

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, December 10, 2020,
commencing at 2:00 p.m., Jacksonville Public Library,
Multipurpose Room, 303 North Laura Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

- TREVOR LEE, Chairman.
- CHRISTIAN HARDEN, Board Member.
- MATT BROCKELMAN, Board Member.
- FREDERICK JONES, Board Member.
- CRAIG DAVISSON, Board Member.
- WILLIAM J. SCHILLING, JR., Board Member.
- BRENNA DURDEN, Board Member.
- JOSEPH LORETTA, Board Member.

ALSO PRESENT:

- 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 minutes. Is there any discussion on the
 2 meeting minutes from the previous meeting?
 3 BOARD MEMBER SCHILLING: Move to approve.
 4 THE CHAIRMAN: We have a motion to approve
 5 by Mr. Schilling.
 6 BOARD MEMBER BROCKELMAN: I'll second.
 7 THE CHAIRMAN: A second by Mr. Brockelman.
 8 Thank you.
 9 All those in favor?
 10 BOARD MEMBERS: Aye.
 11 THE CHAIRMAN: Any opposed?
 12 BOARD MEMBERS: (No response.)
 13 THE CHAIRMAN: Great. We have an approval
 14 by Mr. Brockelman, Mr. Loretta, Mr. Harden. We
 15 have an abstention [sic] by Ms. Durden;
 16 Mr. Schilling approved; Mr. Davisson approved;
 17 and Mr. Jones -- welcome -- approved.
 18 We'll move right into DDRB 2020-022, the
 19 Central Fire Station, conceptual approval. The
 20 applicant is Brooke Robbins.
 21 Before we hear from the applicant,
 22 could we have a staff report from
 23 Ms. Radcliffe-Meyers?
 24 MS. RADCLIFFE-MEYERS: Thank you, Chairman
 25 Lee.
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1 PROCEEDINGS
December 10, 2020 2:00 p.m.

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3 THE CHAIRMAN: Everybody, welcome to the
 4 DDRB meeting for December 10th, 2020.
 5 I'm going to call to order our meeting.
 6 The first action item on the list today is
 7 the approval of the November 12, 2020, DDRB
 8 regular meeting minutes. We'll go ahead and do
 9 that.
 10 And I'm going to be repeating motions for
 11 approval and seconds and also the votes by
 12 board members for those online and also for the
 13 minutes.
 14 And if we're not speaking into the
 15 microphone, if you can't hear us recording,
 16 wave your hand.
 17 THE REPORTER: Thank you.
 18 THE CHAIRMAN: So, board members, when
 19 you're speaking, please remove your mask, speak
 20 into the microphone. I think that will help
 21 everybody involved.
 22 For those who will be speaking, give your
 23 name and address before you begin addressing
 24 the board. That will help us along as well.
 25 So back to the approval of the meeting
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1 My name is Lori Radcliffe-Meyers with the
 2 Downtown Investment Authority, and I will be
 3 presenting the staff report for the Central
 4 Fire Station.
 5 DDRB application 2020-022 seeks conceptual
 6 approval for an adaptive reuse of the Central
 7 Fire Station located at the corner of Adams
 8 Street and Ocean Street. The site is 0.12
 9 acres in the Cathedral Core Overlay District.
 10 The site is bounded to the north by the Grand
 11 Lodge of Free & Accepted Masons of Florida, to
 12 the east by Ocean Street, to the south by Adams
 13 Street, and to the west by 29 East Adams.
 14 (Board Member Durden enters the
 15 proceedings.)
 16 MS. RADCLIFFE-MEYERS: The proposal is to
 17 historically renovate the Central Fire Station
 18 at 33 East Adams Street into an
 19 office/restaurant space. The applicant worked
 20 with the City of Jacksonville Historic
 21 Preservation office and staff regarding the
 22 Certificate of Appropriateness to ensure that
 23 the renovations meet the historic requirements.
 24 The application for the Certificate of
 25 Appropriateness was heard and approved with
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1 conditions on October 28, 2020.
 2 Based on the foregoing, the Downtown
 3 Development Review Board staff supports
 4 conceptual approval of DDRB application
 5 2020-022 with the following recommendations:
 6 Prior to submittal for final review, the
 7 developer shall meet with staff to identify any
 8 deviations sought. At final review, the
 9 developer shall provide enough detail so as to
 10 illustrate that the Pedestrian Zone meets the
 11 definition of such in the ordinance code.
 12 Streetlights, benches, and street furnishings
 13 shall be placed in the amenity area, and
 14 redesign of the streetscape along Adams Street
 15 to include retaining the Quercus virginiana and
 16 the addition of a second shade tree which meets
 17 the definition of such.
 18 This concludes the staff report. Staff is
 19 available for questions.
 20 Thank you.
 21 THE CHAIRMAN: Thank you,
 22 Ms. Radcliffe-Meyers. Appreciate that.
 23 Now maybe we can hear from the applicant?
 24 (Audience member approaches the podium.)
 25 AUDIENCE MEMBER: So I'm Brooke Robbins,
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1 architect with Robbins Design Studio, 40 Adams
 2 Street, Suite 4, Jacksonville, 32202.
 3 THE CHAIRMAN: Thank you.
 4 MS. ROBBINS: I brought my own copy in
 5 case the clicking gets off.
 6 So, again, we're here to talk about the
 7 Central Fire Station, which was constructed in
 8 1902. It is a certified historic landmark
 9 building. And -- make sure we're on timing
 10 together here.
 11 Okay. So, again, the building was built
 12 in 1902. It is two stories, plus an attic
 13 space, comprised of approximately 9,600 square
 14 feet. The scope of work is predominantly
 15 exterior repairs in code compliance within the
 16 building, so new ADA elevator lift, a new
 17 secondary egress stair, exterior facade
 18 repairs, new roofing, and then core HVAC and
 19 plumbing systems for the building.
 20 Again, as Ms. Radcliffe-Meyers said, we're
 21 at the corner of Ocean and Adams Street, the
 22 northwest corner of that intersection. So just
 23 the adjacent properties -- to the southwest is
 24 the Jessie Ball DuPont Center. To the
 25 northwest, adjacent, you have 29 East Adams
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1 Street, also a two-story building, and then
 2 Burrito Gallery is on the other side of that.
 3 To the northeast you have Bedell law firm. To
 4 the southeast is the old Burro Bar, and then,
 5 northeast, kind of standing adjacent to the
 6 property is a local church. Facing west is the
 7 Masons' Lodge.
 8 So, again, the existing elevations; the
 9 building is two stories, as you can see, with
 10 the attic space over approximately 45 feet to
 11 the peak of the building. And as you can see,
 12 there's the large oak tree in front.
 13 So exterior repairs; the second-story
 14 windows were replaced in the late '90s, so we
 15 are, again, proposing to replace those as part
 16 of this renovation as they have some need of --
 17 are in need of repair and that sort of thing.
 18 The first floor, we're going to replace
 19 the roll-up doors, which we'll show you when we
 20 get to the new elevations as well. The east
 21 facade going down Ocean Street, again, it's
 22 stucco. New windows on the second floor. The
 23 first-floor windows, the small -- the three
 24 small windows you see behind the tree, those
 25 are the ones that were part of the COA
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1 application to repair instead of replace, so we
 2 will do that as part of this renovation as
 3 well.
 4 The north facade is really -- there's a
 5 small, 5-foot-wide, kind of back-of-house
 6 alleyway, so there are existing glass block
 7 windows on the first floor that will be
 8 maintained and repaired and new windows on the
 9 second floor. The west facade, you really only
 10 see the back sliver there where the brick is
 11 hatched. The rest of it is the adjacent to the
 12 29 East Adams Street building.
 13 So moving to the new elevations, the
 14 south -- the front entry to the building,
 15 essentially. So what we're doing is repairing
 16 the building for future tenants to come in.
 17 We're looking at potentially two tenants on
 18 first floor and then -- of restaurant, kind of
 19 retail component on the level one, and then an
 20 office component for the second floor.
 21 So we are taking the existing roll-up
 22 doors and the two on the right-hand side will
 23 remain full roll-up doors. The one on the
 24 left-hand side will be split, so you'll have a
 25 personnel door for egress and entry into that
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1 suite where the right-hand side of that will be
2 a roll-up door. The small door there on the
3 left that is shaded red is an existing
4 location. That was the old firehose shoot that
5 went into the building, so we're actually
6 taking that shoot and converting it to the
7 secondary egress stair shaft for the second
8 floor, so that would then become an emergency
9 exit for the second floor of the building.

10 So stucco repair, repainting the building,
11 that sort of thing as far as exterior goes --
12 and we are showing -- we'll talk about this
13 when we get into the site plan, but we're
14 showing two new smaller trees in proportion to
15 the building since it is only two stories, and
16 that way we can identify the Central Fire
17 Station signage that is existing.

18 The east facade that faces Ocean Street,
19 again, similar component, so you have two
20 existing personnel doors that will be replaced.
21 As I mentioned, the windows on the first floor
22 will be restored, second-story windows
23 replaced, and then the same situation with the
24 two roll-up doors. So the far right door will
25 be a full roll-up door; the door on the left

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1 will be the combo personnel door and roll-up
2 door.

3 So you actually have a 2-foot height
4 differential within the building from the back
5 half of the suite on the first floor and front
6 half as you move down Ocean Street. So you
7 actually enter on grade at that -- the back
8 side there, and then off of Adams Street you
9 also enter on grade. So the interior of the
10 building, we have a 2-foot height difference.

11 The north facade just gets exterior
12 repairs, so touch-up of the stucco and
13 repainting. And then, the same with the west
14 facade, the existing brick gets repainted.

15 So streetscape, this is the existing
16 streetscape. So the photo on your left is
17 Adams Street where you have the large tree --
18 existing tree and the front facade of the
19 building. On Ocean Street you have existing
20 crape myrtles that are -- we're proposing to
21 maintain.

22 So as we move into the site plan -- do you
23 guys see this on your screen? Is it clear?
24 Because I know it's a little blurry up there to
25 read.

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1 So moving -- so we'll start with Ocean
2 Street. So Ocean Street, we're proposing the
3 two trees remain. We'll put the Flexi-Pave
4 around that as required by the streetscape
5 standards and incorporate the brick pavers and
6 the concrete stamping to comply with the
7 standards. In addition, providing a new City
8 of Jacksonville standard streetlight and the
9 benches and trash receptacles along that
10 facade.

11 Adams Street, we are proposing to remove
12 that existing oak tree. It is within 5 feet of
13 the water main. It's buckling the sidewalk.
14 There's an ADA parking space just next to that
15 tree. So what we have proposed are two
16 trees -- crape myrtles is what we have on the
17 drawings, but we've done a little research on
18 that. The frontage of the building is only
19 49 feet wide, so separation of a live oak to
20 another live oak, we don't have the width there
21 between the existing location of the tree and
22 the corner of Adams and Ocean, which -- trying
23 to keep a tree away from that corner with, you
24 know, the growth pattern of a live oak and the
25 space that it needs. So what we're proposing

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1 are shifting the trees -- providing two new
2 trees in lieu of the existing tree and shifting
3 them down so they are more in line and
4 proportioned with the building.

5 (Library announcement over the public
6 address system.)

7 MS. ROBBINS: Okay. So we're in code
8 green.

9 So with that, as I mentioned, our proposal
10 is to get -- we had suggested crape myrtles as
11 they match the existing trees along Ocean
12 Street. Twenty-nine East Adams, the existing
13 building to the west of the property, also has
14 a crape myrtle. The Bedell law firm, across
15 Ocean Street, has crape myrtles. So I
16 understand, you know, there's concern over the
17 shade from a crape myrtle and that sort of
18 thing as far as creating, you know, the
19 streetscape.

20 So we did go through the proposed trees
21 for the Downtown district and evaluated with
22 all of our constraints of the 10-foot setback
23 from the water main, 15-foot setback from the
24 corner, growth patterns of trees, how far they
25 should be spaced apart, and the other

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1 options -- the palm trees within the suggested
2 trees, obviously, that doesn't provide shade.
3 The elm tree and the laurel oak, the other
4 options, also require a greater separation
5 distance and kind of growth distance from the
6 building than what we have.

7 So there was -- within the intra-district
8 options, there was a Drake elm, which is a
9 smaller-height tree, and they can be placed a
10 little bit closer together. And then we also
11 have a suggestion for maybe a holly tree
12 because that could be pruned and shaped to
13 provide shade, but also keep it down within
14 proportion to our two-story building.

15 A lot of these trees, the oaks and those
16 such, in relation to a high-rise building, they
17 make sense, you know, an 18-story building. We
18 have a small, two-story building that you don't
19 see the, you know -- currently, you can't read
20 the "Central Fire Station," which is a
21 predominant feature of the building. It was
22 one of the first buildings built after the
23 fire, so it would be nice to maintain that.

24 So we've thrown out a few other options
25 for trees that we'd like, you know, to be up

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1 for discussion as far as that goes. We are,
2 you know -- the thoughts of the first floor are
3 also for it to become a restaurant, so that
4 there would be outdoor patio seating, shade
5 umbrellas and that sort of thing once a
6 restaurant comes on board for that space.

7 And that is the end of our presentation.

8 THE CHAIRMAN: Thank you, Ms. Robbins.
9 I appreciate that.

10 Do we have any public comments on this item?

11 Ms. Mezini, any hands raised?

12 MS. MEZINI: No.

13 THE CHAIRMAN: Okay. Hearing none, I'll
14 move to board comments.

15 We'll start with Mr. Brockelman.

16 BOARD MEMBER BROCKELMAN: Thank you,
17 Mr. Chairman.

18 Thank you for the presentation. I think,
19 overall, this is a really exciting project to
20 see move forward. As I was reading through the
21 staff report, I was really glad to hear you
22 talk about the oak tree, and really kind of
23 want to hear, maybe from the staff's
24 perspective if that's appropriate, what their
25 reaction is to the three issues you mentioned

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1 related to that oak, being the 5 feet from the
2 water main, the sidewalk around it buckling,
3 and the ADA parking spot being right adjacent
4 to it.

5 Can staff talk about that? And if that
6 was something that was brought up during your
7 discussion with the applicant, what was your
8 reaction to that?

9 MS. RADCLIFFE-MEYERS: Board Member
10 Brockelman, through the Chair, so originally,
11 we didn't talk about those being the issues
12 that they were looking at, wanting to remove
13 the live oak. I did have an email in to one of
14 our landscape architects for the City of
15 Jacksonville. Unfortunately, I've not heard
16 back from him as of yet regarding the removal
17 of that tree.

18 So I believe that that would be something
19 that staff and the applicant with the LA for
20 the City of Jacksonville -- that we could work
21 through and see if that's appropriate because,
22 I mean, at this point, I do understand, but yet
23 that is a healthy live oak and there are live
24 oaks along Adams Street. So we want to make
25 sure we're not removing a healthy tree just,

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1 you know, for signage, per se, so -- but I
2 think -- I think we can follow up with the LA
3 for the City of Jacksonville, so --

4 BOARD MEMBER BROCKELMAN: I appreciate
5 that, and that would certainly be helpful.

6 Assuming this moves forward today toward
7 final approval, I think, before I personally
8 would be comfortable with the removal of the
9 healthy tree, kind of getting a better context
10 of, in similar situations, what's happened in
11 the past. And perhaps, if these issues that
12 they have listed are legitimate issues but are
13 issues that might be best addressed by the
14 City, to help with some sidewalk consideration
15 or perhaps moving an ADA spot if the access is
16 the issue, maybe we can approach it from that
17 regard.

18 But definitely, I would not support
19 removing the oak without more context and
20 discussion, but curious what everyone else thinks.

21 THE CHAIRMAN: Thank you, Mr. Brockelman.
22 Mr. Loretta.

23 BOARD MEMBER LORETTA: I appreciate the
24 presentation. It's a great project. I look
25 forward to it being redeveloped. I've not

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1 physically walked out there to see the root
 2 growth that was discussed. I understand that
 3 element, which is an area of concern I have
 4 throughout all of downtown. A Drake elm would
 5 be a fine alternative if staff deems that you
 6 can remove the live oak.
 7 THE CHAIRMAN: Thank you, Mr. Loretta.
 8 Mr. Harden.
 9 BOARD MEMBER HARDEN: I have no comments.
 10 Looks like a great project.
 11 Thanks.
 12 THE CHAIRMAN: Thank you.
 13 Ms. Durden.
 14 BOARD MEMBER DURDEN: Do we take this off?
 15 THE CHAIRMAN: While you're speaking, yes.
 16 BOARD MEMBER DURDEN: Thank you,
 17 Mr. Chairman.
 18 I would agree with the earlier comments in
 19 regards to the oak tree. It's so hard to get
 20 the shade trees, and we're really working hard
 21 to have more shade trees, so the idea about
 22 taking out a healthy one is -- kind of rubs --
 23 is just the opposite of what I know the board
 24 and staff and our guidelines are seeking. So I
 25 would -- I would -- I would agree also with
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1 Ms. Radcliffe-Meyers' comment about working
 2 with the landscape architect, the City's LA, to
 3 come up with a solution.
 4 You know, I would even consider -- and,
 5 Mr. Chairman, one of the recommendations in D
 6 is -- in regards to this tree, and it says,
 7 "the addition after the second shade tree."
 8 You know, I could even see keeping this tree,
 9 relocating the handicapped space, and maybe not
 10 mandating a second shade tree as a solution
 11 because of the location where this one is
 12 currently.
 13 So I would agree with moving forward with
 14 the recommendations that are set forth in the
 15 staff report.
 16 THE CHAIRMAN: Thank you, Ms. Durden.
 17 Mr. Schilling.
 18 BOARD MEMBER SCHILLING: Thank you,
 19 Mr. Chairman.
 20 And I'll echo a couple of my former board
 21 members here, Ms. Durden and Mr. Brockelman. I
 22 agree on the tree, and I'll quote one the
 23 landscape architects in our office, and that
 24 is, You can't buy time with trees. And
 25 anything -- any new tree that we put in would
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1 pale in comparison to this existing tree.
 2 I'm a little interested to know about the
 3 water main because -- I guess my question there
 4 is -- typically, they run in parallel with the
 5 road, so I guess my question is, would we have
 6 the same issue even if we're just moving or
 7 putting in a new tree, you know, 10, 20 feet
 8 further down the road? I'm assuming there's
 9 still a water main conflict.
 10 MS. ROBBINS: Well, that's where it ties
 11 in -- out to the street to the building is
 12 right there within 5 feet of the tree, so it
 13 runs, you know, perpendicular across the
 14 sidewalk. So we're trying -- what our proposal
 15 was, was to remove that tree, place two trees
 16 back in lieu of the existing one, and move them
 17 further down so that they are, you know, within
 18 that -- over 10 ten feet away from that
 19 existing connection, because that -- that's one
 20 of the reasons across the street at the DuPont
 21 Center that we have palm trees, is all of the
 22 tree roots from the oak trees had gotten into
 23 the water lines and was causing a bigger
 24 maintenance issue than the buckling of the
 25 sidewalk.
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1 So that was -- you know, it's multiple
 2 reasons. We agree that shade should be there.
 3 It's just the location of this particular tree
 4 is causing multiple issues, so we were trying
 5 to resolve that with putting trees back but
 6 just in a shifted-down location for that.
 7 BOARD MEMBER SCHILLING: Okay. So it's
 8 the service coming into the building?
 9 MS. ROBBINS: Correct.
 10 BOARD MEMBER SCHILLING: All right. That
 11 helps me understand. Thank you.
 12 And not to be overly witty, but not to
 13 lose sight of the forest from the tree, I mean,
 14 the important thing here is -- I think this is
 15 a great project and certainly support it. I
 16 think what I've heard so far is there is
 17 support, and I would just recommend -- I
 18 recognize today's conceptual and not final, but
 19 would love if there is a way for the applicant
 20 to work with staff and find a way to do
 21 something with that existing tree would be
 22 great.
 23 Thank you.
 24 MS. ROBBINS: Okay.
 25 BOARD MEMBER DAVISSON: Thanks for the
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1 presentation. I object to the tree removal as
2 well. Other than that, I have no other comment.

3 THE CHAIRMAN: Thank you, Mr. Davisson.
4 Mr. Jones.

5 BOARD MEMBER JONES: Thank you.
6 Again, I appreciate the level of detail
7 that you consistently put into your
8 applications as well. Looking forward to this,
9 you know, reactivating this building. It's a
10 gem, so very excited about that.

11 And, again, I would just defer to the
12 staff recommendation, that we continue to work
13 with the City and come up with an appropriate
14 solution with respect to the tree. I would
15 naturally defer to keeping the tree as is
16 unless there's some extenuating circumstances
17 that we could at least mitigate, somehow, the
18 shade.

19 That's all.

20 THE CHAIRMAN: Thank you, Mr. Jones.

21 Thank you for the presentation. I
22 appreciate it. I think, too, it's a wonderful
23 project, and happy to be seeing it move
24 forward.

25 I did have a couple of questions. On
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1 future signage, are you planning on putting
2 signage on the building? And, if so, do you
3 have an idea where?

4 MS. ROBBINS: We have a few thoughts in
5 mind, but, again, it comes into tenant mix.
6 The first floor could possibly be
7 one tenant/two tenants; second floor, same
8 situation. So waiting till we get further down
9 the road for conclusion on the quantity of
10 tenants within the building because that would
11 help us identify exactly where appropriate
12 signage would be placed. You know, if it's one
13 tenant, one sign; if it's four tenants, then
14 it's four, so looking at that for a further
15 coming-back-for-signage approval as far as that
16 goes.

17 THE CHAIRMAN: During final, it would be
18 great to see recommended locations --

19 MS. ROBBINS: Okay.

20 THE CHAIRMAN: -- and where they might be,
21 so maybe some options.

22 And the other question I had was about the
23 balconies. I noticed in the original historic
24 photos there were no balconies.

25 MS. ROBBINS: Correct.
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1 THE CHAIRMAN: Now we have balconies. Are
2 you planning on keeping those or --

3 MS. ROBBINS: We are keeping those and
4 we'll restore them. There are currently French
5 doors behind that as well, so those doors will
6 be replaced as part of the window replacement,
7 so those will be maintained.

8 THE CHAIRMAN: Okay. Thank you.

9 And I'd also add to everyone else's
10 comments about the oak, doing everything we can
11 to try to keep it. I understand there are
12 issues with it and some may not be able to be
13 overcome, but we should save that one as first
14 position.

15 MS. ROBBINS: Mr. Grainger, did you want
16 to say something?

17 Mr. Grainger is one of the owners. I just
18 want to have him speak.

19 (Audience member approaches the podium.)

20 THE CHAIRMAN: Name and address, please.

21 AUDIENCE MEMBER: Farley Grainger, 1238
22 Windsor Harbor Drive, Jacksonville, 32225.

23 Thank you, guys, for your service for
24 downtown. We appreciate it and certainly
25 couldn't do things downtown without y'all.

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1 The one thing I would say about the tree,
2 because we talked for months about it, is that
3 it has kind of taken over the world right
4 there. Nobody has maintained it. Nobody has
5 looked after it. It's actually -- the top of
6 it you can see is growing into the building, in
7 addition to tearing up the sidewalk. So the
8 roots are probably a good 6 inches above the
9 sidewalk and growing into the curb as well. If
10 there's a way around that, certainly happy to
11 hear it and consider it. We just haven't found
12 one.

13 Secondly, it just has not been trimmed
14 very well over the years either, so it's
15 starting to grow into the top of our building,
16 and kind of has lost scale there as well. I
17 certainly don't want to put, you know, over a
18 couple million dollars in a project and that be
19 part of sidewalk improvements, too, that just
20 in a couple of years gets rooted up because a
21 tree continues to grow through it.

22 So if we can find a way, happy to work
23 with staff to do that, but I can tell you we
24 have thought about it. It wasn't just a
25 passing, let's tear it down.

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1 THE CHAIRMAN: Thank you, Mr. Grainger.
 2 MR. GRAINGER: Thank you.
 3 THE CHAIRMAN: Appreciate those comments.
 4 BOARD MEMBER LORETTA: May I ask one
 5 question?
 6 THE CHAIRMAN: Please, Mr. Loretta.
 7 BOARD MEMBER LORETTA: Are you going to
 8 need to increase or change the water size line
 9 coming in?
 10 MS. ROBBINS: Yes.
 11 BOARD MEMBER LORETTA: And then, where is
 12 the main at? Is it in the roadway?
 13 MS. ROBBINS: It's in the middle of Adams
 14 Street.
 15 BOARD MEMBER LORETTA: Okay. So you're
 16 going to have to do a cut all the way into the
 17 middle of Adams Street, right?
 18 MS. ROBBINS: Correct.
 19 BOARD MEMBER LORETTA: So then there's
 20 nothing that's prohibiting you from, let's say,
 21 moving the new connection to be 15 feet to the
 22 right?
 23 MS. ROBBINS: Except we have historic
 24 terrazzo floors inside the building that was
 25 part of the COA. We're restoring those, so
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1 that would be cutting a trench through historic
 2 flooring; concrete, you know, through historic
 3 terrazzo, because the first floor of the
 4 building has not been renovated.
 5 So the building was converted to an
 6 apartment in the late '90s, so the second floor
 7 is a 4,500-square-foot, single-family home at
 8 the moment, and the first floor are old fire
 9 truck bays for the firehouse. So where it
 10 comes in currently is right through that
 11 double -- that door that you saw, the left-hand
 12 side, where the old firehose shoot is, so that
 13 is not historic flooring. It's bare. You
 14 know, it's coming in through there. So we're
 15 really trying to minimize damage to the
 16 remaining historic character of the building by
 17 cutting up those terrazzo floors as little as
 18 possible.
 19 BOARD MEMBER LORETTA: I mean, I think
 20 there's maybe some other ways possibly. It
 21 probably just would require additional money
 22 and cost because -- but at the same time, if
 23 you're going to be redoing the entire sidewalk,
 24 you know, maybe you make the landscape pit
 25 larger and put some -- Civicell underneath the
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1 sidewalk and allow more room for the roots to
 2 grow into the future. You know, the success of
 3 that is a whole other thing, though, too, so --
 4 I think there is at least some you can explore,
 5 but I understand what you just stated, and I
 6 just ask that if that's the stance you take,
 7 document that for the final.
 8 MS. ROBBINS: Okay.
 9 THE CHAIRMAN: Yes, Mr. Davisson.
 10 BOARD MEMBER DAVISSON: Not to belabor
 11 this tree, but, you know, although it hasn't
 12 been maintained, you know, I wish most of our
 13 trees in Jacksonville had this problem.
 14 Typically, it's rare to see a tree in a
 15 downtown sidewalk that's gone this full. And,
 16 you know, typically, in these -- well, when we
 17 had a previous DDRB board member, landscape
 18 architect, that called them death pits that
 19 nothing can grow in, and this one is growing.
 20 So I think --
 21 MS. ROBBINS: It is growing?
 22 BOARD MEMBER DAVISSON: -- I think
 23 sidewalk remediation is minimal, even if we
 24 have to do that again in five years. That's my
 25 final comment on that.
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1 THE CHAIRMAN: Thank you, Mr. Davisson.
 2 Any more board comments?
 3 BOARD MEMBERS: (No response.)
 4 THE CHAIRMAN: If not, I'll be looking for
 5 a motion for approval.
 6 BOARD MEMBER BROCKELMAN: I'll move the
 7 item.
 8 BOARD MEMBER HARDEN: Second.
 9 THE CHAIRMAN: Mr. Brockelman, thank you
 10 for the motion. Mr. Harden, thank you for the
 11 second. All those in favor -- go ahead,
 12 Mr. Schilling.
 13 BOARD MEMBER SCHILLING: Mr. Chairman, I
 14 was going to ask if the board members felt the
 15 staff recommendation about the tree was
 16 adequate to address the concerns of the board
 17 members. And I'm flipping to the -- I see
 18 Item D is included as a staff recommendation,
 19 so I think that covers that. Sorry for the
 20 interruption.
 21 THE CHAIRMAN: Which is what?
 22 BOARD MEMBER SCHILLING: Which is -- one
 23 of the conditions is that D, which is redesign
 24 of the streetscape along Adams Street, to
 25 include retaining -- I'm going to pronounce
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1 that wrong -- basically, the tree and the
2 addition of a second shade tree which meets the
3 definition of such.

4 THE CHAIRMAN: Okay. All right. So let's
5 move forward with a vote.

6 So all those in favor for approving DDRB
7 2020-022 conceptual say aye.

8 BOARD MEMBERS: Aye.

9 THE CHAIRMAN: Any opposed?

10 BOARD MEMBERS: (No response.)

11 THE CHAIRMAN: Thank you.

12 We have an aye from Mr. Brockelman, aye
13 from Mr. Loretta, aye from Mr. Harden, aye from
14 Mr. Lee, aye from Ms. Durden, aye from
15 Mr. Schilling, aye from Mr. Davisson, and aye
16 from Mr. Jones.

17 Thank you.

18 MS. ROBBINS: Thank you.

19 THE CHAIRMAN: Okay. We'll move on to
20 DDRB 2020-018, 600 Park Street, conceptual
21 approval.

22 Ms. Lori Radcliffe-Meyers, could we hear a
23 staff report, please?

24 MS. RADCLIFFE-MEYERS: Thank you, again,
25 Mr. Lee.

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1 THE CHAIRMAN: Thank you.

2 MS. RADCLIFFE-MEYERS: My name is Lori
3 Radcliffe-Meyers with the Downtown Investment
4 Authority, and I'll be providing the staff
5 report for 600 Park Street, Home2 Suites hotel.

6 DDRB application 2020-018 seeks conceptual
7 approval for a new six-story hotel with
8 associated surface parking lot located at 600
9 Park Street. The site is 1.2 acres in the
10 Brooklyn Overlay District. The site is bounded
11 to the north by Rosselle Street, to the east by
12 Park Street, to the south by Jimmy John's, and
13 to the west by Chelsea Street. The proposal is
14 to construct a new six-story,
15 10,720-square-foot hotel with 100 rooms and
16 associated service parking. The project
17 proposes to incorporate a restaurant space with
18 outdoor seating, along with a 20-foot-wide
19 linear park along Chelsea Street.

20 As currently presented, the proposal does
21 not meet the ordinance code regulation for
22 off-street parking. Per the ordinance, new
23 surface or expansion of existing surface
24 parking is prohibited in the Central Core, and
25 in districts other than the Central Core, new

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1 or expansion surface parking of more than six
2 spaces for nonresidential uses, whether
3 accessory or on-site, is prohibited unless
4 interior to the parcel and wrapped by a
5 building on the street frontage.

6 The applicant will need to redesign the
7 proposed hotel to wrap the surface parking lot
8 along the street frontage. The code does allow
9 for a deviation from the restrictions on new
10 on-site surface parking; however, the deviation
11 request must demonstrate that construction of a
12 parking garage on-site or wrapping the surface
13 parking with a building is not feasible on the
14 site due to site-specific conditions not
15 generally found within downtown. And, two,
16 there is a demonstrated shortage of available
17 parking within a one-quarter-mile radius of the
18 site.

19 So based on the foregoing, the Downtown
20 Development Review Board staff denies
21 conceptual approval of DDRB application
22 2020-018 due to the following: As presented,
23 staff cannot support the proposal because it
24 does not conform to the Downtown Overlay Zone
25 and Downtown District Use and Form Regulations,

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1 Subsection K, Off-Street Parking.

2 The applicant will need to redesign the
3 project to conform to the regulation or request
4 a deviation.

5 This concludes the staff report. Staff is
6 available for questions.

7 Thank you.

8 THE CHAIRMAN: Thank you,
9 Ms. Radcliffe-Meyers.

10 Could we hear from the applicant?
11 (Ms. Trimmer approaches the podium.)

12 MS. TRIMMER: Thank you so much.

13 Cyndy Trimmer, 1 Independent Drive, Suite
14 1200, on behalf of the applicant.

15 So we spent the time since we were last
16 here at the workshop working on incorporating
17 the feedback that we got from everybody. We've
18 looked at things in terms of the space
19 planning, site planning, building massing,
20 materials, things along those lines.

21 The ground floor has been reconfigured so
22 that we made sure that we had the active uses
23 visible from the streetfront, took the rooms
24 off, moved everything up so that that part will
25 be transparent.

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1 We were able to wrap the corner -- I'll
2 let Erik get more into that and walk you
3 through the details -- but we were successful
4 in getting through all of those.

5 Site-planning-wise, we were able to
6 incorporate feedback we got for Rosselle in
7 terms of making sure there was more hardscape,
8 the more urban feel connecting out to that
9 pedestrian parking.

10 At this point, I'm going to let Doug walk
11 through the changes in the site plan and the
12 feedback that we got on Chelsea and what we've
13 done to incorporate it. We'll turn it over to
14 Erik to kind of walk you through the
15 elevations. I know staff has concerns in terms
16 of whether we'll meet deviation criteria and
17 the wrapping and that part, but I'll address
18 that after we get through the slides.

19 THE CHAIRMAN: Thank you, Ms. Trimmer.
20 (Mr. Skiles approaches the podium.)

21 MR. SKILES: Doug Skiles, 4446-1A
22 Hendricks Avenue, Jacksonville, Florida 32207.

23 And I guess I've got to go to the site
24 plan. When we met last, we had a -- we
25 received several comments, probably -- to me,
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1 the most predominant were, let's see a more
2 urban streetscape along Rosselle and Park.
3 What we had before was, I would say, more of
4 a -- just a concept of just, hey, we're going
5 to redo this. Now we've put some more thought
6 into it, and what you'll see is the same
7 pattern that exists throughout downtown. We're
8 following the downtown standards. We're not
9 asking for any deviations there.

10 One of the comments that was brought up
11 was, try to provide some hard access --
12 sidewalk, hard access to parking spaces. It
13 makes it a lot nicer when you get out of your
14 car if you've got something other than
15 landscaping to walk into, and it's obviously
16 better for the landscaping as well. So we are
17 proposing trees at the recommended spacing
18 along Rosselle and then again along Park
19 Street. This drawing doesn't show it, but we
20 are going to extend the pattern across our
21 driveway on Park Street, basically to our
22 property line.

23 Then there was a comment about the
24 interior. Now, we had -- where the drop-off is
25 and that row where you see the handicapped
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1 space is, we didn't have any landscaping there.
2 We were asked to soften this up because you
3 will be able to see into the parking lot when
4 you drive by, so we widened that to fit some
5 landscaping in there. And then we've got a
6 sidewalk for the handicapped parking spaces to
7 make it easier for them to get in.

8 And then we started looking at Chelsea,
9 and we did talk a little bit about Chelsea
10 because we had several meetings with not only
11 the traffic engineer but the City engineer
12 about what type of parking we could use on
13 Chelsea. We originally proposed perpendicular
14 parking on Rosselle, but they felt like that
15 was too much of a thoroughfare, wouldn't be
16 safe, so we went with parallel parking on
17 Rosselle. They did feel that Chelsea was more
18 of a -- it's almost like a parking lot that
19 everybody else is using. Most of the people
20 park perpendicular on Chelsea. All of the
21 other businesses, a lot of them are parking on
22 the grass and crossing the sidewalk, so they
23 gave us the approval to put in perpendicular
24 parking on Chelsea.

25 We did put a sidewalk up against the
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1 parking because what we feel will happen is,
2 the majority of people will be guests of the
3 hotel. They will get out of the car and
4 they'll have a nice, wide sidewalk to get on.
5 And then, if you notice, there's a gray
6 rectangle there -- gray square, where -- that
7 will be an urban space with some benches, and
8 it will lead into the sidewalk and a crosswalk
9 through the site that takes you to the hotel,
10 right into the hotel lobby.

11 The space between the sidewalk and the
12 curb, what we are proposing is a bioswale
13 there. And if any of you have driven by the
14 San Marco library -- and this was about ten
15 years ago, there was some big oak trees there,
16 and the City said, We're taking them down
17 because they're not safe; they're falling. The
18 Council member at the time, Lori Boyer, came to
19 San Marco Preservation Society and said, Hey,
20 let's figure out what to do.

21 We got with the Riverkeeper, they had some
22 grant money from Coca-Cola. We said, let's do
23 a bioswale. We got the guy from the zoo, made
24 it a community project. It is beautiful. Ten
25 years -- I know it takes a lot of time, but it
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1 doesn't take forever, fortunately. And I
2 encourage some of you -- it's right across from
3 Hurricane -- take a look at that bioswale
4 there. What we're proposing is something that
5 would be very similar to there. And we would
6 take the stormwater runoff from the parking
7 lot, sheet flow it into this swale, and provide
8 some extra treatment.

9 I don't think there's anything else -- I
10 think that really covers it. I mean,
11 obviously, I'll answer questions, but I think
12 Erik is going to do his part of the proposal
13 next.

14 THE CHAIRMAN: Thank you, Mr. Skiles.
15 (Mr. Kasper approaches the podium.)

16 MR. KASPER: Hey, good afternoon.

17 Erik Kasper, 10175 Fortune Parkway, Suite
18 701, Jacksonville, Florida 32256.

19 As in our last workshop, we did talk about
20 adding glazing to the entire street frontage,
21 so we were able to relocate the exit stair to
22 the inboard on the parking side and then also
23 inboard, so we were able to achieve that --
24 those requests.

25 And we also worked on the color scheme and
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1 the massing. So we have shifted that main
2 tower, which was on this corner to the opposite
3 corner, added glass to the tower, which you'll
4 see, and then we're able to divide the building
5 massing into multiple volumes by accentuating
6 the center entrance element all the way up
7 through, dividing the main building into two,
8 and then dividing those massings further with
9 color schemes and other bandings.

10 Also, the outdoor engaging the pedestrian
11 on the street level with the outdoor dining at
12 this restaurant, and then the covered trellis
13 along that restaurant area for shading. And
14 then, as you see, the additional glazing along
15 both street frontages.

16 Here's the relocated tower with the glass
17 element on top (indicating), a variety of
18 materials and finishes, and then that's the
19 small linear park on Chelsea.

20 And I believe that's it. So I'll land
21 on -- leave that image, and I'm available for
22 any questions.

23 THE CHAIRMAN: Thank you, Mr. Kasper.
24 Appreciate that.

25 Are there any public comments?
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1 Anything further from the applicant,
2 first, before we have public comment?
3 (Ms. Trimmer approaches the podium.)
4 MS. TRIMMER: Thank you. I appreciate it.
5 So we have been working with staff, and
6 part of the reason we came in for the workshop
7 originally was to look at the site plan and
8 talk through the challenges of the programming
9 specifically inherent to -- to a hotel and the
10 limitations of the development of a hotel
11 versus something like multifamily where you
12 could wrap a structured parking, and it's not a
13 big deal, and a square lot, obviously, would be
14 ideal for it. And we worked through all of
15 that and we came up with wrapping the building,
16 to the extent we can, around the corner of
17 Rosselle and then activating the outdoor space
18 with the semiprivate dining and outdoor living
19 amenity.

20 And then the challenge really became
21 Chelsea, and we all understand in a perfect
22 world it would be amazing to have a building
23 that wraps the entire way around all three
24 corners. It's just not feasible with this type
25 of project. And I do have Kelley Slay with me,
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1 who is an established hotel operator with a
2 background in appraisal work and all of these
3 types of things. He knows the industry. He
4 knows the product. He knows, basically, the
5 margins that are available and what they can do
6 and the price-point challenges of our market
7 versus other markets, and some of the images
8 that were brought to you in the staff report
9 and things along those lines.

10 Looking at our specific area of Brooklyn,
11 we are starting to get structured parking in
12 Brooklyn, and that's fantastic. We've reached
13 out to different operators for different
14 projects to see if it's possible to partner
15 with them and get access to those spaces, so if
16 there was excess capacity -- and there is not.
17 And they are not interested in having
18 discussions of anything along any of those
19 lines. When you have a hotel, you really need
20 to be as close to that one-to-one ratio as you
21 can on parking.

22 I do want to give Kelley an opportunity to
23 come up and let you know in terms of what he's
24 done in talking to different operators and what
25 our options are for that, but I do want to

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1 remind you, this is conceptual. We do have the
2 opportunity to come back at final and request
3 that deviation and go through the criteria and
4 we'll do our narrative and address those
5 issues, but this site really wants to be a
6 hotel, and it's just not going to be possible
7 to have a hotel that fronts all three frontages
8 on here, so we will be asking for that
9 deviation.

10 Kelley.
11 (Audience member approaches the podium.)

12 AUDIENCE MEMBER: Good afternoon.

13 I'm Kelley Slay, 1984 River Road,
14 Jacksonville, 32207.

15 As Cyndy said, I'm a hotel
16 developer/owner/operator. We have properties
17 in Miami, Atlanta, Tallahassee. Sadly, nothing
18 here in Jacksonville yet, and I'm trying to
19 change that.

20 The -- we've worked with Erik and with
21 Doug trying to come up with a way to wrap the
22 parking. We understand the intent of the
23 guidelines, and we're trying to reach that as
24 best we can. Unlike multifamily or office
25 where you could basically build a parking

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1 structure in the center and then build leasable
2 space on the outside edges, hotels just don't
3 work that way with a design. We have to have a
4 core go down the middle. We have to have rooms
5 on both sides with windows on both sides, so if
6 we tried to build a parking structure in the
7 center and then wrap our hotels around it, we
8 would only have hotels on the outside because
9 we wouldn't have any windows to the inside. So
10 it's just, unfortunately, not feasible to build
11 a property like this. If we were building 4-
12 or 500 rooms, that would be a different story,
13 but we're not. We're trying to make -- this is
14 an extended-stay brand, mid-price point, and we
15 just could never achieve the average daily
16 rates we would need to overcome the obstacle of
17 structured parking in the middle of the lot.

18 And I'm available for any questions if
19 anybody has any.

20 THE CHAIRMAN: Thank you, Mr. Slay.
21 Appreciate that.

22 MR. SLAY: Thank you.

23 THE CHAIRMAN: If there are no further
24 comments from the applicants, we'll take public
25 comments.

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1 Ms. Mezini, any hands raised?
2 MS. MEZINI: Yes. The first is Steve
3 Congro.

4 And you may speak, Mr. Congro.

5 AUDIENCE MEMBER: Thank you.

6 Good afternoon.

7 Steve Congro, 2339 Miller Oaks Drive,
8 South Jacksonville, Florida 32217.

9 You know, I saw the agenda. This project
10 sort of confused me that it was denied by
11 staff. I understood why and the reasons, but
12 when I think about the recent projects in the
13 vicinity of Park and Forest, you have the Gate
14 gas station; you have the Florida Blue parking
15 garage; you have the dialysis clinic, and you
16 have the Residence Inn that's under
17 construction. This, to me, is the best one of
18 all of them.

19 You know, the Gate gas station, frankly,
20 is a typical suburban gas station which was
21 approved by this board. The Florida Blue
22 parking garage, I realize on paper the ground
23 level could be converted to retail.

24 Admittedly, I don't see that happening anytime
25 soon, and the design and the layout doesn't

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1 seem like they are going to do that tomorrow
2 either. The dialysis clinic has surface
3 parking on Park Street, if I remember right,
4 and the Residence Inn has surface parking on
5 three sides of the building.

6 You know, this one, on the other hand,
7 keeps the primary two corridors, Rosselle and
8 Park, and addresses them well. It has a
9 restaurant at the corner. And as the Downtown
10 Overlay says, we need to keep -- you know, make
11 sure corners stay well preserved with a
12 restaurant use.

13 And the other thing is, the land on
14 Chelsea Street and that land behind Park there
15 isn't really going to be vested to be a large
16 surface area when it's surrounded on three
17 sides by I-95, I-10, and its related ramps.
18 You know, if this project was on Forest Street,
19 I think it would be a different issue because,
20 obviously, there would be a defined core, a
21 little different than we have in Brooklyn.

22 And related to that, I think we need to be
23 realistic about the streets and understand that
24 Chelsea Street is never going to be Park
25 Street; it's never going to be Laura Street.

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1 You know, certain streets in a modern, urban
2 core are always going to end up being more
3 service-type streets. And I think that the
4 goal should be to keep streets like Park and
5 Rosselle and Forest and Riverside -- you know,
6 really hold them on high regard and get that
7 absolutely right and don't have deviations on
8 those. But on streets like Chelsea Street, I
9 just don't understand the need there.

10 Thank you for your time.

11 THE CHAIRMAN: Thank you, Mr. Congro.
12 Ms. Mezini, any further comments?

13 MS. MEZINI: Yes. We have one from Manish
14 Kothari.

15 AUDIENCE MEMBER: Hi. This is Manish
16 Kothari from Jax Federal Credit Union, 562 Park
17 Street, Jacksonville, Florida 32204.

18 Although we like the concept and idea of
19 the (inaudible) in Brooklyn, the -- since we
20 are right next to that Rosselle intersection
21 and all of our signage will be blocked by the
22 property, six stories high, we would like to
23 have, you know, from 95 or exiting the ramp --
24 we need to make sure that our building is not
25 completely hidden, so don't -- don't know

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1 architecturally what you can do or if you can
2 push it back. I'm not saying don't do the
3 development, but please don't block us.

4 Thank you.

5 THE CHAIRMAN: Thank you.
6 Ms. Mezini, any more comments?

7 MS. MEZINI: No additional public
8 comments.

9 THE CHAIRMAN: We'll close the public
10 comment section and move to board comments.

11 Mr. Jones, how about you first?

12 BOARD MEMBER JONES: Again, this has
13 always been an ongoing challenge in this
14 particular district. And, you know, we've had
15 this sort of discussion of the Jacksonville
16 market as, you know, not mature enough or, you
17 know, there's still that suburban typology that
18 is going to work best; it's tried and true. I
19 do think, at some point, we've got to move away
20 from some of that.

21 Recognizing that, I do understand sort of
22 the challenges in this space, but I do -- you
23 know, I think I probably would like to just
24 have a greater exploration of just this
25 parking-particular issue because I, you know,

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1 have a tendency to agree a little bit with
2 staff here on this.

3 But, you know, can we show a demonstrated
4 shortage? I've never heard of a shortage of
5 parking in Jacksonville, personally, so I think
6 that's -- other than that, I mean, the building
7 is great. I don't have an issue. I love the
8 fact we're seeing this kind of momentum, but --
9 I don't know, at some point, where we are going
10 with the amount of surface parking that's
11 driving most of the decision-making in this
12 market is an issue.

13 That's all I have.

14 THE CHAIRMAN: Thank you, Mr. Jones.
15 Mr. Davisson.

16 BOARD MEMBER DAVISSON: You know, in a
17 perfect world, you know, there would be -- in a
18 hotel, you know, you would have a porte cochere
19 drop-off and a valet taking cars off-site
20 somewhere that are never seen, but this is not
21 that project. And it's a hundred-room hotel,
22 and you just don't take a hundred-room hotel
23 and wrap four sides of a block and put parking
24 in the middle. It just doesn't work. So
25 considering the task and the design challenge,

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1 I think they have done a pretty good job as far
2 as buffering, you know, three sides of the
3 site, and they have also made a pretty good
4 move of putting glass -- making some
5 rearrangements on grade.

6 My comment would be -- putting the site
7 aside, because I think the task at hand, they
8 have done a good job on the site. My comment
9 would be, I've looked at some of the Home2
10 hotels that are on the boards and, you know,
11 that are proposed and some of their other
12 marketing materials, and this looks like --
13 my -- when I look at what's being done by
14 Home2, this looks like the Home2 budget motel.
15 And I'd like to hear a comment with regard to
16 articulation and materials on the building. It
17 looks like it's not up to the standard of what
18 I've seen on other Home2 hotels.

19 That's all.

20 THE CHAIRMAN: Thank you, Mr. Davisson.

21 I'll give the applicant a chance to
22 respond once they have heard all the board
23 comments.

24 Mr. Schilling.

25 BOARD MEMBER SCHILLING: Thank you,

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1 Mr. Chairman.
 2 Just wanted to share, so I see that the
 3 applicant is Kelco Management and Development,
 4 Inc., but I do see the Corner Lot Development
 5 Group is also listed on all the documents we've
 6 been provided. And I know that my firm, while
 7 not related to this project, is providing
 8 professional services to Corner Lot Development
 9 Group. I am going to abstain from voting on
 10 this item just to ensure that there's no
 11 conflict.

12 The only thing that I would add, and I
 13 know it's a comment I made in the workshop --
 14 and I'll agree with Mr. Davisson, and I'll
 15 definitely defer to the architect on the board,
 16 but I would say I agree entirely that, to me,
 17 the finish on the hotel does not look -- it
 18 looks like it could come a lot further and look
 19 a lot better. And so I just ask, if there's
 20 anything that could be done there before
 21 getting to final, I think that would go a long
 22 way.

23 Thank you, Mr. Chairman.

24 THE CHAIRMAN: Thank you, Mr. Schilling.
 25 Ms. Durden.

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1 is, which is to not see from the street the
 2 surface parking lots.
 3 And, you know, we have so many, and
 4 it's -- it's kind of like the tree beforehand,
 5 on the prior project. You know, at some point,
 6 we have to decide, this is, no, we're not going
 7 to allow these any more and -- because it will
 8 stay here for a long, long time. Especially a
 9 brand-new project, we get to do -- you know,
 10 basically, you all get to design it from
 11 scratch.

12 So, you know, I was looking at the
 13 recommendation to deny this decision. It's
 14 always hard as a board member to actually deny
 15 somebody. That's always a hard decision, I
 16 believe. I wonder -- and at some point perhaps
 17 this is a question for staff, but is there --
 18 is there an opportunity rather than actually
 19 voting to deny, just asking them to go back to
 20 the drawing board and come back -- or maybe
 21 even, you know, have another discussion about
 22 that Chelsea Road frontage?

23 I will say that I do really like the
 24 Rosselle. You know, in a way, I wish that we
 25 could do some of that Rosselle, maybe along

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1 BOARD MEMBER DURDEN: Admittedly, this is
 2 a difficult circumstance and, yes, in the past
 3 we have -- in responding to one of the
 4 speakers, we have made decisions that were very
 5 troubling and difficult to make. You know, I
 6 think that -- I think that the group did listen
 7 to some of the things that we said last time,
 8 in particular in regards to the transparency in
 9 that particular corner of Rosselle and Park
 10 Street. And I was very concerned about the
 11 transparency there and openness. I think, if I
 12 remember correctly, it had its -- concrete slab
 13 came all the way down to the street level. So
 14 they made some changes there.

15 You know, I'm pretty familiar with that
 16 San Marco swale. And Mr. Skiles is correct, it
 17 is a nice improvement there; it seems to work.
 18 You know, what I actually was wondering is --
 19 you know, is that the best use of that Chelsea
 20 Road frontage? Is it too far away from the
 21 main building for there to be more activity in
 22 there? That was one thing that I thought that
 23 might be able to soften -- and when I say
 24 "activity," I mean pedestrian amenities -- to
 25 soften that and to kind of do what the intent

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1 Chelsea. Maybe that's an option.
 2 I would also echo that I'm not impressed
 3 by the architectural style. You know, we have
 4 a lot of rectangular-shaped buildings that are
 5 going to -- in 20 years or even in 10 years,
 6 going to be, Oh, yeah, that was the style back
 7 in, you know, the -- late 2015, 2020, and it's
 8 going to look -- in my mind, it's going to look
 9 very dated. I think there are ways to -- and
 10 materials to use that can have a more universal
 11 time frame and not be kind of this particular style.

12 What I would encourage is the board to
 13 consider, rather than voting on it, asking the
 14 applicant to go back, take our comments again
 15 and go back and reconsider it, bring it back
 16 for another conceptual.

17 Thank you, Mr. Chairman.

18 THE CHAIRMAN: Thank you, Ms. Durden.
 19 Mr. Harden.

20 BOARD MEMBER HARDEN: So I would agree
 21 with a few of my colleagues about the parking
 22 treatment of Chelsea Street. No disrespect to
 23 staff, because I know they're doing their jobs
 24 with the guidelines that are set forth, but I
 25 don't have an issue with the way that it's

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1 structured and with the parking.
 2 And I think that the number of parking
 3 spaces are up to the developer. And they've
 4 got to sell rooms, and if they don't have
 5 enough parking for their customers, then that's
 6 their issue. And we've made a real push to
 7 reduce that. The treatment of it, I don't have
 8 an issue given what's -- the industrial-type
 9 buildings on the other side of Chelsea Street.
 10 I do also agree with what other board
 11 members have said about the architecture. And
 12 I noticed in the packet, in the application,
 13 there was a couple of examples of some of the
 14 Home2 Suites that are clearly of a higher -- it
 15 was sort of confusing when I went back to
 16 see -- they're of a higher caliber, I think,
 17 designwise and finishwise and the
 18 differentiation of materials and the way the
 19 building is designed.
 20 So I think that's probably worth going
 21 back and looking at again because this is at a
 22 critical juncture, and this is at a location
 23 that -- you know, this board didn't have a
 24 chance to opine on, you know, the Self Storage
 25 that's right off the intersection, right off

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1 that was done by Vestcor, although maybe it is
 2 different because it's residential, based on
 3 what staff's comment was, but, you know,
 4 they -- they basically wrapped two corners of a
 5 four-corner lot, and -- and then what they
 6 basically did to attempt to appease a little
 7 bit was put a -- the southwest corner, kind of
 8 bike storage, slash, dumpster. I mean, it's --
 9 it's possible -- that is something, if you guys
 10 could remove a few more spaces, maybe you move
 11 the dumpster around and add a little bit more
 12 storage or create a bicycle rental program
 13 there or something of that nature and, you
 14 know, maybe you can create another little wing
 15 wall, wrap it around, something of that nature.
 16 But, you know, I think from a site
 17 planning perspective, if -- if this was in the
 18 Urban Core or even, you know, closer into
 19 Brooklyn, there would be a significant
 20 difference of opinion on my end, but, you know,
 21 we really need to look at site-specific
 22 elements here. And so from my opinion, the
 23 location of this, you know, does allow me to
 24 recognize that we should provide a little bit
 25 of deviation from the standard.

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1 the interstate, but this is where anybody
 2 coming from I-10 or I-95 South would enter
 3 Brooklyn or Riverside, so we want to get this
 4 right.
 5 THE CHAIRMAN: Thank you, Mr. Harden.
 6 Mr. Loretta.
 7 BOARD MEMBER LORETTA: Thank you.
 8 What's interesting is, when I was working
 9 with staff, looking at both projects for today,
 10 I was a bit perplexed, similar to the first
 11 public speaker today, I think it's Mr. Cogno
 12 [sic]. It's -- quite frankly, I would look at
 13 potentially a recommendation for -- opposition
 14 for a different project, not this one.
 15 One of the elements I think we really need
 16 to understand is Chelsea Street appears to be a
 17 dead end, you know, a half a block, another
 18 couple hundred feet past this property, and so
 19 it's really the back side of everything there.
 20 So if you go back to, like, (inaudible) A and
 21 B Streets, or something like that, they're
 22 really following the model of making
 23 Park Street the street of, you know, intensity
 24 and Rosselle the second.

I also look at, like, the Lofts of Monroe
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1 I think, again, probably in this next
 2 case, it's -- it's -- something that's not a
 3 deviation right now really should be.
 4 So thank you.
 5 THE CHAIRMAN: Thank you, Mr. Loretta.
 6 Mr. Brockelman.
 7 BOARD MEMBER BROCKELMAN: I think my
 8 colleagues have summed up the feelings of the
 9 board pretty well, so I -- I kind of just have
 10 a couple of questions, and perhaps this is for
 11 Ms. Grandin because this kind of deals with the
 12 letter of the law a little bit.
 13 If I understand it correctly, this parking
 14 issue is really based on new parking or
 15 expanded parking versus what's currently on
 16 site; is that correct, Ms. Grandin?
 17 MS. GRANDIN: I might actually defer to
 18 Lori Radcliffe-Meyers on this because I don't
 19 have it right here in my head, but the
 20 parking --
 21 BOARD MEMBER BROCKELMAN: Or Mr. Parola,
 22 if you want to --
 23 MS. GRANDIN: Or Mr. Parola, yes.
 24 MR. PAROLA: Thank you.
 25 Through the Chair, I'm going to make it

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1 easy on you, Mr. Brockelman. The only permit
2 on that property, if you were going to the
3 parking aspect, is for a site clearing permit
4 and an electrical permit. So as far as the
5 City is concerned, paperworkwise, that's not a
6 parking lot. So if you were going to the
7 existing parking lot, and does the -- does, you
8 know, the code apply to that? I'd say in this
9 instance it's sort of moot because the City
10 doesn't recognize it as a parking lot.

11 BOARD MEMBER BROCKELMAN: So I -- maybe to
12 follow up -- and I don't know if this is the
13 right venue, but I don't understand really what
14 that means if currently there's a fenced-in,
15 very clear parking lot that has signage that
16 says GuideWell, Lot 5.

17 MR. PAROLA: So --

18 BOARD MEMBER BROCKELMAN: And if that's an
19 operating parking lot, but they're not
20 permitted for that use, are we just saying that
21 the City has no interest in enforcing code?

22 MR. PAROLA: Through the Chair, we could
23 go out there and enforce it if -- if we so
24 desired, like -- so the chain-link fences are
25 permitted nowhere. My understanding is it's

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1 radius. Is that pretty prescriptive? So, in
2 other words, do we not have much discretion as
3 far as determining what that means? Is that
4 kind of one plus one equals two? And if it
5 doesn't, then we can't grant a deviation, even
6 if perhaps we might see -- because of the
7 project and the -- where it is, we might want a
8 little bit more discretion? Do we even have
9 that discretion to consider?

10 MR. PAROLA: Through the Chair, you
11 said -- and Ms. Grandin's the attorney here, so
12 I'll try not to trip over my feet here a little
13 bit, but, you know, you'll get the findings and
14 make a decision accordingly. Staff will
15 provide you with a staff report and our
16 findings and then you get it from the
17 applicant.

18 As to the discretion, I mean, you have to
19 make the findings, and hopefully they stand up
20 on competent substantial evidence. I don't
21 know -- and I think I'd -- if the Chair would
22 let me ask Ms. Grandin, when -- when this body
23 hears deviations, are they in a quasi-judicial
24 fashion?

25 MS. GRANDIN: Yes.

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1 wrapped with a chain-link fence. It's got a
2 gravel parking lot because when they tore down
3 the previous buildings on there -- it might
4 have been a McDonald's at one time. And then
5 they laid gravel down and I think half of it
6 may have pavement. That existed to serve the
7 use prior to that, but we never enforced it. I
8 could not tell you why. We're not Code
9 Enforcement. I can just tell you the permits
10 don't substantiate that it's a parking lot.

11 BOARD MEMBER BROCKELMAN: Okay. So that
12 answers one thing.

13 And then, you know, the second thing with
14 respect to -- hypothetically in the future, if
15 this board were to consider a deviation, how
16 strict are the deviation guidelines? Because
17 when I read sort of our ability to grant a
18 deviation potentially in the future, it seems
19 like it's pretty well limited to two conditions
20 with -- which have to simultaneously exist.
21 And that is, you know, what we mentioned
22 earlier, about the site-specific conditions
23 being something that's not generally found
24 within downtown and a demonstrated shortage of
25 available parking within the one-quarter-mile

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1 MR. PAROLA: So you're sort of judge and
2 jury there, sir.

3 BOARD MEMBER BROCKELMAN: Got it. Thank
4 you.

5 And I'll just kind of quickly sum up. I
6 think if some of the concerns that the other
7 board members raised around materials and
8 things of that nature could be refined a little
9 more, I would certainly hope that we would be
10 able to work with you on the project because I
11 do think that, on balance, it would be a
12 worthwhile project. And I appreciate the work
13 you've done to try to stay true to the spirit
14 and the intent of the regulation. And I don't
15 think that Chelsea Street, not having a fully
16 wrapped building around it, necessarily should
17 prevent this from moving forward, but that's it
18 for now.

19 Thanks, Mr. Chairman.

20 THE CHAIRMAN: Thank you, Mr. Brockelman.

21 I appreciate the board's comments. I'll
22 make a comment before I give the applicant a
23 chance to respond as well.

24 I think, too, that the site plan is really
25 in pretty good shape. I know that this is a

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1 difficult project. I think it's a project that
2 this area needs. I think it is important, and
3 I think we should try to find a way to move
4 forward with it without too much obstruction.

5 I would also agree with Mr. Davisson that
6 the area of this project, in my opinion, that
7 needs the most work is the kind of budget --
8 architectural we're getting, and as much as
9 possible should be elevated to some of the
10 examples that I've also seen and that staff has
11 provided in their report. So I would encourage
12 the applicant to, again, reconsider the
13 architecture and elevate it.

14 In terms of the site plan, I think that
15 the bioswale on Chelsea is an excellent option
16 for that area and for that side of the project.
17 I think it could become almost like an urban
18 park, not only for visitors but for individuals
19 that are parking there for other uses.

20 So I think the site plan, in my opinion,
21 is okay and I would be comfortable moving
22 forward with it.

23 Does the applicant wish to respond to any
24 of the comments?

25 (Ms. Trimmer approaches the podium.)

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1 MS. TRIMMER: I'm going to let Kelley
2 address the architecture more.

3 I can say from the rumblings I'm hearing
4 amongst the crew, we hear you and we will do
5 better. I just wanted to take a minute to say,
6 we had worked with staff. We heard the
7 concerns, and that's why we workshopped last
8 time, to see if we were in the right direction,
9 if there was an appetite to look at this site
10 for the uniqueness of it and where we are in
11 Brooklyn and what's around us and the
12 particular use and the challenges we were
13 facing. So that's why we workshopped before,
14 and we did take that feedback and -- not quite
15 on the mark yet, but we've got time between now
16 and final.

17 So if there are still concerns and they
18 rise to the level of needing to be a condition,
19 I would ask that we receive conceptual approval
20 with conditions that you absolutely have to
21 deal with these things before you come back.
22 And if we're feeling like we're having
23 challenges, we can always schedule another
24 workshop, but I don't want to get held up today
25 and told just to come back for conceptual again

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1 when I feel like we really have made a lot of
2 progress and we've dealt with a lot of the
3 issues, and I do believe that we would qualify
4 for a deviation at final, to come back and deal
5 with that.

6 So I will let Kelley come up and address
7 the rest of the comments that came on that
8 front.

9 (Mr. Kasper approaches the podium.)

10 MR. KASPER: Do I have to say my name
11 again?

12 Erik Kasper.

13 Appreciate the comments. And so I just
14 want to say that I think we -- we did focus on
15 the massing and the volume of the building and
16 how it held the corner and how it created kind
17 of an urban environment. We did,
18 unfortunately, it appears, purposely, go with a
19 more simplistic articulation of the elevation.
20 We did want to break up the building and the
21 different volumes, which we think we did by
22 moving them in and out with the color.

23 The guidelines do talk about facade
24 articulations not being too busy or too dull,
25 so we felt that we were in the middle, but --

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1 so -- but I've heard you loud and clear, and I
2 do believe that we can definitely add a more
3 richer diversity of materials to the framework
4 that I think we already have.

5 So I think we've been successful on the
6 volumes and now we just need to add another --
7 or a layer or two of materials. So maybe some
8 wood-like materials, maybe some additional
9 metal materials, maybe even an additional
10 color -- I think we have, you know, another
11 color besides white, gray or black.

12 So I definitely think it's doable, and
13 I'll, I guess, ask Cyndy for guidance or maybe
14 you guys for guidance of how we can get through
15 today with a conditional approval and --
16 understanding that we can add the diversity of
17 materials that you're asking for to get to the
18 architecture level that you want.

19 THE CHAIRMAN: Thank you, Mr. Kasper.
20 Mr. Jones, a comment?

21 BOARD MEMBER JONES: I just had one other
22 comment. And, again, I mean, this is probably
23 just one of these issues that we're going to
24 continue to face as projects happen here
25 because we have a set of standards. And, you

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1 know, it's like if it's close to I-95 and
2 Brooklyn, it just seems like, well, it
3 doesn't -- you know, it's not going to meet
4 that litmus test there because, you know, the
5 street is a dead end or -- you know, for
6 whatever reason, or it's too close to the
7 highway. It's like -- it's almost like
8 probably a broader discussion about the
9 standards moving forward in some of these
10 areas, if it's too, you know, blanket, and do
11 we start saying, Hey, we need to be a little
12 bit more diverse in our approach here with what
13 we -- how we deal with standards in these
14 various districts, especially here.

15 But I like Board Member Loretta's point
16 about, you know, maybe some more programming on
17 Chelsea Street. And I believe you mentioned
18 that too, Ms. Durden.

19 Potentially, I -- you know, I don't know.
20 I'm just kind of thinking out loud here, but is
21 there a way to lose those parking spaces? I
22 mean, what if you said, Look, let's get rid of
23 the 12 parking spaces and truly make it a park
24 so you have this sort of bioswale that's there,
25 but you say, Hey, let's make it a little bit --

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1 let's program the space with -- you know, I
2 know you mentioned some bicycle storage or
3 something like that. Maybe some more trees and
4 maybe a passive park or something. Is there a
5 way to look at programming the space if we
6 absolutely cannot look at getting a building
7 there? You know, just really activate Chelsea
8 even more.

9 (Mr. Skiles approaches the podium.)
10 MR. SKILES: I'd like to answer that, if I
11 could.

12 Doug Skiles.

13 And I was going to respond to Board Member
14 Durden's comment as well.

15 Right now on our drawing we show a plain
16 concrete sidewalk. That was probably a mistake
17 on my part. I mean, I -- as we were going to
18 continue to go through this, we're likely going
19 to bring the brick banding around, make it more
20 cohesive, look like it's part of the entire
21 project. So we can certainly do that.

22 And that sidewalk in itself, I mean, we
23 can provide the standard 4-foot amenity. I
24 think it's 5 to 8 feet of a pedestrian space.
25 I mean, we can -- we can dress that up.

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1 I still would like to keep the bioswale.
2 I don't need quite that much room. I can
3 skinny it up and, you know, we can -- we can
4 put some things in there that would draw
5 interest to it. We could explain what it is.
6 The one that I used as an example in San Marco
7 has a sign that talks about low-impact
8 development and the benefits that it offers to
9 an urban environment.

10 So we -- we can do things on a program
11 side with that area. My hope is that we could
12 show you all of those wonderful things at the
13 final because we are still -- still conceptual,
14 still receiving feedback. So we'll go back and
15 we'll dress this up and make it look nicer.

16 Thank you.

17 THE CHAIRMAN: Thank you, Mr. Skiles.
18 (Mr. Slay approaches the podium.)

19 MR. SLAY: Hi. Kelley Slay again.

20 I just wanted to point out that I -- I did
21 see the renderings that were in the staff's
22 packet, and I'm sure that those came from very
23 dense urban locations. I think one of those is
24 New York, I think one is Chicago, I think one
25 is Boston perhaps. I've seen those. So we

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1 can't build that here, right? So what we can
2 do is try to make it -- we can get as close in
3 that direction as we can. We know this is a --
4 this is a very highly visible corner. We want
5 it to be as eye-catching as possible from I-95,
6 but I wanted to temper your expectations about
7 what we can afford to build based on what was
8 in your packet.

9 THE CHAIRMAN: Thank you, Mr. Slay.

10 BOARD MEMBER LORETTA: Can I ask one more
11 question?

12 THE CHAIRMAN: Yes, Mr. Loretta.

13 BOARD MEMBER LORETTA: Mr. Slay, I'm going
14 to ask you a quick question, especially as we
15 have Manish Kothari on the call who owns Jax
16 Federal Credit Union just to the north and has
17 surface parking full wrapping around.

18 Have you talked to him in regards to, you
19 know, the potential of utilizing some of his
20 surface parking? Obviously, he's not using
21 that in the peak times that you need to use
22 that and it could become a little bit of an
23 opportunity to accomplish maybe a little bit
24 what Fred just mentioned, reducing some parking
25 on site but still truly having, within a

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1 200-foot walk to your building, ample parking.
 2 MR. SLAY: We have not spoken to him. We
 3 certainly would. If we were to entertain an
 4 arrangement like that, we'd probably have to
 5 put in valet parking per Hilton brand
 6 requirements. We can't have guests parking
 7 that far away from the building without
 8 providing valet, which is something that we
 9 would consider.
 10 BOARD MEMBER LORETTA: Thank you.
 11 THE CHAIRMAN: Thank you, Mr. Loretta.
 12 Are there any further board comments
 13 before we start board discussion?
 14 BOARD MEMBERS: (No response.)
 15 THE CHAIRMAN: There are a couple of
 16 things that came up that we probably ought to
 17 consider. One of them was Ms. Durden's request
 18 for a potential deferment. I heard a lot of
 19 board members suggest that going ahead with
 20 conceptual approval with conditions might be
 21 okay rather than make them defer -- or defer
 22 them to another conceptual round. I'd like to
 23 get some -- a little bit of discussion on where
 24 we think we're going to land with that.
 25 BOARD MEMBER DAVISSON: I would suggest
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1 the conditions, moving forward with conditions.
 2 THE CHAIRMAN: Okay.
 3 BOARD MEMBER DURDEN: Mr. Chairman.
 4 THE CHAIRMAN: Ms. Durden.
 5 BOARD MEMBER DURDEN: Thank you.
 6 The only concern I have about that is that
 7 we would be asking the applicant to expend a
 8 great deal of time and energy and money to come
 9 back to a final, with a final application. If
 10 we were to do the conceptual with a lot of
 11 conditions, that I'm not sure will -- I'm not
 12 sure will be -- reach the degree, especially in
 13 the -- and in the realm of the architecture,
 14 will reach the degree that the board has been
 15 referencing. You know, I'm -- I could go with
 16 that, but I just would have some concerns about
 17 approving conceptual with conditions and then
 18 the applicant coming back and still finding
 19 that the board is not happy.
 20 I would wonder, if they came back in kind
 21 of a workshop mode next month and proposed some
 22 arch- -- in particular the architectural
 23 issues, and then move forward from there or the
 24 conceptual again.
 25 I just am really concerned about whether
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1 or not they're just going to come back and
 2 we're still going to be unhappy, and I'd hate
 3 to do that to the applicant. So, you know,
 4 maybe the devil is in the details, if the
 5 conditions are clear enough, but I think that I
 6 would certainly prefer to see, in a conceptual,
 7 what their proposal is for the architecture in
 8 particular, as well as for the changes that are
 9 being discussed in regards to Chelsea.
 10 In that -- by the way, in regards to the
 11 Chelsea side, I don't know what it would look
 12 like. I heard somebody say get rid of all the
 13 parking spaces there. Maybe that's another
 14 option for going to parallel and it becomes not
 15 as dense with that number of parking spaces.
 16 The other thing that I want to add in
 17 response to the comments from Mr. Slay, in
 18 regards to the sharing of the parking, which --
 19 I'm a big fan of that. You know, rather than
 20 maybe consider it being for valet parking,
 21 maybe it's for staff, you know, and that -- so
 22 that it would not be for guest parking, just if
 23 you do end up talking to the Jacksonville
 24 Federal Credit Union.
 25 So, you know, I'm -- I think I could go
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1 either way, but I'm really concerned that I
 2 don't know what we're going to see back as far
 3 as an architectural, and I wouldn't want to end
 4 up having a denial of a final because we
 5 weren't happy with the architecture, so --
 6 THE CHAIRMAN: Thank you, Ms. Durden.
 7 Appreciate those comments.
 8 Mr. Harden.
 9 BOARD MEMBER HARDEN: So I think that, for
 10 me, the only -- the only item that we would
 11 leave as a requirement for final would be to
 12 address the architecture, is to address -- and
 13 I think that we could talk about how we define
 14 that, that we want it to be improved, that it's
 15 a -- of a higher caliber, you know, with the
 16 use of materials. And I think that it's
 17 subjective, and so we want to leave it to the
 18 architect to make those decisions, but we see
 19 good examples, and so we'd like to elevate it
 20 towards those examples, not at -- at that
 21 level.
 22 But other than that, I don't have any
 23 other requirements that I would leave, so I
 24 would -- I would just ask the board if there
 25 are those, we should state them to try to move
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1 on.

2 THE CHAIRMAN: Mr. Brockelman.

3 BOARD MEMBER BROCKELMAN: Thank you,

4 Mr. Chair.

5 I agree with Mr. Harden simply because I

6 think the Chelsea Street resolution, whatever

7 that looks like, it sounds like, based on

8 Mr. Parola's comments, it's going to have to be

9 a deviation either way. And, to me, whether we

10 approve conditionally -- or, I'm sorry, approve

11 conceptual with conditions or defer, the types

12 of things we will expect to see next time they

13 come around are the same, so, to me, they're

14 going to have to spend the same amount of time

15 and energy either way trying to make us a

16 little happier about this, and so the question

17 really is -- you know, if you don't support

18 conceptual today, then I think that probably

19 means you just -- you may not support the

20 project itself being at this location. And if

21 that's your position, that's -- that's fine,

22 but I think we need to be clear what the

23 developer -- whether or not we believe that

24 they can resolve our concerns going forward,

25 and assuming that we think they can, I support

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1 Mr. Harden's comments.

2 THE CHAIRMAN: Mr. Davisson.

3 BOARD MEMBER DAVISSON: When I made the

4 comment, it had nothing to do with the style of

5 the architecture, per se. You know, I don't --

6 you know, and I probably want some more

7 definition of what -- at least what I'm trying

8 to say is that it's -- it's a level of

9 development.

10 If you come back, I'm not expecting -- I

11 wouldn't expect you to come back with Spanish

12 Mission or Klutho. That's irrelevant. It's

13 your building, it's your site, do it well. And

14 it's developing what you have to a higher

15 level. That was -- would be my definition of

16 condition.

17 Again, the site, I've -- I made my

18 comment. I think it's -- it's done. If I were

19 doing this task and this were put in front of

20 me, I don't think I would have done much better

21 as far as what the program is and how they're

22 responding to each street.

23 That's all.

24 THE CHAIRMAN: Thank you, Mr. Davisson.

25 I think the --

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1 MS. GRANDIN: Mr. Chair.

2 THE CHAIRMAN: Yes, Ms. Grandin.

3 MS. GRANDIN: Thank you, Mr. Chair.

4 Have you finished with all the committee

5 members' comments?

6 THE CHAIRMAN: Yeah, I'd like to just make

7 one more comment real quickly in response to

8 Ms. Durden. And that's, you know, some of the

9 protections we have in place, in my opinion,

10 are -- we have staff. I think that's a very

11 valuable resource. They've heard our comments.

12 The applicant has heard our comments. And my

13 hope is that staff will look critically at the

14 final application before it gets to us, if we

15 were to approve conceptual today.

16 And the second part is that final approval

17 is at the risk of the applicant. If they can't

18 get there, then it's in our privy to deny it,

19 and that's going to be something that they'll

20 have to take into consideration. If they don't

21 feel like they're there, they have the chance,

22 as Ms. Trimmer said, to come back and workshop

23 with us before final.

24 Ms. Grandin.

25 MS. GRANDIN: Thank you, Mr. Chair.

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1 Whether or not you guys decide to approve

2 the conceptual and move it on with conditions,

3 I just want to make sure that everybody

4 understood -- and Mr. Brockelman's question

5 actually got me thinking about this. It not

6 only has to meet the two -- I'm talking about

7 the parking, about the building not wrapping

8 the parking. That was a big deal in the

9 development of the overlay and the redesign of

10 it.

11 So the deviation has to not only meet the

12 two criteria that Ms. Radcliffe-Meyers pointed

13 out, but it also has to meet the general

14 deviation criteria, which includes a

15 non-self-imposed hardship, which is a pretty

16 tough thing to meet.

17 So I just wanted to kind of put that out

18 on the record, that when they come back for

19 final, if that's the deviation you're going to

20 grant, it has to go through all the general

21 criteria as well as these two specific ones.

22 THE CHAIRMAN: Thank you for that

23 information.

24 MS. GRANDIN: And they're in -- just in

25 case you want to see, it's in Section

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1 656.361.8(B).
 2 THE CHAIRMAN: Thank you.
 3 Mr. Jones.
 4 BOARD MEMBER JONES: Just to, you know --
 5 I don't want to belabor that issue, but, again,
 6 when we're talking about Chelsea Street, is
 7 there a way that you can -- I mean, that would
 8 be one of the conditions I would be comfortable
 9 with, is even beyond architectural or raising
 10 the level there, but just exploring the
 11 discussion with the adjacent owner about shared
 12 parking, and if there's something we can do
 13 to -- and I'm fine with the perpendicular
 14 spaces on Chelsea. I'm talking about the
 15 interior spaces that are there, the 12 -- or
 16 the 15 that are there, can that -- you know, we
 17 can eliminate those and create an active park
 18 or something like that that might get us, you
 19 know, closer to that sort of desire to have
 20 program space throughout the parcel. And I
 21 don't know how we might want to impose that as
 22 a condition or an exploration because --
 23 And, again, if you're going to meet the
 24 definition, you've got to demonstrate that
 25 there's a shortage. If you can get rid of
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1 that, you may be okay, but that's just a
 2 question that I have, could that be a
 3 condition, or part of the conditions in the
 4 final if that's where we go.
 5 THE CHAIRMAN: Okay. I've heard two
 6 conditions start to bubble to the top. One is
 7 about further developing the Chelsea Street
 8 line.
 9 BOARD MEMBER JONES: Yes. So, again, just
 10 sort of activating the interior space there,
 11 the existing 12 to actually 15 spaces on the
 12 site to enhance the bioswale.
 13 THE CHAIRMAN: Right. And there have been
 14 options provided, but the applicant -- it's at
 15 their discretion to come up with further
 16 options that would reinforce that boundary to
 17 meet the guidelines as best they can.
 18 And then we have a condition to elevate
 19 the design. I think that's probably about as
 20 best as we can say it.
 21 So with those two conditions as a part of
 22 a motion to approve, do we have any support?
 23 BOARD MEMBER DAVISSON: Motion.
 24 THE CHAIRMAN: Okay. I have a motion from
 25 Mr. Davisson to approve with the two
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1 conditions.
 2 BOARD MEMBER HARDEN: Second.
 3 THE CHAIRMAN: A second from Mr. Harden.
 4 All those in favor say aye.
 5 BOARD MEMBERS: Aye.
 6 (Board Member Schilling abstains from
 7 voting.)
 8 THE CHAIRMAN: Any opposed?
 9 BOARD MEMBERS: (No response.)
 10 THE CHAIRMAN: We have one abstention,
 11 Mr. Schilling. We have approval from
 12 Mr. Brockelman, approval from Mr. Loretta,
 13 approval from Mr. Harden, approval from
 14 Mr. Lee, approval from Ms. Durden, approval
 15 from Mr. Davisson, an approval from Mr. Jones
 16 with the two conditions.
 17 Thank you very much.
 18 MS. TRIMMER: Thank you.
 19 THE CHAIRMAN: We'll move on to DDRB
 20 2019-016, Independent Life, final approval.
 21 Ms. Radcliffe-Meyers, could we have a
 22 staff report?
 23 MS. RADCLIFFE-MEYERS: Thank you, Chairman
 24 Lee.
 25 I will be presenting the staff report for
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1 the Independent Life adaptive reuse project.
 2 DDRB application 2019 [sic] seeks final
 3 approval for the adaptive reuse of the
 4 Independent Life building. The site is
 5 0.78 acres in the Central Core Overlay
 6 District. The site is bounded to the north by
 7 Church Street, to the east by the Baptist
 8 building and Sweet Pete's, to the south by
 9 Duval Street, and to the west by Julia Street.
 10 At the meeting on November 14th, 2019, the
 11 Downtown Development Review Board voted for
 12 conceptual approval of application 2019-16
 13 subject to the following recommendations:
 14 Prior to submittal for final review, the
 15 developer shall meet with staff to identify any
 16 deviations sought; at final review the
 17 developer shall provide enough detail so as to
 18 illustrate the Pedestrian Zone meets the
 19 definition of such in the Ordinance Code and
 20 meets the various requirements and design
 21 amenity features; at final review the developer
 22 shall provide enough detail so as to illustrate
 23 that screening and landscaping of surface
 24 parking meets the definition of such in the
 25 Ordinance Code and meets the square footage and
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1 depth required; street lights, benches, and
2 street furnishings shall be placed in the
3 amenity area; street furnishings shall be in
4 accordance with the Downtown Streetscape Design
5 Guidelines.

6 The applicant met with staff to discuss
7 deviations sought. The applicant is requesting
8 the following deviation: Deviation to Section
9 656.361.6.2(I), screening and landscaping of
10 surface parking, trash, storage, and loading
11 areas, to allow for a reduction in the
12 landscape area linear footage required.

13 Staff reviewed the applicant responses to
14 the required deviation criteria and found the
15 deviation request is consistent with the
16 objectives, policies, design and intentions of
17 the BID plan and meets the criteria for the
18 deviation laid out under Section 656.361.6.2(I)
19 of the Ordinance Code.

20 The project proposal is to historically
21 renovate the Independent Life building built in
22 1955 to accommodate 140 apartments on Floors 2
23 through 16, to add a commercial/retail space on
24 the ground floor, and a sky lounge, bar and
25 pool amenity space on the 19th floor.

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1 The project received conditional approval
2 from the National Park Service and currently
3 holds a conditional Certificate of
4 Appropriateness from the City of Jacksonville
5 Historic Preservation office.

6 The applicant is working with the National
7 Park Service and the City of Jacksonville
8 Historic Preservation office to complete the
9 required conditions prior to permitting the
10 scope of work covered.

11 Based on the foregoing, the Downtown
12 Development Review Board staff supports final
13 approval of DDRB Application 2019-16 with the
14 following condition and deviation:

15 The condition, if any further changes to
16 the exterior of the building are required by
17 the National Park Service, Historic
18 Preservation Commission or Historic
19 Preservation staff, the requirements will not
20 be considered administrative and the project
21 will be brought back to DDRB for approval.

22 A deviation to Section 656.361.6.2(I),
23 screening and landscaping of surface parking,
24 trash, storage, and loading areas, to allow for
25 a reduction in the required square footage of

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1 landscape provided from 10 feet of landscape
2 for every linear foot of street frontage to
3 3.45 feet of landscape provided along Duval
4 Street and 2.6 [sic] of landscape provided
5 along Church Street.

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 Could we hear from the applicant?

12 (Audience member approaches the podium.)

13 AUDIENCE MEMBER: Thank you, everybody.

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

17 We're really excited to be part of this
18 project, the restoration and the adaptive reuse
19 of the old Independent Life building. We
20 really do feel like this is one of the hidden
21 architectural gems in Jacksonville, or most
22 unappreciated architectural gems in
23 Jacksonville. It sat dormant now for about
24 25 years and we're excited to help bring it
25 back to life.

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1 As Lori mentioned, the project is
2 primarily an interior renovation project. The
3 exterior skin will be restored and renovated
4 according to the National Park Service and the
5 Secretary of the Interior standards. As she
6 mentioned, we've been back and forth working
7 with them to get the necessary approvals, and
8 we have received conditional approval from the
9 National Park Service at this point.

10 The project includes ground level retail
11 in the -- the retail space facing Duval Street
12 and Julia Street, and then apartments on
13 Levels 2 through 16.

14 As she mentioned, the project was built in
15 1955 and does include a dramatic sky lounge on
16 the 19th floor of the building. Our plans
17 include adapting that space to become a new
18 restaurant and amenity space as well as the
19 17th floor, converting it to be a public
20 amenity. I should say a resident amenity,
21 including a pool deck.

22 I think most of you are familiar with the
23 site bounded by Duval, Julia, and Church
24 Streets, with several different architectural
25 landmarks in the area, including the Federal

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1 Reserve building, the Sweet Pete's building,
 2 the federal courthouse, and the new county
 3 courthouse as well.
 4 Doug, could you say a few words on the
 5 site plan?
 6 MR. SKILES: Yes.
 7 (Mr. Skiles approaches the podium.)
 8 MR. SKILES: Doug Skiles, 4446-1A
 9 Hendricks Avenue, Jacksonville, Florida 32207.
 10 Happy to talk about the site plan. We are
 11 going to redo the streetscape on the three
 12 sides that we have. I'm starting to have
 13 dreams of downtown sidewalks, streetscape
 14 (inaudible) on that. I can -- I think I've got
 15 it all in my head.
 16 We do have some existing oak trees on this
 17 property that we are going to save. They're
 18 primarily located over on the east side.
 19 The -- near the existing parking lot, so the --
 20 where we show our current parking lot is a
 21 parking lot now. Now, we are going to
 22 resurface it. It's broken up quite a bit. It
 23 hasn't been maintained very well. There's no
 24 landscaping on that existing parking lot and we
 25 are going to provide landscaping on the -- at

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1 the north and south side, and then, where we
 2 can, against our neighbor.
 3 The primary issue that we have with the --
 4 in requesting the deviation is the -- the fact
 5 that our handicapped parking and our
 6 accessibility, our spaces, are going to be on
 7 each of those ends. The only way to provide
 8 access to the building -- most of that access
 9 is from the street, so we have to provide a
 10 path through that area, which really restricts
 11 it down. When you start to talk about
 12 averages, every time you cut through something,
 13 you're -- the only way you can get your average
 14 is you just keep going deeper and deeper and
 15 deeper into the site.
 16 The downtown code is also a little bit
 17 unique from the rest of the City's code. The
 18 rest of the city has -- has the average
 19 requirement, but you do not include the width
 20 of your driveways, so you really just look at
 21 what you're screening when you're talking about
 22 providing an average buffer.
 23 Downtown, the driveway width is included.
 24 And I'm not arguing against that, but it just
 25 makes it very difficult in what you end up

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1 with. Sometimes it would be a 30-foot deep
 2 section when I think all that was really
 3 intended was to be between 5 and 10 feet
 4 because you do want to have that -- that
 5 parking there.
 6 We will be screening the -- we will
 7 provide the landscaping to screen it. We will
 8 have the fence to screen it. We will be
 9 providing the amenities around the perimeter,
 10 on the streetscape side.
 11 Happy to answer any questions.
 12 THE CHAIRMAN: Thank you, Mr. Skiles.
 13 MR. HURST: I can continue to walk you
 14 through the rest of the presentation maybe --
 15 THE CHAIRMAN: Sure.
 16 MR. HURST: -- before we get to the
 17 questions, if that's okay.
 18 We did include the site electrical plan.
 19 I know there were questions about illumination
 20 and where and what type of lighting. We are
 21 providing the City's standard double-acorn
 22 lights along the street, and then internal
 23 parking on the -- lighting along the parking
 24 lot is a combination of -- of a pole light
 25 and -- of some wall-mounted light fixtures.

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1 As we mentioned, the ground floor is not
 2 residential space. It's primarily shell retail
 3 space. It's not part of our scope. We will
 4 build this out to a -- an empty light shell for
 5 future tenants. We do have the main building
 6 lobby and the leasing space, as well as a
 7 loading dock on the northeast side of the
 8 building, on the ground floor.
 9 Level 2 through -- 2 and 3, as shown on
 10 this plan, is an L-shaped building. It's what
 11 we call the "podium" of the building. It's
 12 residential in nature with a few amenity
 13 lounges and things of that nature in the center
 14 of the building.
 15 Level 4 is one of the most interesting
 16 levels of the building because it does have the
 17 perimeter balconies facing both Duval and Julia
 18 Street, which offers a great resident amenity
 19 on that -- on that level. For those who might
 20 have been in the building before, that was once
 21 the corporate cafeteria and board room for JEA.
 22 Level 5 through 16, that is what we call
 23 the "tower." Those are typical -- it's a much
 24 smaller footprint, and that rises, like I said,
 25 from Level 5 up to Level 16.

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1 And the top of the building, Level 17, 18,
2 and 19, is the resident amenity levels.

3 As I mentioned earlier, the skin, the --
4 the scope of work on the exterior and the skin
5 of the building is pretty limited. The
6 building is in remarkably great condition for a
7 building built in 1955. It's a real testament
8 to the quality of construction.

9 We are selectively replacing broken pieces
10 of glass. We're repairing the window sashes
11 and making them operable again. The windows
12 had a bi-folding action on the tower portion of
13 the building.

14 The ground floor storefronts are a
15 combination of aluminum storefront and
16 stainless steel storefronts and doors. We will
17 be restoring those features that are
18 significant there. We are replacing some of
19 the storefronts along Julia Street that are
20 historically insignificant and kind of
21 dilapidated aluminum storefronts.

22 Actually, let me go back. The one -- the
23 one feature that was mentioned -- we received
24 our conditional approval from the National Park
25 Service, which is the historic reviewer on the

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1 job. They gave us 13 conditions, the vast
2 majority of which were related to interior
3 historic features that they wanted to confirm
4 we were preserving, which we were.

5 The only really significant exterior
6 feature is the windows on the east side of the
7 building, which you can see on the left side of
8 the current image on the screen. When we first
9 presented to them, we were showing new windows
10 in that location because we're -- we're
11 creating a studio apartment in what was
12 formerly a blank facade where it's all
13 limestone and brick. So we're inserting new
14 windows.

15 In the preliminary conceptual approval,
16 our presentation we made to you, we showed a
17 vertical curtain wall rising from Level 5 to
18 Level 16 in that area, mimicking some of the --
19 the glass curtain wall systems elsewhere in the
20 building. Their comment to us was they would
21 prefer us to do something that was more
22 neutral, that would blend in. So we're --
23 we're specifying a custom-painted aluminum
24 frame and glazing that is intended to blend in
25 as much as possible with the buff-colored brick

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1 that's in that area and try to make it kind of
2 disappear into the existing architecture as
3 much as possible.

4 We've received positive feedback from
5 them. At this point, we're waiting on the
6 formal approval of that approach.

7 And I think that -- well, one final thing.
8 We are restoring the missing Independent
9 signage on the south side of the tower, as well
10 as re-illuminating the spire at the top of the
11 building that exists. It's a stainless -- for
12 those of you that don't know, it's a stainless
13 steel, L-shaped spire that had neon lighting on
14 it initially. We're going to replicate that
15 with new LED lighting and clean it up and
16 reactivate it as part of the new design,
17 including the new -- replacing the Independent
18 signage that's been missing now for 30 years or
19 so, and that becomes part of the branding of
20 the project.

21 And I think that concludes the
22 presentation and I welcome your questions.

23 THE CHAIRMAN: Thank you, Mr. Hurst.

24 Ms. Mezini, do we have any public
25 comments?

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1 MS. MEZINI: No.

2 THE CHAIRMAN: Okay. No public comments,
3 so I'll look for board comments.

4 Mr. Brockelman.

5 BOARD MEMBER BROCKELMAN: Thank you,
6 Mr. Chairman.

7 I don't have any comments.

8 Thanks, Mr. Hurst.

9 THE CHAIRMAN: Mr. Loretta.

10 BOARD MEMBER LORETTA: Thank you.

11 I just want to say, I fully support the
12 project; however, this is an example of where
13 maybe Fred talked about code. And, to me,
14 somehow we're meeting code here, but this is
15 significantly more egregious of an issue on
16 this site plan versus the last parcel where --
17 I don't believe we have anywhere in downtown,
18 especially what -- what we've approved, where
19 we have two driveways simultaneously side by
20 side accessing a main street here in town.
21 This is kind of in the Urban Core. It just
22 doesn't seem like this at all is anything that
23 should be within a -- I mean, this is something
24 that really needs to be removed -- or added --
25 added to our code to not be allowed.

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1 I don't think that we should approve this
2 based on that reason alone. So, at this point,
3 I'm going to recommend denial because, quite
4 frankly, you can try to use that for your
5 loading, but you're not utilizing it for
6 loading because you have handicapped parking
7 there.

8 And so, you know, maybe you could try to
9 create a gate, all sorts of stuff, but based on
10 the fact that you're trying to get the extra
11 parking spaces, it's -- it's still not going to
12 work with a gate there or a really unique type
13 situation, and so I'm going to recommend
14 denial -- or, you know, deny the project and
15 ask that staff pay close attention to this
16 while you're working on your redo and no longer
17 allow this sort of situation in the future. If
18 this was a DOT roadway, this would not be
19 approved.

20 Thank you.

21 MS. RADCLIFFE-MEYERS: Chairman Lee?

22 THE CHAIRMAN: Yes.

23 MS. RADCLIFFE-MEYERS: May I respond?

24 THE CHAIRMAN: Please.

25 MS. RADCLIFFE-MEYERS: Through the Chair

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1 to Mr. Loretta --

2 BOARD MEMBER BROCKELMAN: And while you're
3 doing that, could you pull that slide up? So
4 we could look at that site plan again for
5 reference. I don't quite understand the issue,
6 so I want to understand it better as well.

7 BOARD MEMBER LORETTA: So if I may, before
8 Ms. Radcliffe-Meyers -- and I understand she's
9 likely to say that Kelsey Cox, senior engineer
10 downtown, stated that this is fine. And that
11 may be the case, but what you see is -- the
12 building that's the L-shaped building on the
13 left, they have a concrete driveway that's
14 going to be their loading zone, has a couple of
15 parking spaces off that, and then they have
16 their other driveway to the right.

17 Again, in no instance on any project that
18 we've ever approved is there two driveways side
19 by side going into it. In any sort of the
20 commercial development anywhere in suburbia,
21 you wouldn't have that approved either, and
22 so -- even if you look at large surface parking
23 lots in downtown Jacksonville, this does not
24 occur. So why we're contemplating approving it
25 based on that here, it is very confusing to me.

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1 Sorry, Ms. Radcliffe-Meyers.

2 MS. RADCLIFFE-MEYERS: Not a problem.

3 Board Member Loretta, through the Chair,
4 so I did actually send the site plan to
5 John Kolczynski. He's our traffic technician,
6 senior, for the Planning and Development
7 Department, to have him review the driveways.

8 And he stated that the required Class 1 urban
9 driveway spacing is 17 feet. These are 36 feet
10 apart. Given that the speed limit on Church
11 Street is 30 miles per hour and there will be
12 no left turns from the one-way street, he
13 doesn't have any objections to the spacing. So
14 I had him take a look at it just for -- yeah.

15 THE CHAIRMAN: Thank you,

16 Ms. Radcliffe-Meyers. Appreciate it.

17 Mr. Harden.

18 BOARD MEMBER HARDEN: Thank you for that
19 explanation.

20 And thank you for the presentation. I
21 think this is one of the more exciting projects
22 that we've seen in a while and I think this is
23 great to see this building activated. It has
24 sat vacant. It is a beautiful building.

25 I think it is cool what you guys are doing

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1 to the sky deck and trying to bring that back.

2 I think it will be, really, an attractive
3 option. It's also terrific to get that kind of
4 density because I think a lot of the projects
5 that we've seen in the Urban Core, you know,
6 particularly around City Hall, around these
7 buildings, have been smaller projects.

8 How many units was it that you had total?

9 MR. HURST: It's 135 units.

10 BOARD MEMBER HARDEN: That's terrific.

11 MR. HURST: Yeah.

12 BOARD MEMBER HARDEN: What's the average
13 square footage?

14 MR. HURST: Around 7-, 750. You know,
15 there's a mix of studio, one- and two-bedrooms,
16 a little -- maybe heavier emphasis on the
17 studio and one-.

18 BOARD MEMBER HARDEN: Very good. Yeah, I
19 think this is terrific, so good luck.

20 MR. HURST: Thank you.

21 THE CHAIRMAN: Ms. Durden.

22 BOARD MEMBER DURDEN: Thank you,
23 Mr. Chairman.

24 I was -- I also -- when I talked to Lori
25 about this, I was surprised to see the two

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1 driveways.

2 And through the Chair to staff, what --

3 are there any driveway accesses in either of

4 the projects to the east? The 424 and the -- I

5 think that was the Baptist building that's in

6 between?

7 MR. HURST: No, ma'am. There are no other

8 driveways between this and the intersection of

9 Hogan Street. If --

10 BOARD MEMBER DURDEN: From here over?

11 Excuse me --

12 MR. HURST: That's correct.

13 BOARD MEMBER DURDEN: From your project

14 east towards Hogan, there's not going to be --

15 I thought there was going to be --

16 MR. HURST: There is at the back of the --

17 BOARD MEMBER DURDEN: -- on the Baptist --

18 MR. HURST: -- Federal Reserve building.

19 BOARD MEMBER DURDEN: Is there going to be

20 one on Baptist?

21 MR. HURST: Doug, you tell me.

22 MR. SKILES: Well, I have to confess, I

23 don't really know what the future plans are for

24 those parcels, but if you look closely at our

25 survey, there is a driveway just to the east of

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1 our easternmost driveway.

2 BOARD MEMBER DURDEN: Right. And --

3 MR. SKILES: It's a small driveway and I

4 think they're -- I don't know if there's one

5 that -- at the hard corner of Hogan and Church

6 or not, but it wouldn't be hard to look it up

7 on my phone, so I'll do that while everybody's

8 talking.

9 BOARD MEMBER DURDEN: Well, both of those

10 projects have come in, Mr. Skiles, for

11 development review, so really I would be

12 interested in knowing what the -- what those

13 proposals included along that road frontage.

14 That's one question I've got.

15 The second question, which is actually

16 more for the applicant, why is it that you have

17 to have two? They're right next to each other,

18 the two parking areas. Why are you

19 distinguishing between the two? Help us

20 understand why you think it's necessary to have

21 two driveways.

22 MR. SKILES: I didn't know if you wanted

23 me to address these now or wait till the end.

24 BOARD MEMBER DURDEN: Well, I think --

25 MR. SKILES: I'm happy to do it, but --

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1 THE CHAIRMAN: Could we wait until we have

2 all the board comments?

3 BOARD MEMBER DURDEN: Yes. Sorry.

4 MR. SKILES: I'm making notes. I will

5 address that.

6 Thank you.

7 BOARD MEMBER DURDEN: Okay.

8 THE CHAIRMAN: Thank you, Ms. Durden.

9 BOARD MEMBER DURDEN: The other -- I am

10 concerned about that. Overall, I love the idea

11 of the redevelopment of this building. I think

12 that your -- the concept for the redevelopment

13 and the reuse of it is excellent. I love the

14 downstairs on the first floor. I love the

15 apartments in between. I love the rooftop

16 amenity. All of that is wonderful. I

17 definitely appreciate the historic preservation

18 permitting process that you're going through

19 and very impressed by that.

20 So, you know, other than this issue --

21 which I think is a really valid issue about the

22 two driveways. You know, we're trying to not

23 have very many driveways. I mean, we're --

24 we're trying to -- especially Church Street,

25 quite frankly, is, you know, becoming a more

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1 popular street, it's the direction that our

2 downtown development is going to go in. And so

3 Church is going to be important from -- for

4 pedestrian purposes, and to have two driveways

5 right next to each other -- that's why I'm -- I

6 will be interested to hear what your issues

7 were in designing that.

8 The other question that I had was on the

9 landscaping, along the southern half, if you

10 will, of the parking lot. It doesn't look like

11 you're proposing any along that eastern

12 property boundary. I believe that's what it

13 says what from I can see here, and I was just

14 wondering why.

15 MR. HURST: There is landscaping buffering

16 the view of the (off microphone) --

17 (Simultaneous speaking.)

18 MR. SKILES: (Off microphone.)

19 BOARD MEMBER DURDEN: Then another

20 question that I'll have in regards to that is,

21 what is the distinction between the northern

22 half and the southern half along that eastern

23 boundary? Because it does look different.

24 Thank you very much. Those are my

25 comments at this point.

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1 THE CHAIRMAN: Thank you, Ms. Durden.
2 Mr. Schilling.

3 BOARD MEMBER SCHILLING: Thank you,
4 Mr. Chairman.

5 Just a couple of thoughts. And, I guess,
6 in my mind -- looking at the site plan, I mean,
7 I really see one of the driveways, in my mind,
8 being -- while there are a couple of parking
9 spaces, they are really dedicated to service
10 and service to -- you've got your dumpsters
11 there. And, honestly, I don't have an issue
12 with the two driveways, and I -- I think it's a
13 great looking project and I support it, so
14 thank you very much and thank you for the
15 presentation. It was excellent.

16 Thank you, Mr. Chairman.

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

19 BOARD MEMBER DAVISSON: Yeah. I think
20 this is probably one of the best buildings in
21 Jacksonville in its era and I think you guys
22 have done a good job.

23 And I understand the curb-cuts, and --
24 it's what Mr. Schilling said. It's either you
25 have loading on street or you have loading off

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1 street. And what you can do is -- if you
2 wanted just one curb-cut on the north, all
3 they're going to do is lose the parking spaces
4 in between the two. You'd probably lose six
5 spaces if you just wanted one curb-cut. That's
6 the decision. I don't know how else you can do
7 it.

8 It's housing, moving vans, things like
9 that, you're going to need to back in, or,
10 again, it's -- it's done on street, which big
11 cities do. So that's the decision that we, as
12 a board, need to make.

13 That's all.

14 THE CHAIRMAN: Thank you, Mr. Davisson.
15 Mr. Jones.

16 BOARD MEMBER JONES: Yeah. I think this
17 project is -- is really awesome and I'm excited
18 about this. The apartments, the way you're
19 programming it, I couldn't imagine a better
20 use.

21 I do echo the concerns of the two
22 driveways, but I also -- you know, there's a
23 new paradigm shift in this term called
24 "curbside management," and so as on-street
25 spaces become more valuable for deliveries and

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1 the like -- and who knows what we end up
2 planning here for mobility purposes, whether,
3 you know, more protected cycle tracks and the
4 like, you know, they start competing with
5 those -- with those spaces and those conflicts.
6 So, you know, trying to mitigate that by
7 getting it off is actually a good thing.

8 We're probably seeing more of that, where
9 feasible, but, again, I think it's just a
10 matter of, if -- if it's been checked by staff
11 and it seems feasible, then I don't really have
12 an issue with it. And I'd rather see more, you
13 know -- less of the curbside being taken up.

14 THE CHAIRMAN: Thank you, Mr. Jones.

15 I think it's a wonderful project. I'm
16 very excited to see this building come back to
17 life.

18 I don't have such an issue with the two
19 curb-cuts, and I think I don't because, to me,
20 it's more important to get loading and
21 unloading, especially if it's going to be
22 apartments and you've got moving trucks and
23 you've got the dumpsters there, and getting
24 those things off the street -- which is the
25 only other alternative, as Mr. Davisson said --

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1 to me, is really important, not only for the
2 quality of our streets but for safety too and
3 the quality of the residents that are going to
4 be staying there.

5 It's unfortunate that you've got such a
6 constrained lot and you only have these two
7 options; otherwise, you're creating some kind
8 of dead-end parking or you're cross-circulating
9 a lot of your sort of service traffic with your
10 pedestrian traffic or your visitor traffic, and
11 I think that's potentially dangerous. So I
12 think that the risk of setting a precedent of
13 two driveways this close is worth it in this
14 case for this project only, would be my
15 comments.

16 And I'll let you and Mr. Skiles respond to
17 all the board's comments at this point.

18 Thank you.

19 MR. HURST: Okay. I'll let Doug speak in
20 a minute, but I -- just broadly, regarding the
21 two driveways, it -- it was definitely
22 something we had a lot of internal discussion
23 about. We shared a lot of the same concerns
24 you do. I know it's a little bit unusual to
25 have two entrances to a parking lot so close to

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1 each other. It is an existing condition. This
2 is the loading dock that has always been there
3 for this building, and we're trying to capture
4 it and get -- like you say, get the trucks off
5 the street.

6 It's not only apartment uses, but we do
7 have potential restaurant users and other
8 retail users, so there -- there's a potential
9 for a reasonable volume of truck use of that
10 dock, and we were trying, for safety purposes,
11 to keep them separated from the residents'
12 parking and the parking lot.

13 As Mr. Davisson mentioned, if we were to
14 reduce down to one driveway and one curb-cut,
15 it would mean the loss of about six parking
16 spaces to connect the two together. We have 37
17 currently. Obviously, parking spaces are a
18 premium on this project, so to lose six would
19 be a reasonably significant loss to the -- to
20 the parking count here.

21 Doug, did you want to add anything else?

22 MR. SKILES: Well, I think most of it has
23 been covered now, but I did want to point out
24 that we did talk -- or I did talk to John K. I
25 don't try to pronounce his last name, but most

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1 engineers just call him John K. Bill is
2 shaking his head.

3 It's exactly the case with the trucks. I
4 mean, when you -- when you bring in a full-size
5 truck and it backs in and it sits there, it
6 blocks the potential for a driveway to cut
7 through. Nobody really wanted to do that, to
8 put -- to put us in a situation of having a
9 long, dead-end parking lot.

10 Also, we have the dumpster back there, so
11 we would really just be bringing people through
12 a service area to get in and out, and we all
13 felt like that would just be more of a
14 detriment in that case.

15 I did want to also address the question
16 about the landscape on the east side. So the
17 northern portion of that property line jogs.
18 There's a -- if -- where you see -- on the
19 landscape plan, where it's a little darker and
20 we're proposing the bamboo there, it's about
21 3 foot, jog there. South of that, we're
22 6 inches off the property line with the curb.
23 And so that's why we don't have any landscaping
24 proposed there, because we really couldn't get
25 anything there anyway.

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1 I would be curious to see what -- since a
2 neighbor has come in with something, I think it
3 would be helpful for us to see that and then
4 perhaps we could work with them and
5 integrate -- I mean, if they -- they've got
6 some land there for landscaping, we could work
7 together, or maybe if they have a building
8 going in there, we could look at that and just
9 try to address that concern in our final
10 design. I think that was it.

11 Any other questions?

12 THE CHAIRMAN: I don't think so.

13 MR. SKILES: Okay.

14 THE CHAIRMAN: Thank you, Mr. Skiles.
15 Thank you, Mr. Hurst.

16 Any further board comments or
17 conversations?

18 BOARD MEMBER DURDEN: I have --

19 THE CHAIRMAN: Ms. Durden.

20 BOARD MEMBER DURDEN: Thank you,
21 Mr. Chairman.

22 I don't think Sweet Pete's has come in on
23 the south side. I was looking at Baptist on
24 the north side, along Church Street. So to my
25 knowledge, Sweet Pete's hasn't come in for

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1 anything, so -- is that correct, then, there is
2 no landscaping along that south edge of the
3 parking lot?

4 MR. SKILES: I'm sorry. I didn't hear
5 your question.

6 BOARD MEMBER DURDEN: (Inaudible.)

7 THE CHAIRMAN: We can. The south edge
8 along Duval Street?

9 BOARD MEMBER DURDEN: I didn't mean the
10 south edge. I meant the east edge of the
11 southern half --

12 MR. SKILES: Yes, and that's what I was
13 talking about. We're 6 inches off the property
14 line there, so there's no room to put any
15 landscaping in, on that part of it.

16 BOARD MEMBER DURDEN: What do you mean
17 you're 6 inches off? You mean --

18 MR. SKILES: The curb is. The existing
19 curb there, where the parking spaces are, is
20 6 inches off the property line, so there's no
21 room to put anything in that would grow.

22 BOARD MEMBER DURDEN: Okay. Is that a
23 required deviation, if there's no landscaping
24 there, or --

25 MS. RADCLIFFE-MEYERS: Board Member

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1 Durden, through the Chair, no, because it's not
 2 facing the frontage.
 3 BOARD MEMBER DURDEN: Okay.
 4 MS. RADCLIFFE-MEYERS: And on that side, I
 5 believe there is a wall there. I believe that
 6 Sweet Pete's has a wall, so their parking is
 7 separated by a wall from -- in this parking
 8 lot --
 9 BOARD MEMBER DURDEN: Okay. Thank you.
 10 MS. RADCLIFFE-MEYERS: -- along the edge.
 11 BOARD MEMBER DURDEN: The wall belongs to
 12 Sweet Pete's property?
 13 MS. RADCLIFFE-MEYERS: I believe so.
 14 BOARD MEMBER DURDEN: Okay. So I would
 15 like to explore a little bit more about the
 16 parking. So it -- right now we've got three
 17 access points for the project. And you've got
 18 quite a bit of land that is available for
 19 parking, whether it's a part of this -- you
 20 know, the back-of-house kind of parking or the
 21 resident parking.
 22 You know, the idea here is not about
 23 necessarily -- the concept to reduce the number
 24 of driveway cuts is to provide for a better
 25 pedestrian -- and so I'm -- I am very concerned

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1 about having those two, and I still didn't -- I
 2 don't believe we got an answer on the question
 3 whether or not Baptist has an access point -- a
 4 driveway in their new proposal.
 5 MS. RADCLIFFE-MEYERS: Board Member
 6 Durden, through the Chair, I don't recall. I'm
 7 pretty sure that both of those were more
 8 considered smaller alleys, like, for trash and
 9 such. I don't believe they had -- they were
 10 proposing any parking, so -- but, again, I
 11 mean, I would have to go back and double-check
 12 because that was in October that I believe we
 13 saw those, so I don't quite remember. So I
 14 would have to check, but I'm -- I'm pretty sure
 15 that they're not proposing access points and
 16 parking within either of those developments.
 17 BOARD MEMBER DURDEN: It just seems to me,
 18 with the amount of space that's available for
 19 the parking -- or, you know, this kind of use,
 20 that there is a way that you would not have to
 21 use -- excuse me -- lose six park spaces.
 22 I understand the idea and the concept
 23 about trying to keep them separate, the
 24 residential parking from the nonresidential
 25 parking, if you will, but it still seems to me

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1 that there is a way to do that with one access
 2 point along Church and then have them, as soon
 3 as they come in, separate, you know, the -- you
 4 know, your nonresidential parking, if you will,
 5 would divert over into this area closer, where
 6 you basically have it.
 7 I don't see that that would necessitate --
 8 you know, you would end up maybe with some more
 9 space in other areas, if you did that, to still
 10 have the number of spaces that you currently
 11 have for residential. You know, I think it
 12 just requires a new look instead of just going
 13 with what you currently have. Just taking the
 14 space and redesigning it.
 15 You know, I have to decide, is it enough
 16 to make me convinced that we shouldn't approve
 17 the project. Quite frankly, it's probably not,
 18 but I -- I will tell you that it seems to me,
 19 that if you put your heads to it, you could
 20 probably still preserve your number of spaces
 21 and not -- and not have to have two access
 22 points.
 23 THE CHAIRMAN: Thank you, Ms. Durden.
 24 BOARD MEMBER HARDEN: I'd like to make a
 25 motion to approve.

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1 THE CHAIRMAN: Okay. We have a motion on
 2 the table to approve.
 3 Sorry, Mr. Davisson, you had your hand
 4 raised.
 5 BOARD MEMBER DAVISSON: Yeah. I can tell
 6 you that, if you reduce -- if you eliminate one
 7 of the curb-cuts, you will lose six spaces,
 8 period. There's no other way that you could
 9 put more parking or equal the parking without
 10 cutting one of the spaces. They don't have to
 11 come back to prove that to us. I can tell you
 12 by looking at this.
 13 THE CHAIRMAN: Thank you.
 14 We have a motion on the table.
 15 And, Ms. Grandin, we have a deviation. Do
 16 we need to vote on the deviation first before
 17 we vote on the --
 18 MS. GRANDIN: Yes.
 19 THE CHAIRMAN: Okay. So I'll take your
 20 motion, Mr. Harden, as a motion to approve the
 21 deviation.
 22 BOARD MEMBER BROCKELMAN: I'll second
 23 that.
 24 THE CHAIRMAN: And I have a second from
 25 Mr. Brockelman to approve the deviation to

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1 Section 656.361.6.2(l).
 2 All those in favor of approving the
 3 deviation?
 4 Aye.
 5 BOARD MEMBER DURDEN: Aye.
 6 BOARD MEMBER HARDEN: Aye.
 7 BOARD MEMBER JONES: Aye.
 8 BOARD MEMBER BROCKELMAN: Aye.
 9 BOARD MEMBER DAVISSON: Aye.
 10 BOARD MEMBER SCHILLING: Aye.
 11 THE CHAIRMAN: Any opposed?
 12 BOARD MEMBER LORETTA: Yes. No. Whatever
 13 you want.
 14 THE CHAIRMAN: Thank you, Mr. Loretta.
 15 Mr. Brockelman is an approve; Mr. Loretta
 16 is a nay, Mr. Harden is an approve, Mr. Lee,
 17 approve; Ms. Durden, approve; Mr. Schilling,
 18 approve; Mr. Davisson, approve; Mr. Jones,
 19 approve.
 20 The deviation is approved, so I'll take a
 21 motion for approval of the project.
 22 BOARD MEMBER HARDEN: So moved.
 23 BOARD MEMBER BROCKELMAN: Second.
 24 THE CHAIRMAN: I have a motion from
 25 Mr. Harden and a second from Mr. Brockelman.
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1 Susan Grandin will be providing that report.
 2 THE CHAIRMAN: Thank you, Ms. Grandin.
 3 MS. GRANDIN: Thank you, Mr. Chairman.
 4 I'm standing in for John Crescimbeni to do
 5 this. So, as you know, as a part of COVID-19,
 6 we had an executive order from the governor
 7 that allowed us to have virtual meetings and
 8 virtual quorums. Well, that expired, and so
 9 the resolution that you have before us is very
 10 similar to what the DIA passed recently to
 11 change their bylaws.
 12 And just some of the things that -- our
 13 office provided a legal opinion regarding the
 14 case law. Well, there wasn't any case law
 15 really. It was an Attorney General's opinion,
 16 a series of Attorney Generals' opinions, and
 17 came down with the conclusion that the Attorney
 18 General had said that, if we had a physical
 19 quorum, then we could conduct business, and
 20 people who could not physically attend the
 21 meetings -- whatever, board, commission,
 22 whatever. If they had an extraordinary
 23 circumstance, then they could attend virtually
 24 and participate and vote.
 25 So what this resolution does is it changes
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1 All those in favor of approving, for
 2 final, DDRB 2019-016, please say aye.
 3 Aye.
 4 BOARD MEMBER DURDEN: Aye.
 5 BOARD MEMBER HARDEN: Aye.
 6 BOARD MEMBER JONES: Aye.
 7 BOARD MEMBER BROCKELMAN: Aye.
 8 BOARD MEMBER DAVISSON: Aye.
 9 BOARD MEMBER SCHILLING: Aye.
 10 THE CHAIRMAN: Any opposed?
 11 BOARD MEMBER LORETTA: Nay.
 12 THE CHAIRMAN: The ayes have it.
 13 Mr. Brockelman, vote to approve;
 14 Mr. Loretta, nay; Mr. Harden, approve; Mr. Lee,
 15 approve; Ms. Durden, approve; Mr. Schilling,
 16 approve; Mr. Davisson, approve; and Mr. Jones,
 17 approve.
 18 Thank you, Mr. Hurst. You have your
 19 approval.
 20 MR. HURST: Thank you.
 21 THE CHAIRMAN: We'll move on to Resolution
 22 2020-12-01, which is a DDRB bylaw amendment.
 23 And I'll take a staff report,
 24 Ms. Radcliffe-Meyers.
 25 MS. RADCLIFFE-MEYERS: Board Member Lee,
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1 your bylaws and allows that. So the feeling is
 2 that we should still have physical meetings,
 3 like we're doing here today. And the DIA, I
 4 have to say, has done a great job in setting
 5 this all up. You're definitely to be
 6 commended.
 7 But if you have a member that has an
 8 extraordinary circumstance, they can
 9 participate virtually and vote. So what this
 10 does is it actually lays out in the -- what's
 11 going to be put in your bylaws -- your quorum
 12 is five, so nothing about the number of people
 13 that make up a quorum changes, it's just this
 14 virtual participation with communication media
 15 technology, is what it's called.
 16 So it goes into what is an approved
 17 extraordinary circumstance. And so you'll see
 18 on the last page of this -- it's a couple of
 19 things. So an approved extraordinary
 20 circumstance would be illness, injury or other
 21 health matters, or out-of-town business-related
 22 trips.
 23 And a board member who --
 24 (Cell phone interruption.)
 25 MS. GRANDIN: Okay. The board member who
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1 attends virtually needs to notify the staff and
2 the chair that they're going to do that. So as
3 long as the board member notifies the staff and
4 the chair -- because, of course, if you're not
5 going to have a physical quorum and there's not
6 a reason, then you may not want to have a
7 meeting, or reconvene at another time.

8 But if it's anything other than these two
9 things that I read out, the illness, injury or
10 other health matters, or the out-of-town
11 business-related trip, then the board may
12 approve additional extraordinary circumstances
13 on a case-by-case matter. So if somebody's
14 attending virtually, the board could take a
15 vote, if it's not one of these two things --
16 and, you know, say it's a death of a relative
17 or something and you're out of town, or
18 whatever -- it could be all kinds of things. I
19 had a flat tire or something.

20 So if it's an extraordinary circumstance,
21 then the board -- it's up to the board to
22 determine if it is an extraordinary
23 circumstance and then that person could
24 participate and vote.

25 THE CHAIRMAN: Thank you, Ms. Grandin.
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1 MS. GRANDIN: I'll answer any questions.
2 There seems to be a lot of confusion in other
3 parts of the City about this. So if anybody
4 has any questions, don't be shy about asking
5 it.

6 THE CHAIRMAN: Thank you.
7 I'll open it up to the board for questions
8 on the amendment.

9 Ms. Durden.
10 BOARD MEMBER DURDEN: First, I just want
11 to say thank you to the OGC for promulgating
12 the change. I think it's a good change.

13 I did have one question. In 6.4, in the
14 first paragraph, it talks about the tie votes.
15 That kind of surprised me because -- it says
16 tie votes shall result in the subject agenda
17 item being continued to the next meeting of the
18 board. Typically, a tie vote will result in --
19 that the motion fails. And many times boards
20 will -- if there's a failure of the first
21 motion, they might take up a second motion
22 and -- to try to make a decision that day.

23 So can you give us any background on why
24 this sentence was added? Because it seems to
25 me, it takes away the option -- and I mentioned

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1 to this Lori yesterday. It takes away the
2 option of the board to make a follow-up motion.
3 So I'm just wondering if you could tell us the
4 background on that.

5 MS. GRANDIN: Through the Chair to
6 Commissioner [sic] Durden, I did not draft
7 this, but I can tell you what I think is --
8 what was behind it, is the City Council rules
9 are similar to this. So if there's a tie vote,
10 in the City Council committees, when they're
11 trying to just move something along to get it
12 at least before full council, they try not to
13 have a tie vote, so they try to do something
14 just to move it along. So they'll do like you
15 say, they'll change the motion to be -- well, I
16 move to, you know, whatever. If you moved to
17 X the first time, then you're going to move Y
18 the second time.

19 That's the only thing I can think of, but
20 this -- at least it -- I think what they want
21 to do is not have a tie vote be a denial. They
22 want to just move -- have it deferred to next
23 time, and maybe in between time they can figure
24 out what to do with the issue, come up with
25 another solution. That's the only thing I can

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1 think of.
2 BOARD MEMBER DURDEN: Okay. And you said
3 that this is the same at the council?

4 MS. GRANDIN: That was the background that
5 was -- they tried to emulate the -- in the DIA
6 one, they tried to emulate what -- the rules of
7 the council, so that's probably where this came
8 from.

9 BOARD MEMBER DURDEN: Okay. Thank you.
10 THE CHAIRMAN: All right. Any further
11 comments?

12 BOARD MEMBERS: (No response.)

13 THE CHAIRMAN: If none, we'll need a
14 motion to approve and vote.

15 BOARD MEMBER BROCKELMAN: I'll move
16 approval.

17 THE CHAIRMAN: We have a move to approve
18 from Mr. Brockelman.

19 BOARD MEMBER JONES: Second.

20 THE CHAIRMAN: We have a second from
21 Mr. Jones.

22 All those in favor say aye.

23 BOARD MEMBERS: Aye.

24 THE CHAIRMAN: We have one abstention by
25 Mr. Harden.

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1 Any nays?
 2 BOARD MEMBERS: (No response.)
 3 THE CHAIRMAN: The ayes have it.
 4 Mr. Brockelman, aye; Mr. Loretta, aye;
 5 Mr. Harden, abstain [sic]; Mr. Lee, aye;
 6 Ms. Durden, aye; Mr. Schilling, aye;
 7 Mr. Davisson, aye; and Mr. Jones, aye.
 8 BOARD MEMBER DURDEN: Excuse me,
 9 Mr. Chairman, did he abstain or he's just not
 10 here to vote?
 11 MS. GRANDIN: He's just absent.
 12 THE CHAIRMAN: Excuse me. Absent.
 13 Thank you.
 14 BOARD MEMBER DURDEN: Just because we
 15 don't want to make him have to fill out a form.
 16 THE CHAIRMAN: All right. That's the end
 17 of our regular action items. There doesn't
 18 appear to be any old business. There's none
 19 listed.
 20 And then new business, we do have a staff
 21 report on signage.
 22 Ms. Radcliffe-Meyers, would you like to go
 23 over that?
 24 MS. RADCLIFFE-MEYERS: Thank you, Chairman
 25 Lee.
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1 So I'm not sure how you guys want me to go
 2 through this. So what I did is -- based off of
 3 conversations that we've had in the past
 4 regarding signage and the board wanting to have
 5 an idea of where we actually stand, so getting
 6 a clear picture on -- you know, when we look at
 7 signs and the actual ordinance that we're
 8 using.
 9 So what I did is I went through our
 10 ordinance and pulled out the main features
 11 within the ordinance regarding what we
 12 typically see coming, you know, to our board
 13 and what's allowed by code, such as the types
 14 of signs that are allowed, whether they're wall
 15 signs, projecting signs, and how many of those
 16 each project is allowed to have. So I did
 17 that.
 18 Same with ground floor signs, the types
 19 that are allowed and the number that are
 20 allowed. Again, exterior directory signs, same
 21 types; wall, window, or projecting sign,
 22 identifying the occupants of the building, the
 23 number that we actually allow by code.
 24 I don't know if you want me to read
 25 through every single one. I mean, I made
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1 sure -- I printed it out for you guys, so I
 2 wanted to -- and then same with surface parking
 3 signs.
 4 So I'll just kind of run through this.
 5 Pole, roof, monument sign, special sign
 6 exception. So the special sign exceptions, the
 7 Downtown Development Review Board may approve
 8 special sign exceptions provided the proposed
 9 sign plan shows, in addition to -- in addition
 10 to the criteria set forth in Section 656.1335
 11 and Section 656.1303, that there's a special
 12 effort toward visual harmony between the sign
 13 structures and other features of the property
 14 through the use of a consistent design theme,
 15 preserves a desirable existing design or
 16 seating pattern for designs in the area, and
 17 minimizes view obstruction or preserves views
 18 of historically or architecturally significant
 19 features.
 20 So any other sign that's not listed in
 21 here is prohibited. So any sign not
 22 specifically allowed in this section or
 23 exempted under Section 656.1334 shall be
 24 prohibited.
 25 So then it lists -- within our ordinance,
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1 it lists the design review of the application.
 2 And so, typically, when an applicant applies
 3 for a sign, if it doesn't -- if they're not
 4 requesting something that's beyond your
 5 purview, you know, in -- beyond what the code
 6 allows -- I review the sign based off of the
 7 actual code that we have right now. If it's a
 8 monument sign or a pole, pylon, anything like
 9 that, or it goes above requesting what we
 10 actually allow -- so multiple signage,
 11 additional square footage -- that's when they
 12 need to come to you, the board, to receive a
 13 special sign exception.
 14 So what I did is from 2015 till now, I
 15 pulled -- I went through all the applications
 16 that the board has reviewed, and you have seen
 17 and approved 31 special sign exceptions from
 18 2015 till now. So how the -- the breakdown of
 19 that was, there were 13 requests that were for
 20 pole, pylon, roof or monument signs, and the
 21 other 18 special sign exceptions were for
 22 either additional signage, so multiple signs --
 23 which they're only allowed one sign per
 24 frontage -- they were asking for multiple signs
 25 per frontage. They were also asking for
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1 additional square footage also were -- were the
2 main reasons why we saw special sign
3 exceptions.

4 I also went through the code in regards to
5 illumination because I know that that's been a
6 subject that we've all been really interested
7 in. So sign illumination is only mentioned
8 within the sign ordinance regarding the
9 compatibility to type of illumination to other
10 signs in the area, such a LED, or if it's
11 internal lighting or external lighting.

12 So Section 326.014, Unlawful Sign
13 Structures of the Building Code, has the only
14 provision regarding illumination output, and it
15 states, "It shall be unlawful and a violation
16 of this Building Code to erect, alter or
17 maintain a sign which contains lighting which
18 includes illuminations that produce glare to
19 vehicular traffic or electrical incandescent
20 bulbs with a rating exceeding 40 percent of the
21 lumen output of a 100-watt clear bulb with the
22 lighting located less than 20 feet above ground
23 surface."

24 So what that equates to is that a 100-watt
25 light bulb has a lumen output of 1,600 lumens.

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1 And so 40 percent of that would be 640 lumens.
2 That is the only place within our ordinance
3 that it talks about illumination in regards to
4 output. So, again, illumination under our code
5 currently is only looking at is it similar to
6 the type of illumination. So "type," like I
7 said, being either external, internal or LED.

8 And so currently -- and then what I did is
9 I went through the previous year's staff
10 reports to look at illumination and how we
11 addressed it in the past. And, again, it was
12 only based off, yes, it is similar to signage
13 within the area; it is LED lighting, which is
14 now a standard.

15 There was no comparison in regards to
16 the -- that this sign has a 1,600-lumen output
17 per square foot and this sign has 1,800. And
18 so it's -- our code needs to address that.
19 Currently, it does not.

20 So that's what I -- that's what I found
21 with doing the research, looking at signage and
22 going from there.

23 And, again, as I stated in the previous
24 meeting, we are working on this. We are
25 updating the BID guide- -- you know, the design

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1 guidelines, and that has been a subject that
2 has been brought up to the consultants, that we
3 really need to have some sort of regulation
4 that will take care of this because, also, any
5 illumination even on buildings is not
6 mentioned. There's not a maximum output for
7 that. So that is something that we -- we are
8 working with consultants on, and I believe they
9 will be contacting our board to start
10 discussing that with you all as well, so ...

11 THE CHAIRMAN: Thank you.

12 I'll take this as an opportunity just to
13 digest it for a while. We won't necessarily
14 open comments, to give feedback now, but for --
15 for us to spend some time with.

16 I appreciate you putting this together.
17 It's extremely helpful.

18 MS. RADCLIFFE-MEYERS: That would be
19 great. Thank you. I appreciate it.

20 THE CHAIRMAN: Thank you very much.

21 MS. RADCLIFFE-MEYERS: Thank you.

22 THE CHAIRMAN: Is there any other new
23 business that we wanted to discuss before
24 adjourning?

25 (No response.)

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1 THE CHAIRMAN: Hearing none, I'd like to
2 give a special thanks to whoever provided the
3 hot chocolate today. Thank you. It was
4 wonderful. And to the staff for doing an
5 excellent job. Everything has been flawless
6 being here, so I really appreciate the hard
7 work that goes into it. And knowing how many
8 technology problems we had, this has been so
9 great. I know it's hard to do, so thank you
10 and we'll adjourn.

11 (The foregoing proceedings were adjourned
12 at 4:21 p.m.)

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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

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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 20th day of December 2020.

16

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