'd
10 hang a right on to Forest Street. Just after
11 you pass the Residence Inn by Marriott, you go
12 past Sherwin Williams, and there we are at the
13 site, before you get to the underpass going to
14 the interstate. And that's the location.

15 I'll spend time on the rest of the slides
16 that orient you to the neighborhood, but I feel
17 like you probably all know the neighborhood
18 pretty well, so we can probably skip through
19 some of those.

20 And, of course, we took design inspiration
21 from surrounding projects, the surrounding
22 architecture, and our comps that our architect
23 will speak more to that in a few moments.

24 So let's go to Page 13, if you will. All
25 right. Perfect.

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1 So here you have the architectural site
2 plan, and you can see on the south -- plan
3 south is Park Street, which we understand is
4 undergoing a road diet. And we want to make
5 sure that we're fully coordinated with
6 Prosser's designs for that.

7 Forest Street is running up the left side
8 of the page at an angle, and then you've got
9 Myrtle Street hanging right off of that.
10 Spruce Street on the north side of the project,
11 and then Price Street over on the east -- plan
12 east.

13 You will see that Chelsea Street -- and
14 this depiction dead-ends into the project.
15 Currently, it carries on to a cul-de-sac that
16 sits on a parcel that's owned by FDOT at the
17 intersection of Myrtle and Forest. We've been
18 in discussions with FDOT about acquiring that
19 parcel of land so that it becomes a creative
20 part of this project and adds to the urban
21 fabric that is currently considered surplus --
22 temporary surplus land.

23 And so we plan to build across a portion
24 of Chelsea Street. We will enter into the road
25 closure application process for the same, and

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1 we have begun coordinating with JEA for the
2 underground utilities and overhead utilities
3 along Chelsea Street as it exists today.

4 We have three entrances into the parking
5 on the first floor, and you can see the parking
6 outlined here on the first floor. Our primary
7 entrance is off of Park Street. Again, we'll
8 coordinate that with the Park Street road diet.

9 We've been in contact with the City
10 engineer, traffic engineer as well, to make
11 sure that there's an appropriate pedestrian
12 thoroughfare through there as well as vehicular
13 access into and out of the parking garage.

14 There's an entry off of Spruce Street
15 where we also have our loading and unloading
16 zone and garbage services, and then there's an
17 entrance off of Chelsea Street.

18 You will see that along Forest and Park
19 Street, at the intersection there, we have
20 activated the corner and lined the entirety of
21 the parking deck so that it's shielded from
22 street view. There's a resident amenity.
23 We've got space for restaurant/retail space and
24 some urban open space at the corner there.
25 That's also where our main lobby is. It goes

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1 up to our leasing office.
2 And in all things we want to make sure
3 that we're appealing to our target market, who
4 may be riding a bike, walking to Five Points to
5 go grab a bite to eat and coming back to the
6 site. So we're all about being pedestrian
7 friendly and bicycle friendly.

8 We also have units that are lining that
9 FDOT parcel along the -- the northwest -- or
10 the western side of our building. You see in
11 light blue there, those are studio apartment
12 units on the first and second floor. And above
13 this, our 341 apartments units.

14 You will see that on the FDOT parcel that
15 there are six parking spaces that are not
16 shielded other than by landscape from the
17 street. We understand that to be within the
18 Downtown Overlay requirements. And really we
19 have -- we've heard anecdotally that there are
20 challenges with parking for some of the retail
21 along Riverside Avenue, and we want to make
22 sure that we have some teaser parking to make
23 sure that our commercial tenants have the best
24 opportunity to survive and thrive in this
25 location.

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1 And so that's a nod to that, to be able to
2 say, there's commercial space open for business
3 here, especially in a day where there is a lot
4 of to-go orders. There's Uber Eats. People
5 are coming in and picking things up quickly and
6 dropping it off at their clients or their --
7 their customers.

8 Those are the major things I wanted to
9 cover. I'm going to pass the mic over to Chris
10 Van Kley from Studio Architects, and he will
11 give you an overview of the architecture of the
12 building.

(Mr. Van Kley approaches the podium.)

MR. VAN KLEY: Good afternoon.

15 My name is Chris Van Kley with Studio
16 Architects. Address is 1000 Marietta Street,
17 Suite 244, Atlanta, Georgia 30318.

18 As Ryan said, thank you for the
19 opportunity. I want to speak briefly about the
20 massing and architectural vocabulary for the
21 building. I think we can probably skip to some
22 of the prospective images that best illustrate
23 that. So I'd go maybe one more -- one more
24 slide.

25 So this is kind of your prime corner at

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1 Park and Forest Street. We made an effort to
2 have the building respond to a human scale in
3 terms of creating a defined base, a
4 two-story-tall base of the building -- you can
5 see that here -- so that the mass of the
6 building, as it's presented at the street
7 frontage, creates a human scale.

8 We also introduced a rhythm of masonry and
9 glass, or solid and void, along the streetfront
10 that meets the 50 percent glazing requirement.
11 It also creates opportunities to insert
12 distinctive retail and building entry elements
13 every 150 feet within this rhythm that we've
14 developed.

15 As you go up the building vertically, you
16 can see the step-back from that two-story base
17 to the remainder five stories of residential
18 above. The step-back is intentional, again to
19 reduce the bulk of the building as you
20 experience it from the streetfront for a
21 passerby.

22 In terms of activating those upper floors,
23 we used a variety of materials and applied
24 those in a way such that we tried to emphasize
25 the exterior corners vertically through

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1 material differentiation. And at the same
2 time, also created a top-floor material
3 transition where you can see a warmer material
4 applied at the top floor. Much like the base,
5 the effort there was to, again, reduce the bulk
6 of the building visually for the passerby at
7 street level.

8 If you go to the following slide, it also
9 illustrates that in a larger context.

10 So there you can see the aerial
11 perspective. You see the defined two-story
12 base that wraps the building. And also, you
13 can kind of pick out the prominent corner
14 elements. The building has a flat roof, but
15 there are efforts made to vary the roof line,
16 particularly at the outside corners where we
17 are also transitioning exterior materials.

18 In terms of the material palette, we took
19 cues from maritime architecture and also from
20 the local context itself so that we make a goal
21 to relate to greater Jacksonville, but also
22 want to be sensitive to the urban fabric of the
23 Brooklyn neighborhood.

24 If you go to the following slide, we have
25 some preliminary material selections on that, I

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1 believe.

2 Next slide.

3 So you'll see we have two different

4 masonry products, a dark and a light masonry.

5 And then we have a variety of fiber-cement

6 products. They -- the color palette is

7 restrained, but it also has elements of warmth

8 in it, as you can see from the natural

9 material, the faux wood, fiber-cement material

10 on the bottom left.

11 We're also looking to incorporate a brise

12 soleil feature, which is a shade system.

13 Recognizing the climate that we're in, it

14 creates an architectural accent, but also

15 functionally it works as a shading mechanism

16 for the building.

17 I think with that, I'll turn it over to

18 our landscape team.

19 (Mr. Journey approaches the podium.)

20 MR. JOURNEY: Matt Journey, landscape

21 architect with Kimley-Horn.

22 Again, I want to start off by looking at

23 the landscape and the hardscape. As you see

24 here, its overall concept of the streetscape.

25 And Park Street as shown here does not include

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1 the future road diet, so this is -- if we would

2 take this out -- take Park Street out of this

3 equation and insert the future road diet plan.

4 So a zoomed-in version of the landscape

5 plan. As you can see, this is our urban open

6 space. And currently, we're proposing some sea

7 walls and paving materials as well as artistic

8 features and any other that we're still

9 considering. So these areas are currently

10 still in design and open to suggestions from

11 you guys.

12 Again, our designs stem from the Brooklyn

13 Overlay. And as you can see here, all of these

14 materials are from the overlay, the newest

15 overlay. And currently, we meet all of the

16 requirements for that section.

17 I'll run through the cross-sections real

18 quickly. This is Spruce Street. Again, this

19 is probably the most-constrained right-of-way

20 where we have to reduce our amenity zone to a

21 foot and a half. We do have some space to max

22 out the pedestrian zone and increase that

23 amenity zone. So we're still working through

24 some of the those details, and we will make

25 adjustments as needed.

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1 This is the Forest Street -- we do meet

2 all the requirements on Forest Street. I will

3 say, the only thing we have changed --

4 currently, Forest Street is already landscaped

5 with medjool date palms along both sides of the

6 street. We have been advised by the staff that

7 the City is trying to phase out the medjools,

8 so in this case we brought in live oaks to

9 replace them.

10 Again, this is Park Street that we can

11 disregard because of the road diet plan that

12 would go in their place.

13 (Mr. Akin approaches the podium.)

14 MR. AKIN: That's all. I just wanted to

15 say thank you for your time. We're open for

16 any questions or comments.

17 THE CHAIRMAN: Thank you. Nice

18 presentation.

19 Is there board comments?

20 And we'll start with Mr. Monahan.

21 BOARD MEMBER MONAHAN: Mr. Chairman, no

22 comments.

23 THE CHAIRMAN: Mr. Brockelman.

24 BOARD MEMBER BROCKELMAN: Thank you,

25 Mr. Chairman.

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1 Just want to say thanks to Columbia for

2 continuing to invest in Jacksonville with this

3 project and, of course, Union Terminal. I

4 think this is one of those projects that, for

5 Brooklyn, does more than just fill the parcel

6 that it's on.

7 I think right now it -- drivers are

8 entering Brooklyn from 95 or I-10, getting onto

9 Forest. Your first impression of Brooklyn is

10 that it's kind of a dead space from that

11 particular intersection and I think this will

12 fill that void nicely.

13 So well done, and I'm looking forward to

14 seeing this as a final.

15 THE CHAIRMAN: I'm sorry. I should have

16 asked, to begin with, is anybody being recused

17 from this specific project?

18 BOARD MEMBER SCHILLING: Mr. Chairman,

19 yes, sir, I am recusing myself as entered

20 with -- Ms. Radcliffe-Meyers entered the form

21 into the record.

22 Thank you.

23 THE CHAIRMAN: All right. You can still

24 comment.

25 BOARD MEMBER SCHILLING: I have no

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1 comment.

2 Thank you, Mr. Chairman.

3 THE CHAIRMAN: Mr. Harden.

4 BOARD MEMBER HARDEN: Thank you.

5 I think it's a great project. I love the

6 difference in materiality that's been used.

7 The only comment I have -- and I'm sure it

8 will be addressed at final. But in the absence

9 of Board Member Lee, I want to just ask to make

10 sure that there is some screening on the

11 rooftop. It's an issue that comes up

12 typically, so I just want to bring that up.

13 Otherwise, I think it's a terrific project.

14 THE CHAIRMAN: Mr. Loretta.

15 MR. AKIN: If I could ask for

16 clarification on that, or is that out of order?

17 BOARD MEMBER HARDEN: No, that's fine. I

18 think that the elevation on Page 18 shows an

19 aerial. I'm assuming that you're going to have

20 condensing units?

21 MR. AKIN: Okay. Got it.

22 BOARD MEMBER HARDEN: So just make sure

23 there's screening on that. That's the only

24 small comment.

25 MR. AKIN: Will do. We recognize the view

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1 from the interstate looking down, it's

2 important.

3 Thank you.

4 THE CHAIRMAN: Mr. Loretta.

5 BOARD MEMBER LORETTA: Yeah, this is a

6 fantastic project. I do have a few comments

7 and so forth, maybe three or four.

8 I will start on Page 17. Your primary

9 perspective is fantastic.

10 Mr. Journey, you kind of talked about

11 landscaping this as the other. And to some

12 small extent, it's kind of funny when you just

13 put something random down on a piece of paper

14 that people love it. And, you know,

15 (inaudible) the map of Jacksonville looks

16 pretty cool as an art piece there.

17 So let's say there is going to be an art

18 piece there, maybe what was provided in the

19 landscape plan don't actually comply with the

20 sketch, so y'all may want to get together on

21 that.

22 One of the things, though, on the floor

23 plan, I'm a little concerned on some of the

24 retail being so small and/or nonusable and/or

25 what can actually happen there. Just like a

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1 restaurant, it's going to take up maybe half of

2 some of these retail spaces. So although we

3 don't -- it's not really necessary to have a

4 detailed floor plan, I would like to see some

5 conceptual floor plans on how the retail may be

6 able to be utilized. So that way, we can

7 actually make sure it's going to fit.

8 Candidly, I feel like we ought to make

9 each of those two bays larger and get rid of

10 the parking, and it would be a much better

11 retail space.

12 I also am a complete non-fan of the five

13 parking spaces that are floating in the middle

14 of the space out there. I don't think we

15 should approve that.

16 And I'm not exactly sure how -- you know,

17 that's a DOT kind of issue. It's really kind

18 of intriguing. I think we do need to see some

19 form of acceptance from DOT that they are okay

20 getting rid of Chelsea Street. So maybe we can

21 make that a part of the application.

22 I see Ms. Trimmer coming down now that I'm

23 talking about that.

24 And then the last comment (inaudible)

25 landscape and Mr. Journey.

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1 But really I guess this is for staff. I

2 mean, are we really allowing a 1.5 amenity

3 zone? Is that a new part of the code that I'm

4 not aware of?

5 MS. RADCLIFFE-MEYERS: Board Member

6 Loretta, through the Chair, no.

7 So the code allows that amenity zone --

8 let me just find the section again.

9 The amenity zone can be reduced as long

10 as within the amenity zone street furnishings

11 and stuff can still be provided. And then they

12 also have to look at putting in pervious pavers

13 to ensure tree growth. And that would go from

14 the amenity zone and also be included in the

15 pedestrian zone.

16 So an amenity zone can be reduced, but

17 there has to be, obviously, a benefit to the

18 public for that. And then, again, they would

19 have to seek a deviation for when they are

20 proposing any type of reduction.

21 BOARD MEMBER LORETTA: Thank you.

22 So looking at that -- I mean, just looking

23 at both cross-sections, we've got 7 feet of

24 frontage zone, 12 feet of frontage zone. It

25 seems like we can easily make the amenity zone

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1 4 feet, the pedestrian zone 6 feet, and then
 2 the frontage zone's a foot and a half smaller
 3 and accommodate kind of the code.
 4 That actually also refers to the JWB prior
 5 project, so I'd like to, you know, just make
 6 sure that we actually are going to have some
 7 trees that can survive. And when we do have
 8 these smaller four-by-four planters, then, as
 9 you are showing, they probably need to be a
 10 little bit smaller tree.
 11 Ms. Trimmer, you're going to talk about
 12 FDOT.
 13 Thank you.
 14 MS. TRIMMER: Thank you so much.
 15 Cyndy Trimmer, One Independent Drive,
 16 Suite 1200, on behalf of the applicant.
 17 Running through all those issues. First,
 18 the corner parcel is an FDOT parcel. They have
 19 conceptually agreed to surplus that site, but
 20 it is going to take time and that is a process.
 21 And it's not a defined conclusion.
 22 So in terms of developing that site, it
 23 doesn't make sense to go vertical. And
 24 ultimately, it will -- we'd love to program it
 25 and have an amazing amenity for the project,
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1 but at this point that is premature.
 2 As far as the teaser parking, you are
 3 allowed under code six surface parking spaces.
 4 We have cut this off. It was originally
 5 larger, so we brought it into compliance with
 6 what the code does allow them to do in terms of
 7 surface parking. It will be appropriately
 8 screened, and you will see all of that fleshed
 9 out when we come through for final.
 10 As far as Chelsea, the grid is already
 11 broken in Brooklyn, and FDOT will not permit an
 12 additional curb-cut the whole way through. We
 13 have vetted this on a handful of sites along
 14 Forest.
 15 So in terms of closing Chelsea, we will be
 16 going through that legislative process with the
 17 City, filing the appropriate paperwork, getting
 18 all the utilities and everything else that need
 19 to be relocated. That will go before Council
 20 and we'll deal with all of the access and
 21 anything along those lines that would need to
 22 be done.
 23 But we have already vetted the site in
 24 terms of the surrounding parcels that we are
 25 not able to acquire in this assemblage to make
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1 sure that, with the closing of Chelsea,
 2 everyone still has appropriate frontage and
 3 access for fire safety.
 4 So we believe all of that will be approved
 5 through the process and make its way through
 6 the appropriate --
 7 BOARD MEMBER LORETTA: Thank you.
 8 Will that be -- so in the end, even if
 9 it's not done before final, it has to be done
 10 before you can get your construction permits.
 11 MS. TRIMMER: Through the Chair, that's
 12 exactly correct. You will have to do that
 13 before ten-set.
 14 BOARD MEMBER LORETTA: Okay. So I'm not
 15 going to really worry about that since that
 16 will have to be done before final.
 17 MS. TRIMMER: As to Spruce, we completely
 18 agree, there are opportunities to shift things
 19 around in there. So when we come back for
 20 final, the intent is that we will have the
 21 additional amenity space and show how we're
 22 having appropriate tree growth there.
 23 THE CHAIRMAN: Ms. Ott.
 24 BOARD MEMBER OTT: Thank you, Chair. And
 25 thank you for addressing the FDOT question.
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1 I think it's a great project. I also like
 2 the public art sort of map concept. I think
 3 that's a nice touch. And pending the FDOT
 4 decision/development, whatever comes down with
 5 that, I do appreciate the effort for the shade
 6 trees that have been used on the site plan for
 7 now.
 8 I think that in of itself -- you know,
 9 depending on what becomes of the use of the
 10 space, that in and of itself could be an
 11 amenity for the residents.
 12 And I think that's all I have.
 13 Thanks.
 14 THE CHAIRMAN: Councilman Boylan.
 15 COUNCIL MEMBER BOYLAN: No comments, I
 16 promise.
 17 THE CHAIRMAN: Councilman Ferraro.
 18 COUNCIL MEMBER FERRARO: Just wanted to
 19 thank you for changing the trees out. As a
 20 maintenance problem, it's very costly for the
 21 City after it's done. So thank you for doing
 22 that with the oak trees.
 23 THE CHAIRMAN: I would concur with some of
 24 the comments, especially the corner of Forest
 25 and Park. It's, I think, a major lost
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1 opportunity not to do something with that open
 2 space. I'm not suggesting anything vertical,
 3 but to be able to cultivate that public space
 4 would be great.
 5 Are there any public comments?
 6 MS. MEZINI: No public comments.
 7 THE CHAIRMAN: Do I have -- Mr. Loretta,
 8 you had some comments. Are you asking for
 9 conditions or suggestions that they come back
 10 to final with your comments?
 11 BOARD MEMBER LORETTA: I think I just was
 12 making comments. And staff, based on what I
 13 heard, is going to have a discussion with them
 14 to avoid maybe, whatever, a waiver. And so
 15 since they're going to have to, before they can
 16 get the building permit, construction permit,
 17 deal with the DOT and with the City, then I
 18 don't think we need to have anything further
 19 there.
 20 So when you're ready, I'm glad to make a
 21 motion for approval with staff comments.
 22 THE CHAIRMAN: Thank you.
 23 With the staff recommendation/comments, do
 24 I get a motion to approve?
 25 BOARD MEMBER LORETTA: I'll do it.
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1 Davisson.
 2 Just one quick thing. Do we want to
 3 announce who will be recusing themselves again?
 4 BOARD MEMBER SCHILLING: Mr. Chairman,
 5 thank you.
 6 Yes, sir. I will be recusing myself from
 7 voting on this item for the reasons as read
 8 into the record when Ms. Radcliffe-Meyers read
 9 my voting conflict form.
 10 Thank you.
 11 THE CHAIRMAN: Thank you.
 12 I will, too, be recusing myself on this
 13 specific project.
 14 Is there anyone else?
 15 BOARD MEMBERS: (No response.)
 16 THE CHAIRMAN: Thank you.
 17 Ms. Radcliffe-Meyers.
 18 MS. RADCLIFFE-MEYERS: Thank you again.
 19 So DDRB application 2022-008 seeks
 20 conceptual approval for an adaptive reuse of
 21 the historic 604 Hogan building and the
 22 211 Ashley Street building, along with two new
 23 six-story apartment buildings.
 24 The site consists of several parcels and
 25 is bounded to the north by Beaver Street, to
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1 THE CHAIRMAN: Mr. Loretta.
 2 Do I get a second?
 3 BOARD MEMBER HARDEN: Second.
 4 THE CHAIRMAN: All in favor, say aye.
 5 BOARD MEMBERS: Aye.
 6 (Board Member Schilling abstains from
 7 voting.)
 8 THE CHAIRMAN: Any nays?
 9 BOARD MEMBERS: (No response.)
 10 THE CHAIRMAN: Who seconded that?
 11 BOARD MEMBER HARDEN: Mr. Chair, I was the
 12 seconder.
 13 THE CHAIRMAN: Brooklyn mixed-use
 14 development's been approved.
 15 Thank you very much.
 16 MR. AKIN: Thank you.
 17 THE CHAIRMAN: I think we're -- I believe
 18 we're going to do one more project, The Den,
 19 and then we'll probably take a break after
 20 that.
 21 So we'll go on to The Den adaptive reuse
 22 conceptual approval, DDRB 2022-008.
 23 Ms. Radcliffe-Meyers, can we hear your
 24 report, please.
 25 MS. RADCLIFFE-MEYERS: Thank you, Chairman
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1 the east by Hogan Street, to the south by
 2 Ashley Street, and to the west by Julia Street.
 3 The proposal includes the renovation of
 4 both the historic buildings to include
 5 office/retail space, apartment commons, nine
 6 living units, and a rooftop terrace. The new
 7 buildings will include a combined 175 units,
 8 along with 89 at-grade parking spaces.
 9 The 604 Hogan Street building will provide
 10 two stories of commercial retail space totaling
 11 11,060 square feet above grade, along with an
 12 additional 4,639 square feet located within the
 13 basement.
 14 The 211 Ashley building provides an
 15 amenity space, residential commons, and nine
 16 residential units, as well as 5,000 square feet
 17 of rooftop amenity space.
 18 Based on the foregoing, the Downtown
 19 Development Review Board staff supports
 20 conceptual approval of DDRB application
 21 2022-008 with the following recommendations:
 22 Prior to submittal for final review, the
 23 developer shall meet with staff to identify any
 24 deviations sought; that the applicant will
 25 continue to work with staff on the raised units
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1 of the new apartment buildings; and that,
 2 again, streetlights, benches, and street
 3 furnishings shall be placed in the amenity area
 4 and shall be in accordance with the updated
 5 Downtown Streetscape Design Guidelines.
 6 This concludes the staff report, and staff
 7 is available for questions.
 8 Thank you.
 9 THE CHAIRMAN: Thank you,
 10 Ms. Radcliffe-Meyers.
 11 Is the applicant ready?
 12 MS. TRIMMER: Yes. Thank you so much.
 13 Cyndy Trimmer, One Independent Drive,
 14 Suite 1200.
 15 I have with me today (inaudible).
 16 THE CHAIRMAN: Can you hold on a minute,
 17 Cyndy? I don't think -- there's something
 18 wrong with the mic.
 19 MS. TRIMMER: I should have known that I
 20 was too lucky that it was going to stay on.
 21 Any better?
 22 THE CHAIRMAN: Thank you.
 23 MS. TRIMMER: So as Ina makes her way back
 24 to her seat -- if we can -- it's just going to
 25 phase in and out. If we can move forward to
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1 Slide 10, please.
 2 So as Lori just went through, this site is
 3 directly located on the Emerald Trail. It is
 4 one block north of Jones Furniture, which you
 5 saw last month.
 6 (Discussion held off the record.)
 7 MS. TRIMMER: We included Slide 10 to
 8 highlight a few features of the project
 9 immediately north of this site.
 10 So we said as I was breaking up, if you
 11 didn't catch it, we're one block north of Jones
 12 Furniture that you saw last month. This block
 13 itself is going to have two main corridors of
 14 multifamily with the additional building that
 15 we'll talk about. And then immediately north
 16 of this, across Beaver Street, that you can see
 17 in the top northeast of the slides are the
 18 Baptist garages that have gone up for sale.
 19 Moving on to Page 11, please.
 20 Working around the site from the southeast
 21 corner, we have two historic buildings that
 22 have both been landmarked. You will see as we
 23 get --
 24 MS. MEZINI: Testing.
 25 MS. TRIMMER: I think they are just going
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1 to keep cutting in and out.
 2 MS. MEZINI: I'll let IT know.
 3 MS. TRIMMER: I can run with it if you
 4 guys can. If we want to go ahead and take a
 5 break now and let IT come, that might work.
 6 THE CHAIRMAN: I'm going ask our court
 7 reporter.
 8 If the mic's not working, are you able to
 9 hear her?
 10 (Discussion held off the record.)
 11 THE CHAIRMAN: Let's just keep going,
 12 Ms. Trimmer.
 13 MS. TRIMMER: No problem.
 14 The first building on the southeast
 15 corner, 604 Hogan, is going to be white-shelled
 16 and programmed for retail and office space.
 17 The next of the historic buildings coming
 18 off immediately to the left of that. It wasn't
 19 appropriate for the residential development,
 20 but we have centralized all the amenities into
 21 that six-floor building.
 22 So with that, we lost some of the
 23 opportunity to program the ground-floor space
 24 that you might see in some of the other
 25 projects with that amenity, which is what a lot
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1 of people do in the Urban Core, but we'll talk
 2 through what we have done to mitigate that
 3 circumstance as we worked around the building.
 4 Immediately to the left --
 5 Does my pointer work at least? I'll take
 6 that one as a win.
 7 We have the primary residential entrance
 8 in and out of this site. We do have a
 9 cut-through in this building. That cut-through
 10 is primarily for emergency access and utility.
 11 That is not meant to be the main ingress and
 12 egress for the residents of the site. Fire
 13 safety can't access through that internal on
 14 Ashley, so this is required.
 15 But recognizing -- we want to maintain the
 16 pedestrian scale, especially on the Hogan
 17 corridor where the Emerald Trail is going to
 18 run. We have done things that we can to
 19 mitigate that access on those sides, and we'll
 20 show those through the additional slides.
 21 Next.
 22 As far as landscaping, we'll be brief.
 23 The Hogan Street frontage is where the Emerald
 24 Trail will run. As with all of the other
 25 projects that you've seen come through with
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1 Sweet Pete's and Jones, we're not spending a
2 lot of time paying attention to those, but
3 Ashley, Beaver, and Julia Street frontages are
4 all code-compliant with the frontage,
5 pedestrian and amenity zones with the
6 appropriate shade coverage.
7 Slide.

8 We do have Matt Journey, who you have met
9 already today, that can go into further details
10 regarding the landscaping. But we are at
11 conceptual, so I will not belabor those points.

12 With regards to hardscape/streetscape,
13 everything is intended to be compliant with the
14 new updated overlay guidelines. We will
15 coordinate with staff on those before we come
16 through for final.

17 On the cross-sections we show on each one
18 that we're meeting the minimum requirements.
19 Those will continue to be refined as we go
20 though full engineering for the project.

21 Making our way on to the architecture
22 itself. So this shows the two main features of
23 this project, which are landmarked buildings
24 that we are preserving and incorporated into
25 the adaptive reuse of this project. They have

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1 a very signature yellow-brick materiality to
2 them with curved corners that are incorporated
3 into all of the other aspects of this building.

4 The building was designed with the intent
5 for the rest of new construction to be
6 understated and to incorporate that
7 architectural feature with the curved corners
8 and the brick into each of the facades. You
9 will see that as we move through the slides,
10 but this really is the highlight of the project
11 and intended to be the central focus.

12 The top left image of this shows -- as
13 we're working our way down Ashley and you come
14 off of those landmarked structures, the top
15 corner really shows how we begin to transition
16 from those historic structures into the new
17 construction.

18 We have that under the -- that I
19 mentioned, gray-and-white-toned new multifamily
20 product along the ground floor where we do have
21 the pedestal parking. We have incorporated
22 breeze block, which is period appropriate and
23 consistent with the mid-century architectural
24 style, quintessential Florida, for the existing
25 product.

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1 One of the things that we liked about the
2 breeze block, as you make your way around the
3 product and get to see that, it is more
4 substantial than most of the screening that
5 we've seen come through for the products that
6 have the pedestal parking. And it does provide
7 more of an architecture feature. Again, it's
8 very substantial, but it satisfies that need
9 for the air circulation and the screening.
10 Once incorporated with the landscape, it will
11 satisfy all of those requirements.

12 The corners here, you see -- as I
13 mentioned before, the intent of this project
14 was to incorporate those architectural features
15 with the curved corners, the yellow-brick
16 structures. You have the opportunity on the
17 bottom right of the pictures to see where in
18 the programming -- recognizing the Emerald
19 Trail that runs along Hogan, and the intent to
20 activate all of that.

21 We're trying to bring bikers downtown.
22 We're hopeful that's going to take. So this is
23 a bike shop that will have electronic
24 bike-charging stations and service available to
25 the folks who are utilizing the Emerald Trail.

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1 Again, on the upper left corner of the
2 project, you see that breeze block that we
3 talked about incorporated around the bottom and
4 tying into the vertical features with those
5 yellow brick curved corners. And then to the
6 right of that, on the upper right corner, this
7 is one of those entry halls into the emergency
8 access for the project. These are also
9 pedestrian access points.

10 So I want to highlight that those will
11 have people coming and going throughout the
12 day. They are not intended to be primary
13 access points for vehicles, but this also
14 highlights one of the other primary features of
15 this project.

16 Recognizing that we do have the podium
17 parking and we have the desire to activate all
18 of these streetscapes, this will be the first
19 product in the Urban Core that does incorporate
20 balconies on each of those primary streets
21 where we do have that condition. So we've
22 activated those frontages by having balconies
23 on each.

24 And then, interior to the project, you
25 have that sense of community and activity with

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1 all of those balconies that are central to the
2 project but visible from the pedestrian
3 experience.

4 I will not belabor the elevations unless
5 there's anything in particular you want to see,
6 and Jason can talk about materials and all of
7 those.

8 We have incorporated for you the matrix.
9 We definitely don't need to belabor that. But
10 the highlight of that is that this project
11 really is not maximizing parking.

12 We obviously have to incorporate it. If
13 you're incorporating it with a multifamily
14 project and you don't have the deepest pockets
15 in town, you don't have a lot of choices other
16 than building in a podium style or as a
17 separate parking structure adjacent to the
18 residential, which you'll see with another
19 project coming through.

20 So this one has incorporated the podium
21 style, but it has limited it to the extent
22 possible. And we're at just under about 1.5 --
23 or about 0.5, 0.6 per unit. The architects can
24 confirm for me exactly what that is. But we
25 will be utilizing off-site parking, and we have

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1 been sensitive to that aspect.

2 The floor plans, again, I'm not going to
3 belabor it, but the amenities are centralized
4 into that second landmarked structure, and the
5 roof of it will be an open-air amenity. Again,
6 something we don't have. We talked about the
7 lack of pools downtown last time. This one
8 will have splash pool, spa, bar/grill, and turf
9 roof.

10 I think we can pause there.

11 And, again, I do have the entire design
12 team available for questions, but we're trying
13 to streamline the presentation for this for the
14 sake of brevity. So we appreciate your input.

15 Thank you.

16 THE CHAIRMAN: Is that it?

17 MS. TRIMMER: Yes.

18 THE CHAIRMAN: Okay. Let's start with
19 board comments.

20 Did we do you last time, Mr. Loretta?

21 BOARD MEMBER LORETTA: Thank you.

22 I would like to ask about the parking.
23 I'm not sure I understood.

24 Did you say 0.5, 0.6 or 1.5, 1.6 per unit?

25 MS. TRIMMER: 0.5, 0.6 per unit. We're

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1 not even at a one-per-unit ratio, which is
2 among the most aggressive we've seen downtown.

3 BOARD MEMBER LORETTA: Thank you.

4 I have had some ex-parte communication
5 with Alex Sifakis with regard to this project
6 who is a neighboring developer who had a little
7 bit of concern on that. So I just want to make
8 that for the record.

9 So I think overall the project is cool.

10 Providing a little bit more insight into the
11 architecture and so on and so forth helps
12 explain a little bit, so I appreciate that.

13 I've got, you know, two -- one question
14 and then one comment.

15 The question is -- and, you know,
16 hopefully, it just gets vetted better at final.
17 I get confused in the parking lot in the
18 middle. What is going on? I mean, I presumed
19 the striped area -- let's say --

20 Go to Page 12, if we could.

21 The striped area is, I'm guessing, the
22 ADA-accessible walk. But then there's, like,
23 another striped area next to that, so maybe
24 that's a handicapped space. Not a hundred
25 percent sure. And then there's, like, some

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1 gray lines that are back there. I'm guessing
2 those aren't supposed to there. Or what's
3 going on? I mean, is there literally, like, a
4 wall between the two drive aisles?

5 Can anybody describe that?

6 Bill, you're the engineer. Can you
7 describe that?

8 MS. TRIMMER: Through the Chair, I don't
9 know if the additional aerial helps or the one
10 perhaps that we showed on the page immediately
11 before.

12 If you look at the middle image on
13 Page 10, so there are two distinct buildings
14 with a drive aisle that runs through the
15 center. Again, that is utility/fire access,
16 but it is two separate, freestanding buildings.

17 BOARD MEMBER LORETTA: So then, one -- so
18 I just think from an engineering perspective
19 you guys got to figure out -- you got, like, a
20 two-way drive on the northern portion and then
21 it kind of transitions to a one-way drive.
22 It's pretty wonky, candidly. So I just think
23 that needs to be looked at, from an engineering
24 perspective, a little bit better.

25 And then, you know, I do feel like we're

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1 missing an opportunity for a little bit more
 2 commercial within the downtown environment.
 3 And, you know, I understand the podium.
 4 And regretfully, we're down to 0.5, 0.6, which
 5 is why there's probably a limited ability for
 6 additional commercial. It just seems like a
 7 disappointment that we can't figure out how to
 8 come in and remove another 20 to 33 spaces or
 9 6, 9 spaces and get some commercial, at least
 10 at -- what is that? The southwest corner,
 11 which is Julia and Ashley.
 12 So I'd really love to see that. I'd love
 13 to hear other people's comments, too. I guess
 14 it's not actually a code issue. It's just -- I
 15 mean, how does that work? It seems odd that we
 16 require it in certain realms downtown and then
 17 we don't in other realms. So I'd love to
 18 understand that better.
 19 MR. PAROLA: If I could, through the
 20 Chair.
 21 We met with the applicant and their design
 22 team a while ago. And what we landed on was
 23 prioritizing, to the greatest extent possible,
 24 Hogan Street. Why Hogan Street? It's a fine
 25 question. Because that's where the Hogan
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1 Street cycle track is going. That's where the
 2 biggest public investment on this particular
 3 set of right-of-ways is going.
 4 If you saw previous iterations of this,
 5 you would notice that there was mechanical,
 6 there was other supporting things on Hogan
 7 Street that we completely moved off.
 8 We've also made adjustments in the
 9 Ordinance Code. I think we may have brought
 10 them to you. If not, they can be brought
 11 sooner than later. Where we say in areas where
 12 we want to prioritize a street, which Hogan
 13 Street is identified as one of those streets,
 14 then you can borrow from other
 15 less-retail-oriented streets because, frankly,
 16 we do have them, right? Beaver Street is
 17 probably one of them. So that we can heavily
 18 load areas like Hogan Street.
 19 So if -- if there's a sense that maybe we
 20 could have done more on the other streets, it's
 21 because we've almost a hundred percent
 22 front-loaded Hogan Street and -- and staff, we
 23 sort of stand by that position.
 24 BOARD MEMBER LORETTA: Thank you. I
 25 appreciate your comments.
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1 Thank you very much.
 2 THE CHAIRMAN: Mr. Harden.
 3 BOARD MEMBER HARDEN: Yes. So my comments
 4 are generally the same. Don't love the site
 5 plan. I mean, I think that a lot of times we
 6 look at deviations for projects that have done
 7 a lot of other things to create a wow factor in
 8 downtown.
 9 And I think that the feedback we've heard
 10 over the last year from the public is that
 11 they're looking for the architecture to drive a
 12 little bit more. And I think that this is -- I
 13 look at the elevations, and I think this is
 14 kind of what we've seen a lot of public
 15 opposition to in areas that weren't as visible
 16 as right in the middle of downtown. I mean,
 17 this is right around the corner from where we
 18 are today.
 19 And so I think that architecturally it
 20 leaves a little bit to be desired, maybe not
 21 architecturally, but maybe the color and the
 22 materiality that's on the elevations,
 23 particularly the north and the south elevations
 24 where you just have large stretches of the same
 25 color and identical product. It seems a little
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1 bit boring, honestly, from what we've been
 2 looking at in other projects.
 3 And I do think that the retail concerns on
 4 Ashley Street and Hogan Street are important.
 5 I mean, I think the bike service serving as the
 6 retail -- and the bike service is no bigger
 7 than two parking spots, so I don't know if that
 8 really qualifies.
 9 I do appreciate what they have done along
 10 the hardscape along Hogan Street, but I do
 11 think we want more interaction with the
 12 building. And I'm -- you know, it's
 13 unfortunate that there's not enough space for
 14 parking, but might just be a need to scale back
 15 the building.
 16 So that's my feedback.
 17 THE CHAIRMAN: Mr. Schilling.
 18 BOARD MEMBER SCHILLING: Thank you,
 19 Mr. Chairman.
 20 As noted, I'm going to recuse myself from
 21 voting on this item since Kimley-Horn is
 22 working on this project.
 23 And I don't have any comments. Thank you.
 24 THE CHAIRMAN: Mr. Brockelman.
 25 BOARD MEMBER BROCKELMAN: Thank you,
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1 Mr. Chairman.
 2 No additional comments.
 3 THE CHAIRMAN: Mr. Monahan.
 4 BOARD MEMBER MONAHAN: Thank you,
 5 Mr. Chair.
 6 I do appreciate the variance in design,
 7 paying homage to the historic structure. But I
 8 do agree with Mr. Harden. I mean, from a
 9 materialistic standpoint, I think we could, you
 10 know, maybe go back to the drawing board just a
 11 little bit and try to come, you know, back with
 12 something that adds a little more pizzaz, a
 13 little more wow, you know, especially from the
 14 street level.
 15 But really appreciate also the inclusion
 16 of the balconies. I think that's something
 17 that is really necessary in downtown, in the
 18 core especially, so I appreciate that in this
 19 project.
 20 And question for you, Ms. Trimmer. You
 21 mentioned external parking being included. Is
 22 that just additional street parking that's
 23 available or what was the plan there?
 24 MS. TRIMMER: If you look back, through
 25 the Chair, to Page 10 that we have up on the
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1 site again, this is immediately adjacent to the
 2 Baptist garages. (Inaudible) made an offer on
 3 them at one point. Now they are under
 4 individual ownership. All the multifamily
 5 product coming along this corridor is looking
 6 at doing some sort of combination of on-site
 7 and then recognizing we do have that resource
 8 available.
 9 BOARD MEMBER MONAHAN: Thank you.
 10 THE CHAIRMAN: Ms. Ott.
 11 BOARD MEMBER OTT: I will echo the sort of
 12 monotonous material sentiment on maybe the
 13 Beaver Street side, but I do love to see an
 14 adaptive reuse project. And I think the
 15 buildings have been incorporated nicely, the
 16 historic buildings. And I do also appreciate
 17 the wrap-around of the similar brick structure
 18 on the new building to complement the existing
 19 historic structures.
 20 I would love to see more retail and
 21 activation on Hogan, but I understand the
 22 limitations because of the existing buildings.
 23 And I think you guys have -- you and staff have
 24 done a good job to activate within the
 25 constraints with Emerald Trail being there.
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1 THE CHAIRMAN: Thank you.
 2 Councilman Boylan.
 3 COUNCIL MEMBER BOYLAN: Thank you,
 4 Mr. Chair.
 5 I -- as one who frequents Hogan, I don't
 6 know how reliable retail along there is going
 7 to be anyway. But other than that, I feel
 8 comfortable.
 9 Thank you.
 10 THE CHAIRMAN: Councilman Ferraro.
 11 COUNCIL MEMBER FERRARO: Thank you.
 12 My question's already been asked, but I
 13 will say that I like the rooftop. I think that
 14 with the -- not having as much parking, where
 15 people can actually do a lot of stuff there
 16 with the Emerald Trail being on the roof, I
 17 think that's really a nice add. So keep up the
 18 good work.
 19 THE CHAIRMAN: You know, I'm involved in
 20 this project. I can probably just give a few
 21 facts.
 22 The challenge is, you know, carrying the
 23 two historic buildings and utilizing them
 24 authentically. We've got 15,000 square foot of
 25 a shell space on the corner. That spread out
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1 would take care of most of the big projects as
 2 far as retail space goes, you know, on grade as
 3 well as backfilling, you know, another
 4 four-story that, again, would backfill.
 5 So that's part of the comment. And as you
 6 said, the viability of, you know, Hogan Street
 7 and Ashley, that's where it's focused. That's
 8 where we've kind of pulled it together. Beaver
 9 Street is Beaver Street. We all understand
 10 that.
 11 So at any rate, is there any public
 12 comment?
 13 MS. MEZINI: No hands raised and no public
 14 comment in person.
 15 THE CHAIRMAN: I'll ask the board, is
 16 there any conditions before I ask for a motion
 17 to vote?
 18 BOARD MEMBERS: (No response.)
 19 THE CHAIRMAN: Okay. I hear none.
 20 Do I hear a motion to approve for
 21 conceptual approval?
 22 BOARD MEMBER LORETTA: I'll provide a
 23 motion for conceptual approval with staff
 24 recommendations.
 25 THE CHAIRMAN: Do I hear a second?
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1 BOARD MEMBER OTT: Second.
 2 THE CHAIRMAN: We have Mr. Loretta and
 3 Ms. Ott seconds.
 4 All in favor, say aye.
 5 BOARD MEMBER LORETTA: Aye.
 6 BOARD MEMBER OTT: Aye.
 7 BOARD MEMBER BROCKELMAN: Aye.
 8 BOARD MEMBER MONAHAN: Aye.
 9 (Board Member Schilling and Chairman
 10 Davisson abstain from voting.)
 11 THE CHAIRMAN: Any nays?
 12 BOARD MEMBER HARDEN: Nay.
 13 THE CHAIRMAN: For the record, Mr. Harden,
 14 nay; all others approve.
 15 The Den, multifamily adaptive reuse, has
 16 been approved.
 17 Thank you.
 18 BOARD MEMBER SCHILLING: Mr. Chairman,
 19 with one recusal for the record.
 20 THE CHAIRMAN: With two recusals for the
 21 record, myself and Mr. Schilling.
 22 And let's take a ten-minute break --
 23 five-minute break.
 24 MS. GRANDIN: I just want to make sure
 25 what the vote was. The vote was four to one;
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1 is that correct?
 2 THE CHAIRMAN: Yes. The vote was four to
 3 one.
 4 MS. GRANDIN: Okay. Thank you.
 5 THE CHAIRMAN: Let's take a five-minute
 6 break. No, let's come back in ten minutes.
 7 (Brief recess.)
 8 THE CHAIRMAN: Okay. We're back in
 9 session now. And I'll wait until Lori sits
 10 down.
 11 The next project on the agenda is the --
 12 DDRB 2022-009, Toll Brothers townhomes
 13 modification.
 14 (Mr. Shelton approaches the podium.)
 15 THE CHAIRMAN: Is this Mr. Shelton at the
 16 podium?
 17 MR. SHELTON: Yes, sir.
 18 THE CHAIRMAN: Okay. I'll first -- do we
 19 have anybody in recusal on this project?
 20 BOARD MEMBER SCHILLING: Yes.
 21 THE CHAIRMAN: Mr. Schilling.
 22 BOARD MEMBER SCHILLING: Yes,
 23 Mr. Chairman.
 24 I'm recusing myself from voting on this
 25 item because Kimley-Horn is providing services
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1 on this project.
 2 Thank you.
 3 THE CHAIRMAN: Okay. Ms. Radcliffe, could
 4 you read the staff report and your review,
 5 please?
 6 MS. RADCLIFFE-MEYERS: Yes. Thank you,
 7 Chairman Davisson.
 8 So DDRB application 2022-009 is requesting
 9 modifications to the Master Plan Design
 10 Guidelines final approval for RiversEdge,
 11 formerly known as The District, which, if
 12 approved, will be specific to the Toll Brothers
 13 townhomes, which includes Parcels 3A and 9B
 14 only and will be tied to the submitted site
 15 plans.
 16 The request is to allow for a change to
 17 the build-to lines, a reduction in the
 18 percentage of required facade glazing, adding
 19 additional building materials, and to allow for
 20 garages to serve as an allowable pedestrian
 21 entrance.
 22 The first modification is for the build-to
 23 line. The applicant is requesting changes to
 24 the build-to line requirements to accommodate
 25 the proposed townhomes. This will allow the
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1 townhomes to be pulled back off the build-to
 2 lines, allowing for additional privacy and
 3 providing for the ability of townhomes located
 4 on Parcel 9A to have front-loading garages.
 5 The applicant is also requesting a
 6 reduction in the required glazing requirements.
 7 The master site plan required first floor
 8 nonretail to provide 50 percent glazing. The
 9 applicant is requesting a reduction to
 10 20 percent.
 11 Upper floors require 40 to 50 percent
 12 glazing, and the applicant is requesting a
 13 reduction to 10 to 50 percent. This request is
 14 also for additional privacy for the residential
 15 units.
 16 Parcel 9B has front-loading garages which
 17 face the Prudential Drive cul-de-sac. The
 18 modification request is to allow for the
 19 garages on these units to meet the requirement
 20 of a residential entrance. This does not
 21 engage the pedestrian realm; however, Riverwalk
 22 signage will help direct pedestrian traffic
 23 down Back Bay Drive toward the park and
 24 Riverwalk and limit the pedestrian traffic down
 25 the Prudential Drive cul-de-sac.
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1 Where there will be pedestrian traffic,
 2 the units on Parcel 3B are front-facing and
 3 engage the pedestrian with a front stoop
 4 entrance, canopies, and wide sidewalks.
 5 Based on the foregoing, the Downtown
 6 Development Review Board staff recommends
 7 approval of modifications to the Master Plan
 8 Design Guidelines for Parcels 3A and 9B as
 9 follows:
 10 The build-to lines to change to 0 percent
 11 to 90 percent.
 12 Side of the block-north, Parcel 3A, change
 13 to 0 to 364 feet; and Parcel 9B, change to
 14 0 feet to 309 feet.
 15 Side of the block-east, Parcel 3A, change
 16 to 0 feet to 58 feet; and Parcel 9B, change to
 17 0 feet to 251 feet.
 18 Side of the block-south, Parcel 3A, change
 19 to 0 feet to 351 feet; and Parcel 9B, change to
 20 0 feet to 360 feet.
 21 And side of the block-west, Parcel 3A,
 22 change to 0 feet to 146 feet; and Parcel 9B,
 23 change to 0 feet to 417 feet.
 24 That the setbacks or articulation of
 25 building walls will be changed to
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1 development guidelines for anything other than
 2 the strip of land we're talking about on these
 3 townhomes, so ...
 4 The applicant, if you could tell us your
 5 name and your address, please.
 6 MR. SHELTON: Yes, sir.
 7 My name is Mark Shelton. I'm with
 8 Kimley-Horn and Associates, 12740 Gran Bay
 9 Parkway West, Suite 2350, Jacksonville, Florida
 10 32258.
 11 Thank you, Mr. Chair and board.
 12 I'm before you today to ask for your
 13 approval of some of the adjustments and
 14 modifications that Lori just mentioned. I
 15 don't need to go through them again; you've
 16 heard them from Lori. We approve -- we agree
 17 with their recommendation of approval and look
 18 forward to this brief presentation.
 19 At the end of this presentation, I have a
 20 quick, little fly-through video that will take
 21 only about two minutes, so I'll give Ina the
 22 nod when I'm ready for that.
 23 Again, these -- this relief is only for
 24 Parcel 3A and 9B.
 25 Slide.
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1 Not Applicable; that the required setbacks or
 2 open spaces will change to refer to the overall
 3 site plan dated April 2022, which was part of
 4 the agenda packet; that minimum facade glazing
 5 will change to the first floor nonretail and
 6 retail, change to 20 percent, but this will not
 7 be applicable to units with garages facing the
 8 right-of-way; and that upper floors change to
 9 10 percent to 50 percent.
 10 And that you would add cementitious
 11 material to the primary facade materials
 12 allowed for Parcel 3A and 9B only. So those
 13 materials would only be allowed for the
 14 townhomes, not for the rest of the site.
 15 And then allow for the townhome garages to
 16 satisfy the pedestrian entrance requirement for
 17 Parcel 9B, facing the Prudential Drive
 18 cul-de-sac, and for Units 36 and 37 on
 19 Parcel 3A.
 20 This concludes the staff report and the
 21 staff is available for questions.
 22 Thank you.
 23 THE CHAIRMAN: Thank you.
 24 And just -- I might add, because I had
 25 some confusion, this does not change the master
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1 So as Lori mentioned, these modifications
 2 allow for a change to the build-to lines,
 3 facade glazing, the allowable exterior building
 4 materials, and to allow garages that serve as
 5 allowable pedestrian entrances.
 6 Slide.
 7 These existing guidelines were established
 8 in 2016 and held these two rear parcels to the
 9 same standard as all the other more prominent
 10 parcels in this development. In other words,
 11 although they were always contemplated to be
 12 townhomes, 3A and 9B had the same standards as
 13 every -- all the other eight parcels.
 14 Slide.
 15 On this next slide, we're -- you can see
 16 that we're requesting the addition of two more
 17 options to the primary facade.
 18 As you'll see in the upcoming elevations,
 19 these new materials will add further options
 20 without sacrificing the urban character or
 21 perceptibility unity -- I'm sorry, perceptible
 22 unity.
 23 Next slide.
 24 The next slide shows the revised overall
 25 site plan. You can see on the right in blue
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1 where the garages are proposed to face
 2 termination of Prudential Drive.
 3 You can also notice how the cycle track in
 4 green stops at the private realm and heads
 5 north along Marina Way. It does not go into
 6 the cul-de-sac. This helps differentiate the
 7 public realm from the private realm.
 8 We've also provided this next site plan --
 9 slide -- for all those who are used to seeing
 10 the engineering drawings without the
 11 illustrations and aerials.
 12 Next slide.
 13 This next slide shows that -- shows how
 14 these townhomes will be located behind Parcels
 15 2A and 9B, which are contemplated to be larger
 16 towers. You can also see how the townhomes
 17 will interact with the marshfront park and the
 18 marsh boardwalk.
 19 Slide.
 20 Here's a visualization of the first-facing
 21 architecture -- front-facing architecture on
 22 the public realm from Prudential Drive.
 23 Next slide.
 24 And here's the same view from across the
 25 street. On this slide, you can clearly see the
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1 awnings, railings, and other projections.
 2 Next slide.
 3 This next slide shows an illustration of
 4 the private realm as we enter the cul-de-sac on
 5 Prudential Drive. You can see that the
 6 proposed setback is just enough to keep the
 7 vehicles out of the pedestrian walkways.
 8 Next slide.
 9 And here's the same view across the
 10 street.
 11 Next slide.
 12 And here's a window view of all four
 13 illustrations. Again, notice the color
 14 palette, rooftop activation, and projections.
 15 Next slide.
 16 The next four slides show the elevations
 17 of the proposed townhomes. You've got your
 18 front, next slide is the rear, next slide is
 19 the sides, and the next slide is the palette.
 20 You'll see better in the (inaudible) that
 21 I have available here in a few minutes.
 22 So to conclude this presentation -- I told
 23 you I'd be brief -- I'm going ask Ina to start
 24 this video fly-through.
 25 And while she's headed there, I promise
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1 that no animals or people were harmed in the
 2 filming of this video.
 3 (Video presentation - RiversEdge.)
 4 MR. SHELTON: Thank you, guys, for your
 5 patience on that. My team and I are here for
 6 any questions you may have.
 7 THE CHAIRMAN: Thank you, Mr. Shelton.
 8 For board comments, let me start with
 9 Mr. Monahan.
 10 BOARD MEMBER MONAHAN: Thank you,
 11 Mr. Chair.
 12 I think this project is great. It is very
 13 well done. I appreciate, you know, the visual
 14 element as well.
 15 I think this is -- the townhomes
 16 especially are something that's missing as a
 17 product in downtown, available, so I appreciate
 18 you bringing that to market and look forward to
 19 this.
 20 THE CHAIRMAN: Mr. Brockelman.
 21 BOARD MEMBER BROCKELMAN: Thank you,
 22 Mr. Chair.
 23 I think these modifications make sense now
 24 that we're six years down the line and there's
 25 a little more focus around the specific product
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1 that's going to be here. I think it -- it's
 2 necessary and makes a lot of sense. Happy to
 3 support it.
 4 THE CHAIRMAN: Mr. Schilling. You've
 5 recused yourself, but --
 6 BOARD MEMBER SCHILLING: Yes.
 7 THE CHAIRMAN: Comment?
 8 BOARD MEMBER SCHILLING: Yes, sir,
 9 Mr. Chairman. And I don't have any comments.
 10 Thank you.
 11 THE CHAIRMAN: Mr. Harden.
 12 BOARD MEMBER HARDEN: No comment.
 13 THE CHAIRMAN: Mr. Loretta.
 14 BOARD MEMBER LORETTA: No comment.
 15 I guess my -- I'm super pleased. These
 16 are going to be for-sale units, right, not
 17 townhomes?
 18 MR. SHELTON: For sale.
 19 BOARD MEMBER LORETTA: I know, but you
 20 could have a townhome for rent, I guess.
 21 It's just -- the reality is, this may be
 22 the second project in the seven years I've been
 23 on this board that it's a for-sale unit, so I'm
 24 super pleased to actually see something that I
 25 might be able to go purchase.
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1 Thank you.
 2 THE CHAIRMAN: Ms. Ott.
 3 BOARD MEMBER OTT: Thank you for that
 4 presentation.
 5 I did have a couple of questions and
 6 comments. I feel a little uneasy about the
 7 approval of the N/A, not applicable, category
 8 for the architectural articulation on the 9B
 9 parcel because those townhomes will still be
 10 facing Parcel 9A, which that will be some type
 11 of a tower, whether it's ground floor retail,
 12 residential that's not yet conceived, but those
 13 are going to be garage walls. And in both the
 14 3 model and in the 2D, it -- those very much --
 15 with the exception of the sort of eyebrow
 16 overhang above the garage, those do appear
 17 pretty flat, facing that eventual building.
 18 So specifically for the 9B parcel, I don't
 19 love changing that to an N/A. For 3A, I'm fine
 20 with that because the garages are facing each
 21 other and the architectural features will be
 22 facing the street and Parcel 2A.
 23 I think the increase of height from the 35
 24 to the 50 feet is appropriate scale to the
 25 adjacent parcels, so I think that's an

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1 sort of indicate contemporary, sort of more
 2 modern buildings, and I -- I just was curious
 3 how the two will complement each other.
 4 MS. KNIGHTING: So great question.
 5 So with all of the cantilevered awnings,
 6 that is our interpretation of a modern canopy
 7 instead of, you know, maybe arches or more of a
 8 traditional design that you sometimes see with
 9 townhomes, and so that's why we incorporated
 10 that. And also the very -- kind of mixed metal
 11 with the railings, the vertical railings,
 12 that's another way we incorporated the modern
 13 design as well.
 14 And then just to address your question
 15 from the -- the tower and 9B, so we have talked
 16 about that at length. And the way we are
 17 designing the landscaping, it is going to be
 18 heavily landscaped. So to be quite frank, we
 19 don't really think that the tower will have
 20 that great of a visual impact because of the
 21 trees and the heavy landscaping that will be
 22 along the right-of-way.
 23 BOARD MEMBER OTT: Okay. So we're
 24 contemplating, I guess, heavier screening for
 25 9B as well; is that correct?

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1 appropriate request here.
 2 I did have a question. The 2016 -- the
 3 master plan contemplates for sort of contiguous
 4 architecture and a -- a feel and a theme
 5 consistent throughout the entire development.
 6 Could I -- could I just ask sort of y'all to
 7 talk about the architecture, how this is
 8 expected to complement the adjacent parcels and
 9 the larger development?
 10 (Ms. Knighting approaches the podium.)
 11 MS. KNIGHTING: Hello.
 12 Blair Knighting, Kimley-Horn.
 13 Thank you. Same address as him.
 14 Yeah, so how we came up with that color
 15 palette is -- the design of the hardscape is
 16 all the same color, and so the -- the colors of
 17 that building -- of all the buildings are
 18 really going to match with the hardscaping to
 19 blend in, and so that is how we're going to
 20 incorporate it.
 21 Does that answer your question?
 22 BOARD MEMBER OTT: I think I was looking
 23 more towards specific architecture styles,
 24 so -- the rest of the master plan talks about
 25 glazing, percentage of glazing, so that would

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1 MS. KNIGHTING: Yeah. So that -- all of
 2 the -- we haven't exactly finished the
 3 landscaping, but it is more enhanced than code
 4 requires or anything like that, so we do
 5 anticipate that it will mostly be greenery.
 6 BOARD MEMBER OTT: Gotcha. Thank you.
 7 I thank you for those answers and I'm more
 8 comfortable with these requests.
 9 Thank you.
 10 THE CHAIRMAN: Councilman Boylan.
 11 COUNCIL MEMBER BOYLAN: Thank you,
 12 Mr. Chair.
 13 I -- just a comment, and echo
 14 Mr. Monahan's comments and Mr. Loretta with
 15 respect to townhomes. It's good to see some of
 16 those downtown.
 17 THE CHAIRMAN: Councilman Ferraro.
 18 COUNCIL MEMBER FERRARO: I'd like to see
 19 how those trees are going in there for the
 20 blockage. I think that's going to look nice.
 21 Thank you.
 22 THE CHAIRMAN: My comments are simply
 23 based on Units 1 through 17, and I'm having
 24 real difficulty with the facades of just
 25 straight garage doors down the entire street.

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1 I understand that, you know, if you've got
 2 a visitor, you're going to walk around the
 3 building, which isn't natural, but that's the
 4 way it's set up.
 5 And I'm not sure if I buy that those
 6 are -- we can call those a front door or an
 7 entry door, so I'll let you -- I'll let you
 8 respond to that.
 9 MR. PAROLA: Mr. Chairman, if I can -- I
 10 can respond to that just to give you some color
 11 since I think I'm probably the only one at this
 12 table that was around with Jason Teal when --
 13 other people -- when we came up with this idea.
 14 I mean, maybe it's not the greatest
 15 articulation of words, saying -- calling this a
 16 front door, but there's a logical reason for
 17 it. If you look at this section of the
 18 townhomes, these are the closest to our
 19 boardwalk; in other words, the public
 20 boardwalk. So when we have the actual front
 21 doors facing a sidewalk, pedestrian area that
 22 then goes into our boardwalk, another
 23 pedestrian area, we think this makes a ton of
 24 sense.

1 along our waterfront.
 2 THE CHAIRMAN: Thank you, Mr. Parola.
 3 I hadn't really considered, you know, the
 4 orientation towards the boardwalk. I looked at
 5 the streets, primarily what people are going to
 6 be on and that sort of traffic at any rate. I
 7 appreciate your comment.
 8 Do we have any public comments, any hands
 9 raised, cards?
 10 MS. MEZINI: No public comment.
 11 THE CHAIRMAN: Okay. Did we have any
 12 conditions or is it --
 13 MS. RADCLIFFE-MEYERS: Chairman Davisson,
 14 it's just the modifications, so the -- I think
 15 it's -- it shows on the staff report the
 16 requested modifications, A through -- I believe
 17 it's E or F.
 18 THE CHAIRMAN: Okay. Do I hear a motion
 19 to approve this project based on the
 20 recommendations of staff?
 21 BOARD MEMBER HARDEN: So moved.
 22 THE CHAIRMAN: Second?
 23 BOARD MEMBER LORETTA: Second.
 24 THE CHAIRMAN: Mr. Harden motioned and
 25 Mr. Loretta seconded.

You will notice that the garage doors that
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1 actually face the south are located on
 2 buildings at the farthest portions, away from
 3 any pedestrian experiencing the marsh, the
 4 marsh park or the boardwalk, so I think it's
 5 important to understand that context.
 6 I think it's also important to
 7 understand -- and Mark can tell me if I'm wrong
 8 here, but one of the -- the ideas we had --
 9 because we want to be sympathetic to the
 10 buildings next to it, is that we actually have
 11 activated rooftops on these townhomes. I don't
 12 think we have a product like that in downtown.
 13 If that idea has changed, I'll look for --
 14 MR. SHELTON: (Shakes head.)
 15 MR. PAROLA: Nope, the idea has still
 16 changed -- I mean, it hasn't changed. So we
 17 still have the activated rooftops.
 18 So I just want to give that context of it.
 19 I think -- I think there's a very salient
 20 point, and that is, this doesn't apply to
 21 everything else. The other parcels there are
 22 different, have a different vibe to them in
 23 terms of mixed use, and we don't look at the
 24 townhome product as being necessarily precedent
 25 for the other mixed-use buildings or anything

1 All in favor, say aye.
 2 BOARD MEMBERS: Aye.
 3 (Board Member Schilling abstains from
 4 voting.)
 5 THE CHAIRMAN: Nay?
 6 BOARD MEMBERS: (No response.)
 7 THE CHAIRMAN: Motion approved for
 8 2022-009, Toll House -- Toll Brothers
 9 townhomes, not Toll House.
 10 Okay. Please bear with me on this. Is it
 11 Furchgott's (pronouncing)?
 12 MS. GRANDIN: Furchgott's.
 13 THE CHAIRMAN: Furchgott's?
 14 MS. GRANDIN: Furchgott's.
 15 THE CHAIRMAN: Furchgott's. Okay. Next
 16 item up is DDRB 2022-002, Furchgott's adaptive
 17 reuse, final approval.
 18 Lori, can I get your staff report?
 19 MS. RADCLIFFE-MEYERS: Yes. Thank you,
 20 Chairman Davisson.
 21 So DDRB application 2022-002 seeks final
 22 approval for an adaptive reuse of the historic
 23 Furchgott's department store building located
 24 at 128 West Adams Street.
 25 The building was built in 1941 and

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1 designed by Marsh & Saxelbye in the Art Deco
2 style. The building has been designated a
3 local Jacksonville landmark.

4 The proposal includes the renovation of
5 the building to include 40 one- and two-bedroom
6 apartment units on the upper floors and retail,
7 office, and an amenity space on the first floor
8 with another amenity space and tenant storage
9 in the basement.

10 As seen in these images and drawings, the
11 project is proposing a replication of the
12 historic signage that was originally seen on
13 the Furchgott's building. Per the Historic
14 Preservation section, the proposed signage is
15 approved as presented as it's in scale with the
16 building and is in the original Furchgott's
17 sign location.

18 The sign also meets the requirements of
19 the Downtown Overlay sign ordinance.
20 Additional retail signage will need to be
21 reviewed by Historic and may need DDRB
22 approval.

23 Based on the foregoing, the Downtown
24 Development Review Board staff supports final
25 approval of DDRB application 2022-002.

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1 concept presentation. So if we can jump to
2 Slide 10, please, because those are all the
3 existing elevations.

4 So Slide 10 is the overall site plan. So
5 this is something that we coordinated with
6 staff on, so our scope of work is the building
7 itself.

8 The streetscape on both Hogan Street and
9 Adams Street -- or, sorry, Hogan Street -- yes,
10 Hogan Street and Adams Street have been removed
11 from our scope due to Hogan Street being the
12 Emerald Trail, which is a City project, and
13 then the Adams Street frontage is part of the
14 Forsyth and Adams kind of two-way street
15 project as well.

16 So we can move to the next slide, please.

17 So, again, we are restoring the building.
18 So the exterior facade, our -- basically,
19 restoration and enhancement. So this is the
20 Adams Street frontage.

21 As Ms. Radcliffe mentioned, we will
22 reinstall the Furchgott's sign over the front
23 entry door. The upper windows are being
24 restored, same with the stucco. The first
25 floor historic front windows are being

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1 This concludes the staff report and staff
2 is available for questions.

3 Thank you.

4 THE CHAIRMAN: Great.

5 (Ms. Robbins approaches the podium.)

6 THE CHAIRMAN: Ms. Robbins, could you
7 state your name and address?

8 MS. ROBBINS: Yes. I'm Brooke Robbins,
9 principal architect with Robbins Design Studio,
10 40 East Adams Street, Suite 4, Jacksonville,
11 Florida 32202.

12 So we took a poll and it's Furchgott's
13 (pronouncing), depending on when you were --
14 when you lived here.

15 So as Ms. Radcliffe mentioned, this is the
16 adaptive reuse of the Furchgott's building
17 built in 1941. It's approximately
18 65,000 square feet.

19 Can we go to the third slide, I believe?

20 So, again, just some historic images of
21 the property. We did receive our COA in March
22 of this year, so we have historic approval for
23 the local landmark building.

24 So since we are here for final, I will
25 skip over the slides that were included in the

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1 replaced, restoring them back to their original
2 finish and clear glazing.

3 So next slide, please.

4 This is the Hogan Street frontage. Again,
5 retail frontage along the first floor. We are
6 reinstalling a canvas awning canopy that
7 was original -- originally, the building had
8 that.

9 And this is where, as tenants come on
10 board for those future retail spaces, we will
11 come back to you for signage approval once we
12 know what those tenants are and their signage
13 requests.

14 Next slide.

15 This is the east facade, so we are adding
16 windows on this facade. There is a -- a sliver
17 between the adjacent property. So this is
18 allowing us to get more (inaudible) on the east
19 facade on the upper floors. So we do have some
20 existing windows on the fifth floor, and then
21 all the initial openings will be compatible,
22 complementary to the historic windows.

23 Next slide, please.

24 The south facade is -- we have a building
25 abutted right up against the -- our building,

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1 so really it's just the top parapet with the
 2 elevator (inaudible) and the stair.
 3 Next slide, please.
 4 So exterior lighting. So we are basically
 5 doing complementary, kind of minimal aesthetic
 6 lighting to the building to complement the
 7 facade. So white up-lighting, shielding from
 8 the apartment units on the -- the upper floors.
 9 The Furchgott's logo will be lit from the
 10 canopy, and then we do have some down-lighting
 11 at the front entrances to the building and we
 12 will also incorporate some lighting on the
 13 facade underneath the canvas awning as it wraps
 14 the corner.
 15 Next slide, please.
 16 So this is the Hogan Street -- again, the
 17 same thing, up-lighting and then street
 18 lighting underneath the -- the canvas facade.
 19 Next slide.
 20 So this is the -- the night shot rendering
 21 of what the building will look like. So,
 22 again, just kind of keeping it simple, classic,
 23 to complement the architectural features of the
 24 building.
 25 Next slide, please.

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1 Next slide.
 2 So upper floors, 2 through 4, so we are
 3 getting ten units per floor. We have a
 4 combination of one- and two-bedroom units. So
 5 the one-bedroom units, the kind green shaded
 6 there, range at 590 to 780 square feet.
 7 The corner unit with the -- the angled
 8 facade of the building is a two-bedroom,
 9 two-bath. And then the two units shaded in
 10 yellow on levels 2 through 4 are one-bedroom,
 11 one-bath with a bonus room.
 12 We'll go to the upper floor. So the fifth
 13 floor, the same -- the unit composition is the
 14 same, except for on this floor the two yellow
 15 units, we are able to increase those to a
 16 two-bedroom, one-bath unit with the addition of
 17 some skylights in the roof and (inaudible) in
 18 the second (inaudible).
 19 So next slide, please.
 20 Exterior finishes. Again, as mentioned,
 21 we are restoring the facade of the building.
 22 So the stucco will get repaired and painted.
 23 The windows on the upper floors will get
 24 restored, so -- and repainted, and then the
 25 first floor is where we'll be replacing the

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1 So floor plans. So first floor, as
 2 mentioned, we have retail along both Hogan and
 3 Adams Street, so we have three future retail
 4 spaces. And then, additionally, we have the
 5 building amenities for the apartments upstairs.
 6 So you have a co-work office space, a fitness
 7 center, and then at the back of the building
 8 the mail room and the elevator access to the
 9 upper floors.
 10 Next slide, please.
 11 The basement, so the lower level of the
 12 building, we are offering a few amenities to
 13 the -- to downtown that aren't quite available
 14 at some of the other properties. So we are
 15 proposing some caged storage that would be
 16 available to both the renters of the apartments
 17 and to outside parties. We also will have a
 18 dog wash that is both for the public use and
 19 private use of the apartments. Additionally,
 20 trash storage in the basement as well.
 21 Next slide, please.
 22 There's a mezzanine level, very small, on
 23 the one-and-a-half level, kind of a sliver.
 24 That would just be mechanical spaces
 25 (inaudible).

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1 black and -- you know, tinted storefront with
 2 an anodized aluminum storefront and clear
 3 glass, which is taking it back to the original,
 4 and also increases that view from the street
 5 frontage into the retail spaces.
 6 So next slide, please.
 7 Again, just notating the existing windows
 8 versus the -- the new kind of compatible fixed
 9 windows on the east facade.
 10 Next slide.
 11 As mentioned, the Furchgott's logo over
 12 the door, very minimal, keeping it in
 13 proportion to the sign that was there
 14 originally when the building opened and just
 15 standing -- you know, freestanding aluminum
 16 letters that will be gently lit so that it's
 17 visible at night.
 18 Next slide.
 19 And then this is our final shot. So this
 20 is where -- what we'll see in the evening once
 21 the building is open.
 22 So thank you. Just any questions.
 23 THE CHAIRMAN: Thank you, Ms. Robbins.
 24 We'll start this time with Mr. Loretta.
 25 BOARD MEMBER LORETTA: No comment.

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1 Thank you.
 2 THE CHAIRMAN: Mr. Harden.
 3 BOARD MEMBER HARDEN: No comment.
 4 THE CHAIRMAN: Mr. Schilling.
 5 BOARD MEMBER SCHILLING: It's a
 6 great-looking project and I have no other
 7 comments.
 8 Thank you.
 9 THE CHAIRMAN: Mr. Brockelman.
 10 BOARD MEMBER BROCKELMAN: Great job.
 11 THE CHAIRMAN: Mr. Monahan.
 12 BOARD MEMBER MONAHAN: Fantastic job.
 13 I appreciate the historical preservation.
 14 I think that's important as we continue to move
 15 forward and see more projects come before us,
 16 so appreciate what you're doing.
 17 THE CHAIRMAN: Ms. Ott.
 18 BOARD MEMBER OTT: Not to beat a dead
 19 horse, but I love absolutely this adaptive
 20 reuse. Good job.
 21 THE CHAIRMAN: Councilman Boylan.
 22 COUNCIL MEMBER BOYLAN: Just the one
 23 comment with respect to the -- so glad to see
 24 you're getting rid of the tinted windows.
 25 That -- that's really going to be -- brighten
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1 activity, so nice job.
 2 Do I hear a motion to approve
 3 Furchgott's --
 4 BOARD MEMBER OTT: So moved.
 5 THE CHAIRMAN: -- adaptive reuse, DDRB
 6 application -- oh, I'm sorry. I have to
 7 have -- excuse me.
 8 Are there any public comments?
 9 MS. MEZINI: No public comment.
 10 THE CHAIRMAN: Okay. Do I have a motion
 11 to approve Furchgott's -- I have to say it
 12 again now -- adaptive reuse application DDRB
 13 2022-002?
 14 All in favor, say -- I have to a have a
 15 motion.
 16 BOARD MEMBER OTT: So moved.
 17 BOARD MEMBER HARDEN: Second.
 18 THE CHAIRMAN: All in favor, say aye.
 19 BOARD MEMBERS: Aye.
 20 THE CHAIRMAN: Nay?
 21 BOARD MEMBERS: (No response.)
 22 THE CHAIRMAN: Furchgott's adaptive reuse
 23 approved. Thank you.
 24 Okay. We've got two more, two great
 25 projects, two significant projects; 2020-021,
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1 that up a lot.
 2 Do you have any anticipation of what kind
 3 of use -- retail use is going to be in there at
 4 this point?
 5 MS. ROBBINS: They're working with
 6 different options, but, ideally, you know, some
 7 sort of restaurant or some -- apparently
 8 there's a restaurant on the corner, so,
 9 ideally, something along those lines.
 10 The size of the suite, it could be one
 11 large tenant, two -- you know, two medium size
 12 or three smaller. So it just depends on -- on,
 13 you know, the interest of the space.
 14 COUNCIL MEMBER BOYLAN: All right. Great
 15 news.
 16 Thank you.
 17 THE CHAIRMAN: Councilman Ferraro.
 18 COUNCIL MEMBER FERRARO: I feel the same
 19 things, but I really like how you did the night
 20 lighting. I don't think we've talked about
 21 that very much, but I think that really does
 22 add to the city's night lighting.
 23 MS. ROBBINS: Thank you.
 24 THE CHAIRMAN: It will be nice to see some
 25 lights turned on on this building and some
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1 404 Julia, final approval.
 2 Is there -- are there any recusals on this
 3 project?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRMAN: If not, Ms. Radcliffe, can
 6 you give us your report?
 7 MS. RADCLIFFE-MEYERS: Yes. Thank you,
 8 Chairman Davisson.
 9 So DDRB application 2020-021 seeks final
 10 approval for an adaptive reuse of the building
 11 located at 404 North Julia, along with the
 12 construction of a new eight-story apartment
 13 building with an attached eight-story parking
 14 deck.
 15 The proposal is to historically renovate
 16 the building located at 404 North Julia and the
 17 main lobby of the complex to create an
 18 additional 29 residential apartments within the
 19 structure and add 3,240 square feet of
 20 commercial retail space.
 21 The applicant received the final COA with
 22 conditions on April 12th, 2022. The proposed
 23 renovation of the theatre building has changed
 24 due to NPS not allowing the addition of windows
 25 for the apartments that were proposed within
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1 this building. Due to this, the development
2 has lost seven apartments.

3 The new construction is an eight-story
4 residential apartment complex which will
5 provide 103 apartments, along with an
6 eight-story precast concrete parking structure
7 which will provide 487 parking spaces.

8 Balconies, material and color changes,
9 along with sleek white stucco inserts, creates
10 a dynamic building facade which adds to the
11 urban character of the building and provides
12 architectural interest at the street level.

13 The parking garage continues this
14 architectural interest by providing mesh
15 screening which is arranged in an interesting
16 pattern and is used to create a sculptural
17 element within the urban open space.

18 Based on the foregoing, the Downtown
19 Development Review Board staff supports final
20 approval of DDRB application 2020-021 with the
21 following recommendations:

22 Prior to ten-set submittal, the applicant
23 will work with staff on the integration of a
24 painted pattern surface for the rooftop of the
25 parking garage; prior to ten-set submittal, the

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1 applicant will work with staff on the
2 refinement of the urban open space along Church
3 Street; and that street furnishings shall be in
4 accordance with the updated Downtown
5 Streetscape Design Guidelines.

6 This concludes the staff report and staff
7 is available for questions.

8 Thank you.

9 THE CHAIRMAN: Thank you, Lori.
10 (Mr. Hurst approaches the podium.)

11 THE CHAIRMAN: Mr. Hurst, can you give us
12 your name and your address, please?

13 MR. HURST: Yes. Hello, everybody.

14 My name is Tom Hurst. I'm a principal
15 architect with Dasher Hurst Architects, 1022
16 Park Street, Suite 208, Jacksonville, Florida
17 32204.

18 Thanks for allowing me to come today and
19 present our project to you. This project is
20 the 404 Julia Street project, and Lori
21 summarized it very well. This -- we're very
22 excited to be part of this project, and we're
23 working on behalf of Augustine Development
24 Group, who is the owner of this property, as
25 well as the owner of the adjacent Independent

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1 Life tower, the 19-story tower across the
2 street, as well as the Ambassador Hotel
3 project, all of which are currently in the
4 process of -- of restoration and
5 reconstruction.

6 So we're really proud to be part of not
7 only the redevelopment of these two blocks, but
8 also part of the larger reconstruction and
9 rehabilitation of this portion of downtown,
10 along with JWB Properties and (inaudible) as
11 well, so we think there's a lot of exciting
12 things happening in this neighborhood.

13 So on this particular project, you can see
14 on the screen there, this is -- this is a
15 prospective view from the corner of Duval
16 Street and Pearl Street, so this is the
17 southwest corner of the site.

18 As Lori said, this is an eight-story
19 apartment structure along with an eight-story
20 parking deck. The parking deck, I should
21 mention, supports not only this development,
22 but also the adjacent Ambassador Hotel, the
23 Independent Life building, and also provides
24 supplemental parking for the Jacksonville Fire
25 and Rescue, who has their headquarters across

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1 the street to the northeast. So it's a
2 mixed-use or a multi-purpose parking facility
3 as well.

4 And then in addition, as was mentioned,
5 there's a three-story component, which is the
6 historic adaptive reuse of the old Central
7 National Bank building, which was originally
8 the Chamber of Commerce for the city of
9 Jacksonville, as some of you may know. So
10 we're restoring that and we recently, last
11 month, received our National Park Service
12 approval on our Part 2 and our COA for that
13 project.

14 I think the next slide ...

15 So I mentioned this is part of a larger
16 context of buildings and sites being renovated
17 in this part of downtown. This site plan just
18 simply shows the apartment building in the
19 lower left in blue, at the corner of Duval and
20 Pearl Street; the parking garage in the upper
21 left corner of Pearl and Church Street; the
22 Central National Bank building, which is being
23 restored as part of this project, is yellow in
24 the lower right part of that site; and the --
25 the Ambassador Hotel is the green I-shaped

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1 building.

2 Also, on the site, not part of this

3 project -- and it's -- it's not a Dasher Hurst

4 project. And then the orange across the street

5 is the Independent Life building.

6 So we're very excited that between all of

7 this renovation work and new construction work

8 that we're really kind of rebuilding this

9 portion of downtown.

10 Next slide, please.

11 More context. And this shows the broader

12 context of its relationship and adjacency to

13 the Duval County courthouse, the federal

14 courthouse, City Hall, and other prominent

15 institutions in the neighborhood.

16 Next slide, please. Next slide, please.

17 Let's keep going.

18 All right. So these last two slides you

19 can see for context, we -- as I mentioned,

20 we're -- we're surrounded by institutions, both

21 government and private enterprise, in downtown.

22 The courthouse, as I mentioned, the state

23 defender -- or the Public Defender's Offices,

24 other prominent downtown buildings. The Porter

25 mansion is to the north. So we have a -- we

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1 have a scale in this neighborhood that's very

2 diverse, everything from three stories up to

3 twenty stories and everything in between.

4 So our building at eight stories high

5 is -- fits, I think, very nicely in that middle

6 range of that height and -- and is very

7 complementary, especially with the Public

8 Defender's building across the street. The

9 post office some of you know.

10 Next slide.

11 So the -- this building has had many names

12 over the years. I mentioned it was originally

13 the Chamber of Commerce building. It was

14 the -- the Central National Bank building when

15 it was renovated and restored. I shouldn't say

16 "restored." When it was renovated in the

17 1950s.

18 The facade was radically altered at the

19 time. The window patterning was completely

20 reversed. What was solid became void and vice

21 versa when that renovation happened.

22 As part of our historic preservation

23 efforts, we are restoring it back to the

24 current condition, which is the 1950s

25 construction of the Central National Bank

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1 building. So this building will be cleaned up,

2 repaired, tuck-pointed, new window

3 replacements. New storefronts will be

4 installed on the first floor, replicating the

5 original storefront pattern and design, so it

6 will be opened up to the street much better

7 than what you see currently today. Of course,

8 today it's in very decrepit condition. So when

9 we're done, it will be -- it will be brought

10 back to what it was in the 1950s when it was

11 first renovated.

12 Lori mentioned there will be 3,200 square

13 feet of shell retail space on the ground floor

14 of this building, which is the corner of Duval

15 and Julia Streets, which is a fairly prominent

16 corner right across the street from the

17 Independent Life building, which also has about

18 18,000 square feet of shell retail space. So

19 this will really activate that corner of

20 downtown.

21 Next slide, please. Let's keep going.

22 These couple of slides illustrate the

23 landscape plan, the -- we have a -- the shading

24 plan and the -- the photometric plan all

25 illustrate compliance with the downtown

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1 ordinances and shading requirements for the

2 site as well as landscape and tree placement.

3 The architectural site plan you see here

4 illustrates the -- the first floor plan of the

5 building and the broad context. As I

6 mentioned, in the upper left is the precast

7 concrete parking structure, eight stories high.

8 In the lower left is the apartment building,

9 which is arranged in a -- kind of an L-shape

10 configuration on the ground floor. And then

11 the lower right is the historic building, which

12 is also the main entrance to the development

13 or -- (inaudible) as the public lobby. The

14 yellow space you see in the lower right is the

15 shell retail space.

16 On the ground floor, we worked very

17 closely with Lori on developing the streetscape

18 patterning and also the relationship between

19 the residential units that are on the ground

20 floor and the street. We've held the facade of

21 that building on the ground floor back 5 feet

22 in compliance with the ordinance and created a

23 bit of a landscape buffer to create a sense of

24 privacy and separation between the passersby on

25 the sidewalk and the residential units on that

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1 ground level. So there will be small terraces
 2 which are actually in some cases sunken as we
 3 go along the left side by about a foot due to
 4 the rising grade around the corner of the site.
 5 In the northwest and northeast corners of
 6 the parking structure are spaces that are
 7 considered urban open space. The one on the
 8 corner in the upper left, which is Pearl and
 9 Church Street, we've developed a -- a landscape
 10 plan and a paving pattern as well as raised
 11 benches and raised planting materials there to
 12 create opportunities for seating and for
 13 pausing and -- and creating a nice urban open
 14 space there.
 15 The upper right, the northeast corner of
 16 the parking garage has been developed in urban
 17 open space. And it's actually -- Mr. Loretta,
 18 this is maybe a direct response to your -- your
 19 conceptual comments. We have created a new
 20 entrance to the garage at that corner.
 21 In the previous submittal, we did not have
 22 an entrance. It was kind of an open plaza
 23 space. We've created the sunken garden to get
 24 into the garage from that space as an access
 25 point. And it will serve as a main, primary

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1 but because the -- the historic reviewers at
 2 the National Park Service wouldn't allow us to
 3 add windows to that portion of the building,
 4 it's become amenity space. Quite frankly,
 5 that's amenity TBD. We haven't figured out
 6 exactly what to do with that space yet, but
 7 it's -- whether it's meeting rooms, storage for
 8 the residents, that's yet to be determined.
 9 But the areas you see in purple there are
 10 the actual apartment units which face both to
 11 the south and to the north, toward the adjacent
 12 Ambassador Hotel. There's a small courtyard
 13 between the two buildings, facing north.
 14 Next slide, please.
 15 As we get higher in the building, of
 16 course, the -- the bank -- the renovated bank
 17 building drops off and you're looking down on
 18 the roof of that structure, and then you can
 19 see the apartment building in the lower left
 20 rises up to eight stories and in a U-shaped
 21 configuration, tying back to the garage where
 22 the elevators and stairs are.
 23 Next slide.
 24 And more of the same as we go, so we
 25 can -- we can flip through these.

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1 access point for people coming from the
 2 northeast, specifically the fire and rescue
 3 personnel who will be using the garage.
 4 In addition to that, there's a service
 5 garage separating the garage from the
 6 Ambassador Hotel and serves the functions of
 7 both the hotel and the apartment building as
 8 well and provides an ADA-compliant access to
 9 the garage as well.
 10 Next slide, please.
 11 So the typical upper floor plan you can
 12 see illustrated here. We've got the apartment
 13 buildings arranged in the lower left, around
 14 the courtyard. So it's a double --
 15 double-loaded corridor scheme with apartments
 16 facing both toward the street with balconies on
 17 every floor and every corner, and then inner --
 18 inner apartment units facing into a fairly
 19 compact courtyard which faces the garage, a
 20 (inaudible), if you will.
 21 And then the historic building on the
 22 right, what you're seeing is a combination of
 23 apartment units and the -- the blue-shaded
 24 units are actually the units Lori mentioned
 25 that we had -- we had apartment units in there,

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1 Okay. So -- so what you see on the screen
 2 here, this is the view from the southwest
 3 corner. This is Pearl and Duval Street, facing
 4 toward the northeast.
 5 So, again, you can see in the background
 6 distance we've got the Independent Life tower,
 7 which is currently being renovated. This is an
 8 eight-story apartment building. It's at --
 9 it's a three-story podium of noncombustible
 10 construction with five stories of stick-built
 11 construction on top of that, so eight total;
 12 and 102 -- I'm sorry, 103 units in the -- in
 13 the new construction.
 14 To the left you'll see the parking
 15 structure. Again, eight stories, precast
 16 concrete construction with a pattern of
 17 perforated metal panels overlaid on it, picking
 18 up on the materiality and the -- the patterning
 19 of the apartment building as well, tying the
 20 two projects -- or the two portions of the
 21 project together.
 22 I mentioned earlier on the ground floor we
 23 pushed back the facade on the ground level
 24 apartments to create a buffer zone between them
 25 and a small patio between them and the -- the

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1 sidewalk on the street.
 2 Every corner on the (inaudible) of the
 3 tower of the building is -- has got balconies
 4 on the corner as well as balconies where the
 5 two apartments come together, both on the west
 6 facade as well as the south facade. So we've
 7 tried to do our best to introduce the balconies
 8 to create some shade and shadow and some
 9 animation to the facade, in addition to create
 10 a mixed palette of stucco, wood-tone
 11 fiber-cement panels and the corrugated panels
 12 as well, and then the cantilevered --
 13 cantilevered balcony (inaudible) and the
 14 cantilevered roof (inaudible) to create some
 15 shade and shadow and dynamism to the facade.
 16 We were aware of the -- the need to screen
 17 condensing units and the canopy units on the
 18 roof, so you see on the facade -- especially
 19 the white stucco portions are elevated about
 20 5 feet higher to provide effective screening of
 21 those units. So you shouldn't be able to see
 22 much from anywhere on the ground. We thought
 23 that was important, as well as creating some
 24 hierarchy and -- and some relief to the facade
 25 at the same time.

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1 So the perforated metal panels you see
 2 there with the (inaudible) in a manner similar
 3 to what we did on the VyStar garage, there's
 4 less square footage of it maybe in this case.
 5 It's not blanketing the whole facade, but
 6 it's -- it would be applied in a similar way
 7 and then illuminated at night to create an
 8 artistic feature.
 9 Additionally -- let's go to the next
 10 slide, actually.
 11 From the corner -- the -- this would be
 12 the northwest corner of Pearl and Church
 13 Street, we have extended those perforated
 14 panels to clad the corners, so what was a void
 15 on the corner, a 20-foot by 20-foot void,
 16 became a -- a metal sculptural element where we
 17 have steel framing supporting these perforated
 18 panels, and they kind of interlock, forming
 19 this Rubik's Cube almost of panels that will be
 20 dramatic, and you can look up to them during
 21 the day and it will be lit up at night, forming
 22 a dynamic corner element.
 23 So on the same corner, we have -- we have
 24 the landscape treatment on the corner. We have
 25 brick pavers and elevated -- I'm sorry, a

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1 Next slide, please.
 2 So this is a view from the west on Pearl
 3 Street. You can see the apartment on the east
 4 and, again, the -- the varied material palette
 5 of the fiber-cement material, the stucco, the
 6 wood-tone siding, and the -- levels 2 and 3
 7 should be noted in this design is a
 8 fiber-cement panel in kind of a -- a subtle --
 9 I don't know if I want to use the word
 10 "checkerboard pattern," but a -- a pattern that
 11 has a variety of gray tones to it to create a
 12 little bit of depth to that material. And then
 13 that -- that concept of that pattern then
 14 carries through to the garage.
 15 We worked very closely with Lori to -- to
 16 work on the garage design in a manner that was
 17 compliant with the ordinances that we've --
 18 we're screening the cars from the street, we're
 19 creating a material palette that's consistent
 20 with the rest of the apartment development so
 21 it didn't seem like two distinct patterns or
 22 developments, and -- and creating enough
 23 effective screening so that it -- it animated
 24 the garage and it didn't just look like a
 25 precast parking garage.

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1 raised bench and raised planter system to
 2 create a paved -- place for people to pause and
 3 a space on that corner of that site.
 4 Next slide, please.
 5 So this illustrates the same corner at
 6 nighttime with the illuminated metal panels.
 7 So these would be lighting strips applied to
 8 the metal panels and skimming them from the
 9 side to -- to light up -- light up the panels
 10 and create a dynamic facade on there at night.
 11 Next.
 12 This would be the view from Church Street,
 13 looking back toward the west. You can see the
 14 AT&T tower in the distance.
 15 And this -- this corner you see in the
 16 foreground is also the other corner that's
 17 classified as urban open space, which I think
 18 is better illustrated maybe on the next slide.
 19 So as you can see here, we've got a grade
 20 change because the sidewalk on Church Street is
 21 elevated about 4 feet above the sidewalk on
 22 Duval Street. So because of the elevation of
 23 the garage, it's roughly in line with Duval
 24 Street. It's about 3-and-a-half feet, 4 feet
 25 below the Church Street sidewalk.

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1 So we've created a sunken garden, if you
2 will, with stairs and a little amphitheater
3 area to get down to a glass storefront that
4 enters the garage.

5 At the same corner there's -- there's an
6 opportunity for some wood cladding that -- that
7 ties it back in with the apartment building
8 again, and some of the same perforated metal
9 panels over the door that provide an
10 opportunity for signage and identification as
11 well.

12 In this area, we -- we're suggesting
13 there's an opportunity for a sculpture. You
14 know, we're architects; we're not artists, but
15 we think we can work with the committee for
16 public art or another organization to -- to
17 source some artwork, whether it be sculptures
18 as we're showing here -- we kind of took the
19 liberty of showing some -- some bronze kind of
20 human figures sitting on the -- on the benches
21 there, but whether it's that or whether it's
22 something applied to the wall I think is
23 something we can work with a committee on and
24 find the appropriate public art for this space,
25 but we're committed to sourcing that and

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1 including that in the design as we move
2 forward.

3 So this slide illustrates the southern
4 elevation from Duval Street. Again, we have
5 the eight-story apartment building on the left
6 and the three-story Marine Bank -- or, I'm
7 sorry, the Central National Bank building on
8 the right.

9 As Lori mentioned, that -- that large
10 portion of unadorned facade in the middle,
11 we -- we originally had windows placed in there
12 in some apartment units behind them. The
13 Historic Preservation reviewers did not approve
14 that approach. They wanted it left blank
15 because that's what it was when it was the
16 Cental National Bank and they had a large
17 signage element on that wall, so our intention
18 at this point is to -- to leave it at -- you
19 know, without those windows, and we'll -- we'll
20 find a use for the space inside -- inside the
21 building.

22 Next slide, please.

23 This would be the view from the southeast
24 corner of the site looking at the historic
25 building. And in the back, of course, you'll

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1 see the Ambassador Hotel, not part of this
2 project, but it's currently under restoration.

3 Next slide.

4 So these next few slides show the exterior
5 elevations. It's largely a repeat of what I've
6 just shown you, prospective renderings.

7 And I believe that's the end of the
8 presentation.

9 Okay. So from a material palette
10 standpoint -- I'll pause here for a second. So
11 I think the -- you know, the historic building,
12 as I mentioned, will be restored to -- to its
13 current state, but cleaned up, improved,
14 tuck-pointed, painted. And it's largely
15 painted, like, brick. There's black clay tile
16 on the building as well as some corrugated
17 metal panels in the spandrel areas between the
18 windows.

19 The windows will all be replaced. The
20 storefronts on the ground floor will all be
21 replaced and opened back up for use again.

22 Let's go to the next slide, please.

23 The apartment building is a combination of
24 fiber-cement -- fiber-cement panels. Both the
25 gray checkerboard panels on levels 2 and 3 as

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1 well as the wood-tone panels are all
2 fiber-cement panels. And then the white tone
3 you see there is a stucco or possibly
4 (inaudible), but it will be a stucco texture
5 and a smooth finish on that.

6 As I mentioned, the -- the concrete garage
7 would be, you know, gray painted on the
8 concrete and then a combination of white and
9 gray perforated metal with the white metal
10 being on the upper levels of the garage and the
11 gray perforated metal being in the ground
12 floor, punched openings along the sidewalk.

13 There's a small eyebrow as well over the
14 garage entry to signify entrance and giving us
15 an opportunity to mount entrance and exit
16 signage and that kind of thing for wayfinding.

17 Next slide.

18 These last few diagrams just illustrate
19 opportunities for signage and compliance with
20 the signage ordinance in terms of square
21 footage allowances. So we've tabulated the
22 total square footages and shown where we
23 anticipate signs. Many of these signs will be
24 by tenants, especially the retail shell space.
25 So we've basically identified where they will

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1 be and what their maximum parameters would be
2 in terms of size, but we're -- we're not
3 designing those at this point. We would have
4 to come back for approval of those.

5 We've also allocated space for a project
6 identification sign in the large portion of the
7 white wall where we used to have windows.
8 404 Julia, I should say, is -- is kind of
9 our working title for this project. It's
10 obviously the address of the bank building.
11 Our -- I know our client is working with their
12 marketing team on developing kind of more of a
13 marketing title for the apartment development
14 and it's moving forward. So that -- that title
15 may change moving forward. We're not really
16 sure at this point.

17 And I think that concludes the
18 presentation, so I'm happy to answer any
19 questions you have.

20 THE CHAIRMAN: Thank you, Mr. Hurst.
21 Let's start with Mr. Loretta.

22 BOARD MEMBER LORETTA: I think this is a
23 fantastic project and I appreciate all the hard
24 work you guys put into it. Look forward to it
25 moving forward.

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1 apartments on the other side of the road and
2 they're going to be staring directly at it.

3 Is there any element that you discussed
4 with the applicant that could possibly change
5 that and make it a little bit more appealing?

6 MR. HURST: I mean, I don't think we're
7 opposed to color, per se. I think in this
8 case, the -- the idea of going with a more
9 monochrome approach was an attempt to tie
10 together the material palette with the
11 apartment building a little.

12 We do have this range of gray tones on the
13 building forming this checkerboard pattern, so
14 we were carrying that to the garage to create a
15 level of consistency, which we -- we saw as a
16 positive. Like I said, I'm not opposed to
17 color, per se, but that -- that's not the
18 approach we took in this particular case, right
19 or wrong.

20 BOARD MEMBER HARDEN: And I don't
21 oppose -- again, I don't oppose it. Again, I
22 heard you say earlier that, you know, you guys
23 aren't artists. I think architects are
24 artists. I think what you guys are doing is
25 art. I think that we do want to see some kind

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1 THE CHAIRMAN: Mr. Harden.
2 BOARD MEMBER HARDEN: I like the project
3 as well. I like what you do, Tom. I think
4 it's a -- the apartment project is beautiful
5 and I think it looks really nice in that
6 location, especially with the -- the existing
7 building.

8 I do -- you know, I don't want to say that
9 I would oppose this because of the parking
10 garage. I think that it's fine as it is, but I
11 would say coming back through for the
12 conceptual -- this is final approval. I must
13 have missed conceptual.

14 The parking garage, is there anything you
15 can do -- I know you talked about the lights on
16 the parking garage. The metal panels -- I
17 mean, we've got to go back and look at the
18 design code and talk about parking garages
19 because this comes up every time.

20 But is there anything else you can do -- I
21 mean, maybe changing the colors just so that it
22 doesn't look -- I mean, they're metal panels.
23 I know it doesn't look like a parking garage,
24 but it's really not achieving what we're really
25 trying to get to where you're going to have

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1 of creative expression and I think this is an
2 opportunity to do that. And it looked like --
3 You know, when we look at this image right
4 here with this viewpoint, it does look like the
5 color palette is two or three distinct colors,
6 but I think on the -- a lot of the other
7 renderings, it looked like just monochrome. So
8 that's the only thing I would -- I would say,
9 is if there's a way to vary that just to make
10 sure it's a little bit more distinguishing.

11 I know we've tried plant trellises and
12 plants never grow, and we tried other things,
13 but I do think that's an opportunity missed.
14 It probably will look really nice at night, but
15 during the day, I do want the design guidelines
16 to probably shift so that we really have
17 parking garages that you can't even tell it's a
18 parking garage. I think that would be a goal
19 we should have in the future.

20 MR. HURST: Sure. I appreciate the
21 comment.

22 THE CHAIRMAN: Mr. Schilling.

23 BOARD MEMBER SCHILLING: Thank you,
24 Mr. Chairman.

25 I was going to echo the comments. It's a

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1 great-looking project and I think you've done
 2 great work.
 3 Really, the only comment that I have would
 4 be a recommendation, certainly nothing that
 5 would concern me as far as today's vote, is --
 6 I think when we did see this conceptual, it was
 7 prior to the NPS approval and it showed the --
 8 you had the windows in the central portion that
 9 right now basically is a blank --
 10 MR. HURST: That's correct.
 11 BOARD MEMBER SCHILLING: -- white wall,
 12 and I just recommend -- and I'm thinking that
 13 y'all may already be thinking this, but, you
 14 know, if there's anything that y'all can do
 15 there as far as a mural or artwork or -- if
 16 y'all are thinking about that, I think that
 17 would be a great spot for it and would really
 18 activate that side of the building even
 19 further. But other- -- otherwise, I think it's
 20 a great-looking project.
 21 Thank you.
 22 THE CHAIRMAN: Mr. Brockelman.
 23 BOARD MEMBER BROCKELMAN: Thank you,
 24 Mr. Chairman. And thank you, Tom.
 25 Just a quick question. Just want to get
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1 doesn't look like a big, gray parking spot.
 2 And so that's what we've done in the past.
 3 We had the FIS building, they actually put
 4 trees up there to help soften that from the
 5 view, from the office building.
 6 So we just want to be cognizant of that --
 7 there are other buildings that are going to be
 8 looking down on that, and what are they going
 9 to be looking at. And so I think that we
 10 should be able to work with you guys to be able
 11 to come up with a solution that all of us agree
 12 with.
 13 MR. HURST: Lori, I think you know we're
 14 very open to working with you and finding the
 15 right solution. If it's a matter of paint, I
 16 don't see that being anything that we --
 17 anybody would object to.
 18 Trees we may be less amenable to just
 19 because we would lose parking spaces and, you
 20 know, that may be a challenge. The idea of
 21 painting, that -- I'm not sure I quite
 22 understand, if there are cars parked on top of
 23 that, what that achieves maybe.
 24 MS. RADCLIFFE-MEYERS: It just helps
 25 soften the look from the building. If there
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1 your reaction to the -- the three staff
 2 recommendations -- or conditions. Obviously,
 3 that third one is kind of a standard one, but
 4 really the integration of a painted pattern
 5 surface on the rooftop of the garage and then
 6 just to continue to work with staff to refine
 7 the urban open spaces and make sure that you're
 8 comfortable with those.
 9 MR. HURST: Could I ask for a
 10 clarification on the first one? I'm not sure I
 11 quite understand the -- the painting of a
 12 pattern of the roof of the garage.
 13 MS. RADCLIFFE-MEYERS: Yeah. Tom, so in
 14 the code it talks about the roof levels are
 15 considered the fifth elevation, right?
 16 MR. HURST: Yes.
 17 MS. RADCLIFFE-MEYERS: And so when we're
 18 looking at where this is located, we know that
 19 there are some larger buildings that are going
 20 to be looking down on that surface. And so
 21 what we've done with projects in the past is
 22 we've either talked to them about, you know,
 23 integrating some sort of, like, pattern on
 24 the -- on the top level of the parking garage
 25 so it helps soften that look, so it just
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1 are cars parked there, I mean, that's -- but if
 2 you look at other cities that have parking
 3 garages, they do this a lot. I mean,
 4 especially I know in Miami, they do that.
 5 And it's just realizing that you're
 6 looking -- from other buildings, you can see
 7 that parking area. And a lot of times that's
 8 probably the most underutilized floor of a
 9 parking garage, is the top floor, so then
 10 actually putting something there that at least
 11 maybe draws some interest and isn't just a
 12 blank slate --
 13 MR. HURST: I don't think we would have
 14 any objection to that condition being applied
 15 to the approval. We can work with you to
 16 resolve that, as well -- and the same applies
 17 to the urban open space. If there's some
 18 further refinement we need to do to work on
 19 that, we're happy to work with you to get that
 20 right.
 21 (Board Member Schilling exits the
 22 proceedings.)
 23 BOARD MEMBER BROCKELMAN: Thank you. Just
 24 wanted to bring it up because I don't think we
 25 talked about it before that.
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1 Thank you. Appreciate it.
 2 THE CHAIRMAN: I'd like to acknowledge
 3 that Mr. Schilling has left the meeting.
 4 Next, Mr. Monahan.
 5 BOARD MEMBER MONAHAN: Thank you,
 6 Mr. Chair.
 7 Great project, really great. I appreciate
 8 the intentionality in trying to carry through
 9 the design from the residential structure to
 10 the garage. So I appreciate, you know, the
 11 intention there and I have no problems
 12 supporting this.
 13 Thank you.
 14 THE CHAIRMAN: Ms. Ott.
 15 BOARD MEMBER OTT: Thank you for your
 16 presentation. I am a user; my office is right
 17 here, and so I'm envisioning this whole site
 18 from the pedestrian experience because I often
 19 am a pedestrian right here. So I'm very
 20 excited to see this parcel activated. It's a
 21 great use. Again, I love adaptive reuse.
 22 I'm encouraged to hear you guys talking
 23 about the addition of signage or something for
 24 the blank white wall. I'll admit, I don't
 25 think it's acceptable to paint over existing
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1 I think that detracts from the visibility, both
 2 into the garage and out of the garage, to kind
 3 of see and have eyes on the space, so I would
 4 consider --
 5 I don't know if there's ability to add a
 6 window or something, I don't know, but it -- it
 7 does feel like a -- an enclosed, sort of --
 8 sort of closed-off space.
 9 But, again, I'm excited to see this
 10 project come to life because right now I'm
 11 looking at an empty parking lot, so it's a good
 12 thing.
 13 Thank you.
 14 MR. HURST: Thank you.
 15 THE CHAIRMAN: Councilman Boylan.
 16 COUNCIL MEMBER BOYLAN: Thank you,
 17 Mr. Chairman.
 18 I just appreciate the fact that you always
 19 call on us last because the insightfulness
 20 y'all bring to the table certainly helps me in
 21 understanding the -- and appreciate the good
 22 work that you all do.
 23 Thank you.
 24 THE CHAIRMAN: Councilman Ferraro.
 25 COUNCIL MEMBER FERRARO: None. Thank you.
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1 public art and not put something back there,
 2 and so I appreciate the thought there.
 3 I would like to see -- even if it's just,
 4 like, a -- very muted tones of light gray, it's
 5 like, I'm not an artist, but just some sort of
 6 paint interest so that -- you know, Mr. Harden
 7 mentioned the apartments that are going to be
 8 looking out across the parking garage
 9 conversely on that side so that the offices
 10 facing that wall would have a little bit of
 11 visual interest.
 12 The urban open spaces, I appreciate your
 13 willingness to work with staff. Again, from a
 14 pedestrian experience, on the -- what is it,
 15 the northwest corner? That little sort of
 16 street/parkscape space, I almost would rather
 17 to see maybe lose that lower level of the
 18 garage screening and put a shade tree there
 19 because then, you know, residents and -- and
 20 employees might pause and have a nice moment.
 21 The other entrance into the parking
 22 garage, it feels a little unsafe to me. There
 23 are two blind 90-degree corners. And rather
 24 than more screening, I -- I like the appearance
 25 of the wood slats into the garage opening, but
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1 THE CHAIRMAN: My only comments are, I've
 2 walked by this site for 30-something years.
 3 It's great to see all these buildings now
 4 getting stitched together, from the Independent
 5 Life and the Ambassador, and seeing how this is
 6 all becoming viable after just decades, so --
 7 Do I have a motion to -- public comments?
 8 MS. MEZINI: No public comment.
 9 THE CHAIRMAN: Thank you.
 10 Do I have a motion to approve the 404
 11 North Julia adaptive reuse?
 12 BOARD MEMBER BROCKELMAN: So moved.
 13 THE CHAIRMAN: Did I hear somebody --
 14 BOARD MEMBER HARDEN: Second it.
 15 THE CHAIRMAN: Okay.
 16 MS. GRANDIN: Mr. Chairman, is that with
 17 the conditions that the staff has put in here?
 18 BOARD MEMBER BROCKELMAN: Yes.
 19 THE CHAIRMAN: With the conditions in the
 20 staff report.
 21 All in favor, say aye.
 22 BOARD MEMBERS: Aye.
 23 THE CHAIRMAN: Nay?
 24 BOARD MEMBERS: (No response.)
 25 THE CHAIRMAN: 404 North Julia adaptive
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1 reuse has been approved.
 2 MR. HURST: Thank you.
 3 THE CHAIRMAN: Thank you.
 4 COUNCIL MEMBER FERRARO: Mr. Chairman.
 5 THE CHAIRMAN: Yes, sir.
 6 COUNCIL MEMBER FERRARO: Is there a chance
 7 the stenographer could maybe take a five-minute
 8 break?
 9 THE CHAIRMAN: Sure. We can take five.
 10 (Brief recess.)
 11 (Board Member Harden exits the
 12 proceedings.)
 13 THE CHAIRMAN: The final project on the
 14 agenda is application DDRB 2020-021 [sic].
 15 Sorry. Let me repeat that. It's
 16 2021-013, Shipyards final approval.
 17 Is there anybody that requires recusal?
 18 BOARD MEMBERS: (No response.)
 19 THE CHAIRMAN: Having seen none,
 20 Ms. Radcliffe-Meyers, could you read your
 21 report, please?
 22 MS. RADCLIFFE-MEYERS: Thank you, Chairman
 23 Davisson.
 24 So again, DDRB application 2021-013 seeks
 25 final approval for the construction of a
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1 presented. This deviation was approved by City
 2 Council as part of the redevelopment agreement
 3 on October 12th, 2021.
 4 The access corridor that runs between the
 5 hotel and office tower is 30 feet wide and
 6 provides a 16-foot-wide pedestrian path leading
 7 down to the Riverwalk and St. Johns River.
 8 The hotel and office tower are
 9 contemporary in design with curved lines, broad
 10 roof overhangs, rounded forms, and large
 11 expanses of glazing. The curved lines of the
 12 office tower, along with the bold lines of the
 13 hotel, create architectural interest, but also
 14 a perceptible unity.
 15 The development is also proposing a
 16 3,400-square-foot specialty restaurant along
 17 the Riverwalk that mimics the sweeping lines of
 18 the main buildings with large expanses of
 19 glazing and precast concrete.
 20 Based on the foregoing, the Downtown
 21 Development Review Board staff recommends final
 22 approval of DDRB application 2021-013 with the
 23 following conditions:
 24 Again, there are multiple plans affecting
 25 the project's interaction with Gator Bowl
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1 mixed-use development which includes a 174-room
 2 hotel with 25 Class A condominium units, an
 3 office tower, River Club and specialty
 4 restaurant.
 5 On September 8th, 2021, a single-purpose
 6 workshop was held for the Shipyards mixed-use
 7 development to present a deviation request to
 8 the Downtown Development Review Board regarding
 9 Section 656.361.6.2, private realm regulations,
 10 waterfront design and river-view setbacks,
 11 heights and access corridors.
 12 The regulation requires projects to
 13 provide view and/or access corridors at
 14 specified intervals. The deviation sought is
 15 to increase the maximum distance between a view
 16 and access corridor on the hotel parcel from
 17 the allowed 250 feet to 384.
 18 Per code, the ability to deviate from
 19 river-view corridors is specifically vested in
 20 the City Council, but the request must first be
 21 heard by the DDRB in a workshop format.
 22 At the regularly scheduled DDRB meeting
 23 held on September 16th, 2021, the DDRB made a
 24 recommendation to move forward the request to
 25 City Council for approval of the deviation as
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1 Boulevard, including the realignment of Gator
 2 Bowl Boulevard and the JTA autonomous vehicle
 3 lane configuration currently under design.
 4 Consequently, the development's northern
 5 boundary, including ingress and egress from
 6 Gator Bowl Boulevard, are not finalized.
 7 Staff recommends that the developer
 8 continue to coordinate their design with the
 9 City's traffic engineer, the DIA, and Public
 10 Works, and to continue to work with staff on
 11 the selection of the street furnishings,
 12 including the proposed streetlights.
 13 This concludes the staff report. Staff is
 14 available for questions.
 15 Thank you.
 16 THE CHAIRMAN: Thank you, Lori.
 17 For the record, Mr. Harden has left, so
 18 we're down to five board members, which is
 19 still a quorum.
 20 (Ms. Trimmer approaches the podium.)
 21 THE CHAIRMAN: Ms. Trimmer, could you
 22 state your name and address?
 23 MS. TRIMMER: Thank you so much.
 24 Cyndy Trimmer, One Independent Drive,
 25 Suite 1200, on behalf of the applicant.
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1 We save the best for last. I'm totally
2 confident we'll have no problem getting a
3 unanimous five.

4 We did come through for this project
5 earlier, but I do have new faces in the room,
6 so I do want to run through the slides, but I
7 won't belabor anything.

8 I do want to welcome -- I have with me
9 today the Iguana representatives, Will Tutwiler
10 and Drew Frick, who is new to the team, and has
11 joined to help manage real estate development.

12 We also have representatives from Impact.
13 They are the owner/rep project liaisons for
14 this project; HKS representatives for handling
15 the architecture; and EDSA, who are handling
16 all the hardscape, streetscape, landscape for
17 the project.

18 We can go ahead and skip right to Page 11.

19 Just to reorient everyone to this project
20 we have -- one more. That. Thank you.

21 The page numbers are small. We won't let
22 that happen again.

23 We have various interacting pieces with
24 this property, and this kind of orients us and
25 helps use all of the same phrasing.

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1 parcels.

2 In addition to that minimum requirement,
3 we've pulled the buildings back further to
4 really maintain that ability to connect to the
5 water between the properties.

6 Next slide.

7 Highlighting the access to the property
8 and the various parts, I'm not going to belabor
9 this, we did talk about it previously. Most
10 important for a lot of folks, the very left
11 side of your -- your slide, we have the access
12 directly down to the Riverwalk and the marina
13 where there will be adequate parking for that
14 preserved.

15 You can also see through this one
16 highlighted, the green in the center, which is
17 the pedestrian access from Gator Bowl Boulevard
18 down through the Riverwalk.

19 Slide.

20 Along Gator Bowl -- when we were here for
21 conceptual, we were asked to look at the site
22 plan and see if it was possible to reconfigure
23 that frontage to provide a 16-foot path for
24 pedestrians so that, per FDOT relations [sic],
25 we can truly call that a bike/ped path. We

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1 The main parcel on the right side of the
2 site plan is your hotel parcel. The northeast
3 corner -- northwest corner, we have the office
4 parcel.

5 There is the marina support project. That
6 is not being developed as part of this project
7 right now, but want to make sure that everybody
8 is aware that that is there.

9 And then you can see the view and access
10 corridors.

11 We'll move on to slide 12.

12 Lori highlighted, but I do want to
13 recognize these, reminding everyone that the
14 City is maintaining fee-simple ownership to
15 these parcels that are highlighted in red.

16 The project will be getting easements.
17 JEA has interest in that easement. So
18 everything that's happening within those red
19 confines will also need to go to JEA for
20 approval.

21 You can also tell from this slide that we
22 have enhanced above and beyond what is
23 required, the view and access corridors,
24 specifically the internal to the project where
25 you can see between the hotel and the office

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1 have managed to do that, and on the next slide
2 show that in addition to doing it along Gator
3 Bowl, we've done it in the view and access
4 corridor as well. So we've expanded that from
5 the 8 foot that you saw previously, fully
6 doubled to 16 foot so that we have bike/ped
7 along the frontage and through the project to
8 the Riverwalk.

9 Slide.

10 In addition to that, we talked at
11 conceptual about how we were maintaining the
12 protection for pedestrians when we have the U²C
13 autonomous vehicle path running immediately
14 adjacent to Gator Bowl.

15 So with this, you see the start of our
16 landscape plan and also the requirement for
17 shade coverage, which is being satisfied in
18 full along Gator Bowl. And you'll see in our
19 later landscape plans -- you can see right now
20 the landscape strip that runs through, the fact
21 that we're satisfying that shade requirement by
22 plantings that are between the multiuse path
23 and the U²C path that are going to run along
24 Gator Bowl.

25 And there are sufficient plantings in

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1 there that are going to help deter people from
 2 just spilling over into the U²C path. So we've
 3 been sensitive to that ask, that we look at
 4 pedestrian safety along that frontage.
 5 Slide.
 6 Showing the volumetric analysis. No
 7 problem on this one. The building has been
 8 oriented to really keep the Riverwalk open.
 9 And you're going to see as we go through the
 10 slides that in addition to keeping that open,
 11 we've used the topographic challenges on this
 12 site as opportunities to really provide a
 13 tiered experience coming back from the
 14 Riverwalk, coming off of Met Park, and in
 15 between the structures where we've got some of
 16 those dramatic grade changes, we've softened
 17 all of them with landscaping, architectural
 18 features. I think you'll be pleased with what
 19 you see as we work our way through. You'll
 20 start to see it on the next slide.
 21 This site has been made very lush so that
 22 we've got an incredible pedestrian experience
 23 and also for the guests and residents with
 24 plenty of greenery and a lot of attention to
 25 detail.

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1 Next slide.
 2 Starting at the southeast corner of the
 3 project and working our way around, we first
 4 have the shot coming off of the water where you
 5 can see what I was talking about in terms of
 6 the building being stepped back off the water
 7 and tiered within the property itself so that
 8 we don't have that mass on the waterfront. And
 9 we've heard the feedback from a lot of folks,
 10 we really want to keep that open.
 11 If you move to the next slide --
 12 Feedback that we got last time in terms of
 13 asking, can we see that interaction with
 14 Met Park. We know Met Park hasn't been fully
 15 reprogrammed yet, but we know that there's
 16 major grade changes. What are you doing; let's
 17 see it. So this is the image that really shows
 18 how we're tackling those grade changes coming
 19 down off of the property into Met Park.
 20 There's cross-sections later where you can
 21 see what I'm saying in terms of those grade
 22 changes, but here you can barely even tell that
 23 it's a problem. With the beautiful landscaping
 24 and the screening/architectural features, the
 25 wave feature coming off the building, it crests

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1 very nicely into Met Park. And then we have
 2 activation with the raised outside ballroom
 3 areas and those type of things that will be
 4 park-facing.
 5 Next slide.
 6 Starting here, and then we'll go into the
 7 next, really show the pedestrian experience
 8 along Gator Bowl.
 9 Slide.
 10 This highlights what I was discussing in
 11 terms of how we had worked to separate the U²C
 12 autonomous vehicle path from the pedestrian
 13 path while maintaining that landscaping feel,
 14 the proper shade coverage. And then we do have
 15 dramatic topography changes coming off of Gator
 16 onto the site.
 17 The site was designed with resilience in
 18 mind. That is going to require fill, so we
 19 have been mindful of that with every detail of
 20 this project in terms of looking at the
 21 pedestrian experience, how can we enhance it,
 22 make it beautiful, make it lush.
 23 Slide.
 24 The crowning feature of this project
 25 really is the fact that we have been able to

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1 design the buildings to maintain this
 2 connectivity to the water. And with the
 3 redevelopment agreement and the discussions
 4 that we had for the conceptual, we do need to
 5 deal with filling this site, but we've done it
 6 at the minimum possible to achieve what we need
 7 to from the resilience perspective, but also
 8 drawing people into the site, maintaining that
 9 visual connectivity with the water so that
 10 we're not losing that in addition to the other
 11 improvements that we have to make with this
 12 site.
 13 Both on the northern side, on Gator Bowl,
 14 and you'll see later on the southern side
 15 coming off of the river, this has been designed
 16 to draw pedestrians in so that you can see that
 17 this is meant to be public space. We've had
 18 challenges with other projects where that
 19 wasn't entirely clear. And with this one,
 20 we're making sure that we nailed it so that
 21 everybody understands this is for the people.
 22 Slide.
 23 One of the underrated and less talked
 24 about features of this project -- when you're
 25 coming out of downtown into the stadium

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1 district, all the attention has been on the
2 Four Seasons hotel, and understandably why, but
3 the office building itself also is a gem and is
4 beautiful architecture, but also importantly,
5 the ground floor, both on the Gator Bowl side
6 and on the marina side, have been designed with
7 ground floor retail. So this is going to be
8 your welcome into the stadium district. There
9 will be retail opportunities all of the time
10 there on both sides of the building.

11 Slide.

12 On your Riverside Park side, this is what
13 we were discussing in terms of drawing you into
14 that view and access corridor on the southern
15 parcel as well. You can also get a feel
16 here -- the property that's immediately in
17 front of the office building will be the future
18 marina site, but the whole site has been
19 designed along the waterfront to maximize the
20 hardscape and the landscape opportunities so
21 that we have the space, it's not constrained on
22 this one. We're really doing everything we
23 want to see in terms of providing this public
24 open space on the water.

25 Slide.

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1 And nothing shows it better than this one
2 in terms of how the project has been designed
3 with all of the amenities water-facing so that
4 you have that step-back from the water, you've
5 got all of this amazing activity happening to
6 draw people in.

7 And one of the things that DIA and -- that
8 board, when we were going through, made sure to
9 incorporate into our requirements, was that a
10 lot of these spaces are dedicated and
11 accessible to the public. So we have slides to
12 further highlight that as we go through to show
13 that, yes, there is this hotel component, the
14 private residence component, but there are a
15 lot of aspects of this property that are really
16 going to engage the public and be open and
17 provide a whole new level of amenity than what
18 we have today in Jacksonville.

19 Slide.

20 And then everyone's favorite shot, tying
21 it all together, showing how we interact with
22 Daily's Place and the stadium and the future
23 redevelopment of the marina parcel.

24 Move two slides to the cross-section,
25 please.

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1 Starting into the cross-sections, I've
2 referenced all of the topographic changes
3 and -- just so that you can have a little bit
4 of an appreciation for the challenges that the
5 design team had to conquer. Coming off of
6 Gator Bowl, immediately you had this huge
7 step-up to get to the project.

8 So as you saw through the images when we
9 went through the rendering, you really cannot
10 tell that this is what had to happen behind the
11 scenes to get here, but it gives you a further
12 appreciation for the attention to detail,
13 design efforts that went into this project when
14 you see the topographical changes that exist
15 throughout the site.

16 Slide.

17 Between the two parcels, again, we have
18 the same type of thing with having to step down
19 between the buildings. We have to skew, ever
20 so slightly, the start of the public access
21 corridor onto the parcel to address that
22 topographic change between the buildings and
23 then immediately bring it back in and down
24 through the site.

25 Slide.

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1 It was a (inaudible) between the buildings
2 coming between the -- or closer to the water,
3 but, again, you can see how everything has been
4 stepped back and tiered as the construction
5 moves into the property.

6 Slide.

7 Same here as we come back off the
8 Riverwalk and begin to raise for that
9 resilience factor.

10 Slide.

11 This is where we come off of the property
12 onto the Met Park area. So you saw on the
13 renderings, they have the lush landscaping, the
14 metal screening, and those architectural
15 features that soften that decline and allow
16 kind of a more gentle transition into the park
17 space.

18 Slide.

19 Getting into the enhanced site plan
20 aspects, as we go through these you're going to
21 see the important part of these slides. As you
22 go on to the next, is all of the features that
23 are highlighted in red on this side --
24 depending on your printing, are where we have
25 the things that are going to be accessible to

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1 our residents.
 2 Slide.
 3 This one really does the best job of
 4 showing kind of the division between the
 5 private residential portion of the property and
 6 the areas that will be accessible to the
 7 public. There are areas that will be open
 8 restaurant that we can go to and there are
 9 areas that are dedicated for hotel guests when
 10 you get rooms. But as you go through the
 11 slides, the next in particular shows why we're
 12 all going to want to go and hang out there.
 13 Next.
 14 This is the first tier coming back as you
 15 go into the property and we start to deal with
 16 those topographic changes and the programming
 17 that has been done so that you get that
 18 engagement in all of the different levels of
 19 the project.
 20 Slide.
 21 We have built in multiple different areas
 22 as you're going up the building where you have
 23 this external feature that has plantings on the
 24 rooftop, open-air restaurant. This is going to
 25 be one of the most spectacular views coming out
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1 work out with staff. It's going to be an
 2 A-plus project, and then some, and hopefully
 3 set the tone for the other development in the
 4 area.
 5 If you work through the next handful of
 6 slides, we have the detailed landscape plan. I
 7 do have EDAS -- EDSA here to address any
 8 specific comments, but I'm not going to belabor
 9 that point. You could tell from the earlier
 10 slides the work that was done to make this an
 11 incredible project from a landscape
 12 perspective.
 13 And then through the next handful of
 14 pages, you can kind of slide through. When you
 15 get to the colored floor plans, those, again,
 16 have highlighted on them the areas that are
 17 public access versus private to help kind of
 18 orient those through the building.
 19 As you work through -- the rest of the way
 20 through the floor plans, you'll get to the
 21 materials. We've got the boards in front you.
 22 I hope during the break everybody took a chance
 23 to look at them. I love when people give me
 24 well-constructed material boards.
 25 You can see the palette. We have HKS here
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1 of downtown looking at the Southbank.
 2 Slide.
 3 And, again, from the office building, when
 4 you're looking at that first, top northwest
 5 corner of the project, that's where you're
 6 going to have activated retail space from Gator
 7 Bowl. And then along the bottom, you can kind
 8 of see the greyed out where we have
 9 opportunities for retail and outdoor seating
 10 interacting with the marina parcel.
 11 Moving on to the next, streetscape,
 12 hardscape, I don't want to just breeze through
 13 them, but I know that these are things that are
 14 all still a work-in-progress with the stadium
 15 design. We've been working extensively with
 16 staff to make sure that everything that we're
 17 doing is in line with their vision for what
 18 streetscape/hardscape should be.
 19 Obviously, we want to do something
 20 distinct and incredible at this site. We've
 21 talked a lot about lighting features and what
 22 we would love to see versus what can be sourced
 23 and compliant with JEA requirements, so there's
 24 still a lot of dialogue happening there, but at
 25 the end of the day we're going to do what we
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1 if there's questions about the floor
 2 programming or the materials used. And also
 3 you have at the back of your package the
 4 lighting plans. Since we are at final, we've
 5 provided all of that as well.
 6 So with that, we look forward to your
 7 comments. We appreciate your support of this
 8 project and the City's ongoing support and are
 9 available for questions.
 10 THE CHAIRMAN: Thank you, Ms. Trimmer.
 11 I'll just go straight into the board
 12 comments.
 13 Mr. Monahan.
 14 BOARD MEMBER MONAHAN: Thank you,
 15 Mr. Chair.
 16 Remarkable job, truly remarkable job. To
 17 everybody who's been involved in this -- this
 18 process, I mean, it's been, you know, a long
 19 one and one that's been fully engaging, but
 20 really, really appreciate the thoughtful detail
 21 that is represented in every single aspect of
 22 this, so great job.
 23 THE CHAIRMAN: Mr. Brockelman.
 24 BOARD MEMBER BROCKELMAN: Thank you,
 25 Mr. Chairman.
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1 Yeah, I think the design is great. And if
 2 I recall, our chairman spoke very highly of it
 3 last time, so I'll let him get into the subject
 4 matter expertise of it.
 5 But for me, the most important aspect of
 6 this project is what it means more broadly for
 7 downtown, specifically because it expands the
 8 type of experience you can get in our downtown.
 9 And very soon we will have a collective group
 10 of experiences that include high-quality,
 11 affordable housing all the way up to extremely
 12 premium offerings like what a Four Seasons
 13 would do here, and I think that says a lot
 14 about our downtown if we can get there.
 15 There's still a lot of work to be done,
 16 but I'm confident that Iguana and the rest of
 17 the team are up to the challenge and certainly
 18 I wish you all well and I'm very excited to
 19 support this today.
 20 MS. TRIMMER: When we get there.
 21 BOARD MEMBER BROCKELMAN: When you get
 22 there.
 23 THE CHAIRMAN: Thank you.
 24 Mr. Loretta.
 25 BOARD MEMBER LORETTA: Just thank you guys
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1 continue to engage our -- the neighbors in the
 2 context of this process, so thank you, but well
 3 done.
 4 THE CHAIRMAN: Councilman Ferraro.
 5 COUNCIL MEMBER FERRARO: Thank you.
 6 As the chairman of Waterways, we're always
 7 asking how we're going to activate our
 8 waterways. And the attention to detail on here
 9 is superb, so I really like what I'm seeing.
 10 Thank you.
 11 THE CHAIRMAN: Thank you.
 12 My simple comment is well done.
 13 Is there -- are there any public comments?
 14 MS. MEZINI: Yes. Mr. Stanley Scott has
 15 his hand raised.
 16 Mr. Scott, you may begin.
 17 ZOOM MEMBER: Thank you.
 18 Stanley Scott with the African-American
 19 Economic Recovery Think Tank.
 20 When it come to downtown development, I'm
 21 all for downtown development, but how we get
 22 there, that is the issue, how do we get here?
 23 My main concern is the JSEB program
 24 because you spending taxpayer money, but they
 25 have no true buy-in. And how do I know?
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1 very much. This is absolutely amazing. And I
 2 just wish you all continued success.
 3 Thank you.
 4 THE CHAIRMAN: Ms. Ott.
 5 BOARD MEMBER OTT: I'll echo my colleagues
 6 comments, but just also to add how exciting it
 7 is for this waterfront activation. I think
 8 that's really important for downtown, but also
 9 just for Jacksonville in general. So great
 10 job. I love the landscaping; it's beautiful.
 11 And congratulations. Can't wait to see it.
 12 THE CHAIRMAN: Thank you.
 13 Councilman Boylan.
 14 COUNCIL MEMBER BOYLAN: Thank you,
 15 Mr. Chair.
 16 As a 20-year neighbor of the Shipyards and
 17 Met Park, the (inaudible) that has finally
 18 developed over those course of years is very
 19 encouraging.
 20 I do -- I know it's not necessarily tied
 21 to this, but obviously the neighbors need to be
 22 pulled into this project, wayfinding and
 23 signing, so that when we talk about this being
 24 the stadium area -- there's a lot of things
 25 going on there. I want to make sure that you
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1 Because I'm in the meetings.
 2 And my concern here -- we talked about
 3 everything but the JSEB program. That's how
 4 you buy in the community, by giving them
 5 high-quality jobs, not allow someone to bring
 6 in their crew of people to do the work and then
 7 you give the underserved people, who live in
 8 the community, the low-paying jobs moving
 9 forward.
 10 Number two here, people, you got to give
 11 an understanding of what "mixed use" mean.
 12 Mixed use mean income too. It's not just the
 13 building; it's the income. How can we increase
 14 the income for the people living in the
 15 residence? Not people on the outside in Nassau
 16 County or Clay or some other county. I'm
 17 talking about here in Jacksonville. What are
 18 we going to do to make sure that the equity for
 19 those residents that live in the community,
 20 who've been here -- because I've been for 68
 21 years in Jacksonville, in LaVilla.
 22 And my point is, once again, in closing,
 23 that we need to be conscious of the people at
 24 the bottom. And I'm not talking about race;
 25 I'm talking about people -- low-income people.
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1 How can we move them up too? Because you're
 2 talking about a Four Seasons hotel where most
 3 of the rooms going to be over \$400. So who are
 4 you making this for? You're not making it for
 5 the community; you're making it for yourself.
 6 And another thing, your entertainment, too
 7 much country --
 8 MS. MEZINI: That's time, Mr. Scott.
 9 THE CHAIRMAN: Thank you for your
 10 comments, sir. Your time is up.
 11 At this point, do I have a motion to
 12 approve with staff recommendations --
 13 BOARD MEMBER BROCKELMAN: So moved.
 14 THE CHAIRMAN: -- for the Shipyards
 15 mixed-use development?
 16 I got a first and a second.
 17 All in favor, say aye.
 18 BOARD MEMBERS: Aye.
 19 THE CHAIRMAN: Nay?
 20 BOARD MEMBERS: (No response.)
 21 THE CHAIRMAN: Well, the shipyards
 22 mixed-use development application DDRB 2021-013
 23 has been approved.
 24 Congratulations.
 25 MS. TRIMMER: Thank you.

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1 THE CHAIRMAN: Okay. We're rounding the
 2 bases here.
 3 Is there any old business?
 4 (No response.)
 5 THE CHAIRMAN: Is there any new business?
 6 MR. PAROLA: Maybe.
 7 THE CHAIRMAN: We have an action item.
 8 I'm not -- well, it's Resolution 2022-05-01.
 9 A resolution of the Downtown Development
 10 Review Board, DDRB, in recognition and
 11 appreciation of Ms. Lori Radcliffe-Meyers for
 12 her tenure as the redevelopment coordinator for
 13 downtown as lead staff of the DDRB and for her
 14 service in the revitalization of downtown,
 15 providing for an effective date.
 16 Whereas, Ms. Radcliffe-Meyers served as
 17 redevelopment coordinator for the Downtown
 18 Investment Authority and DDRB from the fall of
 19 2019 through May of 2022. During which time
 20 downtown Jacksonville began its renaissance
 21 and;
 22 Whereas, in her role as redevelopment
 23 coordinator Ms. Radcliffe-Meyers was intimately
 24 involved in downtown projects furthering this
 25 renaissance, including the FIS headquarters, a

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1 \$145 million project on the St. Johns River
 2 and;
 3 Whereas, in addition to her duties as
 4 redevelopment coordinator and primary staff to
 5 the DDRB, Ms. Radcliffe-Meyers led the effort
 6 on revising the Downtown Design Guidelines as
 7 well as implementing the City's first dockless
 8 mobility scooter pilot program and;
 9 Whereas, the DDRB and downtown in
 10 general has benefitted greatly from
 11 Ms. Radcliff-Meyers's ability to work through
 12 complex design issues with developers,
 13 architects and urban designers, as well as her
 14 ability to synthesize these issues into staff
 15 recommendations that both design professionals
 16 and lay people can understand.
 17 Now, therefore, be it resolved by the
 18 Downtown Development Review Board, Section 1,
 19 the DDRB recognizes the services and
 20 contributions Ms. Lori Radcliffe-Meyers has
 21 made both to the DDRB as well as the whole of
 22 downtown Jacksonville.
 23 And Section 2, this resolution shall
 24 become effective on the date it is signed by
 25 the chair of the DIA board.

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1 Thank you, Ms. Lori Radcliffe-Meyers.
 2 (Applause.)
 3 THE CHAIRMAN: We're certainly going to
 4 miss you.
 5 Do I sign this or does Trevor have to sign
 6 it?
 7 MR. PAROLA: (Off microphone.)
 8 THE CHAIRMAN: Okay.
 9 BOARD MEMBER MONAHAN: Mr. Chairman, if I
 10 may go on the record, just to thank you, Lori,
 11 for being so welcoming and so friendly and so
 12 helpful and (inaudible) me to the DDRB as a new
 13 member. You know, your impact on Jacksonville
 14 I don't think can be quantified, but it is
 15 deeply, deeply appreciated, and I reflect the
 16 same sentiments, so --
 17 Thank you.
 18 MS. RADCLIFFE-MEYERS: Thank you.
 19 BOARD MEMBER OTT: Save the best for last.
 20 I'm sorry I only have one meeting with
 21 you, but thank you for everything you've done.
 22 THE CHAIRMAN: Thank you, Lori, for your
 23 time. It's been a pleasure. And we wish you
 24 the best wherever you go.
 25 MS. RADCLIFFE-MEYERS: Thank you.

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1 I truly enjoyed my time working with such
 2 a marvelous group of people. The staff has
 3 been wonderful, the board, you guys are all
 4 amazing. And, again, downtown Jacksonville is
 5 starting to show our -- fruits of our labor, so
 6 I'm excited to see Jacksonville's future for
 7 sure. I'll be keeping tabs.
 8 THE CHAIRMAN: Is there any other
 9 business?
 10 Councilman Ferraro.
 11 COUNCIL MEMBER FERRARO: Yes. I did want
 12 to share that I've been to a lot of meetings
 13 and I've got to say you do an excellent job and
 14 the City is going to miss you quite a bit.
 15 MS. RADCLIFFE-MEYERS: Thank you.
 16 BOARD MEMBER BROCKELMAN: And,
 17 Mr. Chairman, I'll just -- I'll move approval
 18 of Resolution 2022-05-01.
 19 THE CHAIRMAN: Do I have a second?
 20 BOARD MEMBER MONAHAN: Second.
 21 THE CHAIRMAN: All in favor, say aye.
 22 BOARD MEMBERS: Aye.
 23 THE CHAIRMAN: Any nays?
 24 BOARD MEMBERS: (No response.)
 25 THE CHAIRMAN: Approved.

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1 come [sic] up when everything was downtown. So
 2 we have to have a different focus. We can't
 3 continue to do the same thing and expect a
 4 different result.
 5 So when it comes to entertainment -- and I
 6 got 20 years in that. And I used to run all
 7 the military bases here. I have reached out to
 8 DIA and they won't even address me. And I'm a
 9 business owner. And that's racist to me.
 10 You know, I'm bringing this up here
 11 because I'm backing this town here. And I'm
 12 going to be addressing the JSEB program, I'm
 13 going to be addressing entertainment, and also
 14 jobs for people that live in the Urban Core
 15 area of this downtown Jacksonville.
 16 Thank you.
 17 THE CHAIRMAN: Thank you, sir. Your
 18 comments are noted.
 19 Is there any other business today?
 20 (No response.)
 21 THE CHAIRMAN: Having none, the May 12th,
 22 2022, DDRB meeting is adjourned.
 23 Thank you.
 24 (The foregoing proceedings were adjourned
 25 at 5:45 p.m.)

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1 Thank you, Lori.
 2 Is there any other business?
 3 (No response.)
 4 THE CHAIRMAN: Any public comments?
 5 MS. MEZINI: Mr. Stanley Scott has his
 6 hand raised again.
 7 THE CHAIRMAN: Okay.
 8 MR. SCOTT: Yes. Thank you.
 9 I'm happy that I can raise my hand again.
 10 The point is, I want downtown Jacksonville
 11 to be able to be successful for many reasons,
 12 but often when we do development in this city
 13 here, we do -- we start at the top. But what
 14 are we doing at the bottom? And I'm not
 15 talking about every time because I'm an
 16 African-American, I'm only talking about
 17 African-Americans and (audio malfunction).
 18 That's racist.
 19 Well, I'm talking about the fact that
 20 Jacksonville -- this is a different time than
 21 20 years ago, 30 years ago. A lot of people
 22 would not be coming downtown and people need to
 23 understand they're not coming downtown because
 24 they have resources at their home. They have
 25 restaurants. It's not the same as when I was

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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

)

4 COUNTY OF DUVAL)

5

6

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

12

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15 DATED this 20th day of May 2022.

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Diane M. Tropa
Florida Professional Reporter

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