

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, January 11, 2024,
commencing at 2:00 p.m., at the Jacksonville Public
Library, 303 North Main Street, Multipurpose Room,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

LINZEE OTT, Acting Chair.
GARY MONAHAN, Secretary.
JOANA BERLING, Board Member.
CARL DAWSON, JR., Board Member.
ENNIS DAVIS, Board Member.
JOSEPH LORETTA, Board Member.

ALSO PRESENT:

SUSAN KELLY, DIA, Redevelopment Coordinator.
CARLA LOPERA, Office of General Counsel.
CHRIS MILLER, City Council Member/Liaison.
AVA HILL, DIA, Administrative Assistant.

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1 BOARD MEMBER DAWSON: Carl Dawson, DDRB.
2 BOARD MEMBER DAVIS: Ennis Davis, DDRB.
3 MS. LOPERA: Carla Lopera, Office of
4 General Counsel.
5 MS. KELLY: Susan Kelly, DIA staff.
6 MS. HILL: Ava Hill, DIA staff.
7 THE CHAIRWOMAN: Best for last. All
8 right. Thank you, ladies and gentlemen.
9 Our first item today is approval of our
10 December minutes. I'm going to go ahead and
11 open that item first.
12 Are there any amendments to the minutes?
13 BOARD MEMBERS: (No response.)
14 THE CHAIRWOMAN: Can we have a motion?
15 BOARD MEMBER MONAHAN: So moved.
16 BOARD MEMBER LORETTA: Second.
17 THE CHAIRWOMAN: Great. Any discussion,
18 questions, amendments to the minutes?
19 BOARD MEMBERS: (No response.)
20 THE CHAIRWOMAN: Okay. All in favor of
21 approving the minutes, say aye.
22 BOARD MEMBERS: Aye.
23 THE CHAIRWOMAN: Opposed?
24 BOARD MEMBERS: (No response.)
25 THE CHAIRWOMAN: All right. Please show
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1 PROCEEDINGS
January 11, 2024 2:00 p.m.

2 - - -
3 THE CHAIRWOMAN: Ladies and gentlemen,
4 we'll call the January 11th, 2024 -- welcome to
5 2024 -- Downtown Development Review Board
6 meeting to order.

7 First of all, we are going to start out
8 with introductions. We'll go through every --
9 all staff and board members present real quick,
10 but I just wanted to introduce Mr. Carl Dawson,
11 a new board member.

12 So if we don't mind starting with -- our
13 Council member, would you start with
14 introductions?

15 COUNCIL MEMBER MILLER: Hi, everyone.
16 My name is Chris Miller, and happy to
17 represent the Council.

18 BOARD MEMBER LORETTA: Joseph Loretta,
19 DDRB.

20 BOARD MEMBER BERLING: Joana Berling,
21 DDRB.

22 BOARD MEMBER MONAHAN: Gary Monahan, board
23 secretary.

24 THE CHAIRWOMAN: Linzee Ott, board vice
25 chair.

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1 the minutes adopted for the December 2023 DDRB
2 meeting.
3 Our first application on the agenda today
4 is DDRB Application 2024-001. That is
5 exciting. We're going to go ahead and open
6 that public hearing today, and I'm going to
7 kick it to staff for a staff report.
8 MS. KELLY: Thank you, Madam Chair.
9 DDRB Application 2024-001 seeks a combined
10 conceptual and final review for the facade
11 renovation of the structure at 500 North Ocean
12 Street. Most facade renovations are handled
13 administratively by staff; however, this is an
14 extensive facade renovation, and for
15 transparency, staff wanted to ensure that it
16 was subject to a public meeting.
17 The applicant requested that -- because it
18 is a renovation and kind of falls in that fuzzy
19 line between administrative and board approval,
20 that we just do a single review. I brought it
21 to Chairman Brockelman and he agreed. So
22 that's why this is a combined review.
23 The property is located in the northwest
24 corner of the intersection of Ocean Street and
25 Church. It's currently surrounded by surface
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1 parking that -- all of that is under separate
2 ownership. The property has no surface parking
3 associated with it, and the building is located
4 at the property line with no setbacks. Also,
5 if I didn't mention, this -- the building is
6 for Kasper Architects corporate office.

7 So the facade renovation includes adding
8 brick veneer to Church and Ocean Street -- the
9 Church and Ocean Street elevations, and
10 increasing the size of six windows, and
11 replacing the windows with new aluminum
12 storefronts.

13 The mass, form, and roof line of the
14 structure remain the same. As designed, the
15 renovation provides pedestrian scale and
16 interest through inviting storefront glazing
17 systems as well as the material differentiation
18 and the texture brickwork along the
19 street-front facades. Horizontal banding
20 provides additional articulation and detailing,
21 which is consistent with the overlay.

22 Also, I want to mention, this is in the
23 Cathedral District of downtown, and the
24 Cathedral -- Cathedral District Jax has
25 provided a letter of support for the project.

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1 I'm passionate about downtown
2 Jacksonville, committed to the city and its
3 success. And part of that is we decided to
4 invest in downtown Jacksonville.

5 We are currently in building permit for
6 interior renovation permit review. We're
7 working through a couple of issues with the
8 City and we plan to have that permit next week,
9 begin that interior construction.

10 Running parallel, we decided to, again,
11 invest even more in downtown by doing an entire
12 brick facade. As you know, we could have just
13 painted the building, but we decided to do a
14 full brick veneer, textured brick, expanding
15 the size of the storefront windows, bringing
16 the ground floor windows down to the sidewalk,
17 and so we're super excited about this, and --

18 I don't have any further -- if you want to
19 run through the presentation -- you've seen the
20 pictures, so if you have any questions ...

21 THE CHAIRWOMAN: Do you want to give us
22 maybe a -- just a couple of highlights about
23 the exterior design?

24 MR. KASPER: Definitely.

25 The building fronts Church and Ocean, and

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1 Staff is recommending approval of DDRB
2 Application 2024-001.

3 And that completes the staff report. I'm
4 happy to take any questions.

5 THE CHAIRWOMAN: Thank you, Ms. Kelly.

6 Any questions for staff, Board Members?

7 BOARD MEMBERS: (No response.)

8 THE CHAIRWOMAN: Okay. Great.

9 Do we have a presentation from the
10 applicant?

11 (Mr. Kasper approaches the podium.)

12 THE CHAIRWOMAN: And if you don't mind,
13 just tell us your name and address for the
14 record.

15 MR. KASPER: Do I need to hit a button?
16 No? Yes, right here.

17 Erik Kasper, Kasper Architects. Address,
18 currently, 10175 Fortune Parkway, Jacksonville,
19 Florida 32256.

20 So you have the application in front of
21 you. We are excited about this opportunity.
22 Kasper Architects has been in business for
23 almost 20 years, so April will be our 20th
24 anniversary, and we intend to have our
25 anniversary celebration in this new building.

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1 then the other two elevations are on the zero
2 lot line, which is a shared parking lot with
3 JEA. So we're assuming that JEA one day -- so
4 we're not doing anything to those two
5 elevations. We are painting the walls.

6 We are adding a couple more windows on
7 those elevations just to bring it some more
8 natural daylight, and those -- so those
9 openings would match the others, but what we
10 really wanted to do was focus on the -- the
11 corner elevation, since it is at the base of
12 Cathedral Hill and part of the Cathedral
13 District. As part of the plan, that would be a
14 special node. And so our design solution was
15 to extend the height -- I mean, the size of
16 those windows, those six windows that face
17 those two elevations. So we cut out the
18 bottoms. I brought them down to the ground
19 level.

20 The brick patterning -- we feel that the
21 Cathedral District is in a gray stone Cathedral
22 palette. And so to complement that, we went
23 with a gray brick. And so it's a -- kind of a
24 variegated gray brick. The horizontal banding,
25 we think, helps tie the windows together and

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1 groups them together.
 2 The special piece, which you can't really
 3 tell in this image, is the brickwork that will
 4 be on the upper band, where the bricks will
 5 protrude out, alternating, creating a nice,
 6 textured pattern.
 7 And right there in that image, we're also
 8 wanting to do something special about the front
 9 entrance, and there will be a brick screen. It
 10 will be integrated into the brick wall. There
 11 will be glass behind there for the second floor
 12 lobby.
 13 We intend to have a small canopy -- entry
 14 canopy at this location (indicating), just to
 15 shield the entrance.
 16 We are -- unfortunately, have to deal with
 17 JEA meters, which you see there. We'll --
 18 we'll paint those bricks gray, but --
 19 We believe this is both complementary to
 20 the Cathedral District, we think it's modern,
 21 represents Kasper Architects, what we think is
 22 the future of the city.
 23 One other thing that we did, just to --
 24 just to play with architecture here. You'll
 25 notice the windows look a little bit wider, and
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1 like it could be something else.
 2 MR. KASPER: Exactly.
 3 It is a -- it is a horizontal band that is
 4 up-lit. And so the way the building structure
 5 works is that the brick is going to stop at the
 6 roof level, and that 2-and-a-half feet is going
 7 to continue as a painted stucco.
 8 We're putting in a LED light strip around
 9 the entire perimeter of that parapet, matching
 10 the other light strip that you'll see at the
 11 second floor brick ledge. And so yes, it's a
 12 cement stucco that has an up-light on it.
 13 BOARD MEMBER BERLING: Okay.
 14 THE CHAIRWOMAN: Yes, Mr. Loretta.
 15 BOARD MEMBER LORETTA: And is the AC
 16 equipment on the roof, I guess, hidden behind
 17 those 2-and-a-half-foot parapets you're kind of
 18 describing?
 19 MR. KASPER: There is two -- there's one
 20 unit there currently, and we'll have to add a
 21 second for the second floor. Both of them are
 22 on the back of the building. Yes, there is a
 23 2-foot parapet. But because it's positioned
 24 also in the back, you can't see -- you cannot
 25 see the rooftop equipment.
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1 that was just adding a second layer of what we
 2 call "texture," and so there's a portion of
 3 painted cement stucco that's next to the
 4 windows that makes the windows look wider even
 5 though they are not, so -- just very excited
 6 about this project.
 7 And the reason we requested the conceptual
 8 and final is to get started. We've got --
 9 we've hired a contractor. We're just waiting
 10 for that permit, ready to go.
 11 BOARD MEMBER BERLING: Can you skip to
 12 Page 14, please?
 13 MS. KELLY: It's not giving me page
 14 numbers, so just yell --
 15 BOARD MEMBER BERLING: (Off microphone.)
 16 It's the last -- it's the last one.
 17 I'm just curious what the horizontal top
 18 band is because on the image it looks like it
 19 could be (inaudible). Is it just (inaudible)?
 20 I'm sorry. I always think that I'm so
 21 loud that I don't need this thing. I
 22 apologize.
 23 On the top, is that a horizontal band, and
 24 then a -- and it's lighting, like, in a light
 25 wall up-lighting it? Because here, it looks
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1 BOARD MEMBER BERLING: I want your mason's
 2 contact information when this is all over.
 3 It's good work, but --
 4 MR. KASPER: Yeah. It will take some
 5 extra effort, and -- but we're going to push
 6 for that.
 7 THE CHAIRWOMAN: Board Members, any other
 8 questions for the applicant?
 9 BOARD MEMBER DAWSON: I have a question.
 10 THE CHAIRWOMAN: Yes, sir.
 11 BOARD MEMBER DAWSON: What about signage?
 12 MR. KASPER: As we understand, signage
 13 will be under a separate permit. So,
 14 currently, we don't -- we don't know what our
 15 signage will be.
 16 BOARD MEMBER DAWSON: I was just curious.
 17 You have a lot of places to put it on the
 18 building, and you've got a great -- you've got
 19 great signage now. I was just wondering how
 20 you would put it on the building.
 21 MR. KASPER: I appreciate that and thanks
 22 for the heads-up. To expedite items, we chose
 23 not to deal with signage at this moment.
 24 THE CHAIRWOMAN: Any other questions?
 25 BOARD MEMBERS: (No response.)
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1 THE CHAIRWOMAN: Okay. Thank you so much.
 2 MR. KASPER: Thank you.
 3 THE CHAIRWOMAN: We will move on to public
 4 comment.
 5 Ms. Hill, are there any public comment
 6 cards, in person or online?
 7 MS. HILL: There are no public comments.
 8 THE CHAIRWOMAN: Okay. With that, we'll
 9 go ahead and close the public hearing.
 10 Mr. Monahan, would you get us in the
 11 posture --
 12 BOARD MEMBER MONAHAN: Yes, ma'am.
 13 Madam Chair, move DDRB Application
 14 2024-001, Kasper Architects' office,
 15 conceptual/final review.
 16 THE CHAIRWOMAN: Thank you.
 17 Is there a second?
 18 BOARD MEMBER LORETTA: Second.
 19 THE CHAIRWOMAN: Thank you, Mr. Loretta.
 20 Okay. We will move on to board
 21 discussion.
 22 Mr. Davis, do you want to start us off?
 23 BOARD MEMBER DAVIS: I don't have much to
 24 say. I mean, it's -- it looks to be a big
 25 improvement from the building that was there,
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1 investing in downtown.
 2 THE CHAIRWOMAN: Councilman.
 3 COUNCIL MEMBER MILLER: No questions.
 4 Thank you.
 5 THE CHAIRWOMAN: Great.
 6 And I will echo all of these sentiments.
 7 I, too, love good brickwork. And I appreciate
 8 your kind of cognizance of the palette of the
 9 Cathedral District and wanting to complement
 10 what is there. I think that's a nice touch.
 11 And I do appreciate the relief work kind
 12 of in the middle of the building, call it the
 13 second story. I also appreciate -- there was a
 14 cat in one of the renderings. That was a nice
 15 touch.
 16 So if there are no other comments from the
 17 board, we will go ahead and call for a vote
 18 on -- we have a motion to approve 2024-001.
 19 All those in favor, please say aye.
 20 BOARD MEMBERS: Aye.
 21 THE CHAIRWOMAN: Any opposed?
 22 BOARD MEMBERS: (No response.)
 23 THE CHAIRWOMAN: All right. Board, by
 24 your action, 2024-001 is adopted.
 25 And congratulations to Kasper on your 20th
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1 so I have no other comments.
 2 THE CHAIRWOMAN: Mr. Dawson.
 3 BOARD MEMBER DAWSON: I had a friend, Sam
 4 Easton, that did the Otis elevator building.
 5 And this follows along the same lines. It's a
 6 very attractive building that you are going to
 7 construct, or renovate, and I'm glad you're
 8 here.
 9 Thank you.
 10 THE CHAIRWOMAN: Mr. Monahan.
 11 BOARD MEMBER MONAHAN: Thank you, Madam
 12 Chair.
 13 It's a huge improvement to the built
 14 environment on that corner. It is going to
 15 really light up the corner. And I appreciate
 16 your investment and commitment to downtown.
 17 BOARD MEMBER BERLING: I echo the same
 18 sentiments. I think it's a great project,
 19 really good design decisions. And the play
 20 that you expressed with the windows, it was a
 21 smart decision. I'm very excited to see this
 22 completed and see that masonry work. I love
 23 good brickwork, so thank you.
 24 BOARD MEMBER LORETTA: Erik, it looks
 25 great. I appreciate it. Thank you for
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1 anniversary as well.
 2 MR. KASPER: Thank you.
 3 THE CHAIRWOMAN: Great. We have a short
 4 agenda today, so the last item, I'm going to
 5 actually throw it back to Susan for a -- an
 6 idea, a suggestion.
 7 MS. KELLY: Thank you.
 8 So as the board members know, we kind of
 9 have a lot of paper waste because the
 10 developers and applicants have to bring
 11 11-by-17s. They're required to bring these,
 12 and so I'm trying to just -- trying something.
 13 I went by all of your computers, and I
 14 put -- so Kasper was the guinea pig for this.
 15 I put his presentation on the laptop. So the
 16 hope would be maybe that the applicant can just
 17 bring a few copies, so -- we have hard copies
 18 available if we need them.
 19 But if you hit "escape" out of your
 20 Zoom -- don't shut off your Zoom, just ignore
 21 the Zoom, but minimize it, escape out of it,
 22 your Edge down at the bottom -- Microsoft Edge,
 23 which is the green and blue swirl, it should be
 24 up there; like, his presentation should be
 25 there, if you look at your laptops.
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1 And so for each applicant that comes
 2 through, you could just go there and look
 3 through it, as a possible way to save paper.
 4 So you guys don't have to say anything or
 5 whatever, but maybe just think about that, or
 6 if you have a better idea, that would be
 7 amazing too. And just email me any of your
 8 thoughts since this is a pain to stick to
 9 paper. Obviously, paper is the best backup.
 10 But if we have computers, then -- and there's a
 11 way to just have it available for you guys to
 12 see -- it was just an idea.
 13 So that is that. Thank you.
 14 BOARD MEMBER BERLING: This is expensive;
 15 I know, I have to do it.
 16 THE CHAIRWOMAN: Thank you, Ms. Kelly.
 17 BOARD MEMBER BERLING: (Off microphone.)
 18 THE CHAIRWOMAN: I think it's a wonderful
 19 suggestion, personally.
 20 Ms. Hill has stepped out. I'm sorry, do
 21 we know if there are any additional public
 22 comments before we wrap up?
 23 (Ms. Hill reenters the proceedings.)
 24 THE CHAIRWOMAN: Sorry. Don't run.
 25 MS. HILL: There are no public comments.

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1 THE CHAIRWOMAN: Thank you.
 2 Okay. Any further business before we
 3 adjourn?
 4 (No response.)
 5 THE CHAIRWOMAN: All right. It may be a
 6 world record, 2:17.
 7 I will move us adjourned.
 8 (The foregoing proceedings were adjourned
 9 at 2:17 p.m.)
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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
 13
 14
 15 DATED this 21st day of January 2024.
 16
 17 _____
 18 Diane M. Tropa
 Florida Professional Reporter
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