

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, December 8, 2022,
commencing at 2:02 p.m., at the Jacksonville
Downtown/Main Library, 303 North Laura Street,
Multipurpose Room, Jacksonville, Florida, before Diane
M. Tropa, FPR, a Notary Public in and for the State of
Florida at Large.

BOARD MEMBERS PRESENT:

- MATT BROCKELMAN, Chairman.
- LINZEE OTT, Vice Chair.
- GARY MONAHAN, Secretary.
- TREVOR LEE, Board Member.
- FREDERICK JONES, Board Member.
- CHRISTIAN HARDEN, Board Member, via Zoom.
- WILLIAM J. SCHILLING, JR., Board Member.
- JOSEPH LORETTA, Board Member.

ALSO PRESENT:

- GUY PAROLA, DIA, Operations Manager.
- INA MEZINI, Strategic Initiatives Coordinator.
- SUSAN KELLY, Redevelopment Coordinator.
- CARLA LOPERA, Office of General Counsel.

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1 aye.

2 BOARD MEMBERS: Aye.

3 THE CHAIRMAN: Any opposed?

4 BOARD MEMBERS: (No response.)

5 THE CHAIRMAN: Show the transcript

6 adopted.

7 And our first substantive action item,

8 Item B, DDRB application 2022-015, One

9 Riverside Avenue special sign exception.

10 And, Ms. Kelly, if we could please have a

11 staff report.

12 MS. KELLY: Yes, sir. So I'm going to try

13 to do the PowerPoint from my laptop, so we'll

14 see how this goes.

15 Okay. DDRB application 2022-015 is a

16 request for a special sign exception for the

17 One Riverside project. Located in the Brooklyn

18 district of the Downtown Overlay Zone, the

19 overall site is approximately 18 acres. The

20 multiphase site plan for the project was

21 approved in November 2021.

22 The applicant is requesting a monument

23 sign to be located on the south side of

24 Riverside Avenue at Leila Street, which is the

25 main entrance of the development.

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1 PROCEEDINGS

2 December 8, 2022 2:02 p.m.

3 - - -

4 THE CHAIRMAN: All right. Good afternoon,

5 everybody. And thank you to the board members

6 for attending today.

7 I will call the December 8th, 2022, DDRB

8 meeting to order at 2:02 p.m.

9 We've got a packed agenda today, Board

10 Members, but we will move through it as

11 efficiently as we can.

12 So first up on our action items, Item

13 Number [sic] A is approval of the October 13th

14 DDRB regular meeting transcript instead of

15 minutes, as staff advised us prior to this

16 meeting. So if anyone has any amendments to

17 make to the transcript, please let me know;

18 otherwise, I will take a motion.

19 BOARD MEMBER OTT: Mr. Chair, I move we

20 approve the October transcript.

21 THE CHAIRMAN: There's been a motion. Is

22 there a second?

23 BOARD MEMBER MONAHAN: Second.

24 THE CHAIRMAN: Thank you, Mr. Monahan.

25 All those in favor of approving the

transcript from our last meeting, please say

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1 Per Section 656.1333(f), monument signs

2 are allowed only by special exception approved

3 by the DDRB.

4 As designed, the dimensions of the

5 proposed sign are approximately 7 feet,

6 4 inches tall; 2 feet wide; and 10 feet,

7 8 inches long. Copy on the sign would identify

8 an anchor tenant and three additional tenants.

9 The design and materials of the proposed

10 freestanding monument sign include wood

11 cladding, masonry veneer, concrete and

12 aluminum, and are consistent with the design

13 and materials of the retail buildings. The

14 size, shape and materials of the proposed

15 monument sign are similar to other conforming

16 signs in the area.

17 For these reasons, staff finds that the

18 proposed monument sign is consistent with

19 Part 13 of Chapter 656.

20 Staff recommends approval of DDRB

21 application 2022-015 with the following

22 condition: One, the sign location shall be

23 subject to review by the City's traffic

24 engineer.

25 This concludes the staff report and I'm

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1 happy to take any questions.

2 THE CHAIRMAN: Thank you, Ms. Kelly.

3 Is there a presentation from the

4 applicant?

5 (Ms. Rewis approaches the podium.)

6 THE CHAIRMAN: And just as a reminder,

7 please state your name and address for the

8 record.

9 Thank you.

10 MS. REWIS: Hi. Staci Rewis, One

11 Independent Drive, Suite 1200, Jax, 32202, here

12 with Driver, McAfee on behalf of Fuqua, the

13 developer of this project.

14 Susan did a great job with going through

15 the presentation. And I think our presentation

16 is pretty similar, so I'll go through it pretty

17 quickly, if you don't mind.

18 So the project is located in the Brooklyn

19 district of downtown, which is, to me, a --

20 very different from your core downtown area

21 where LaVilla typically is; the core and the

22 Sports & Entertainment, Cathedral Districts.

23 Brooklyn is developed, as I said, differently.

24 And the projects that have developed or even

25 were in existence way before, in the early days

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1 of the downtown --

2 (Discussion held off the record.)

3 MS. REWIS: Anyway, it's in the Brooklyn

4 area of downtown, which is a little bit

5 different and has developed a little bit

6 different. You do not have, along Riverside

7 Avenue, your typical street grids. It's

8 behind, to the north of Riverside Avenue, where

9 you see the street grids. And so the projects

10 themselves are oriented a little bit

11 differently, especially on Riverside Avenue.

12 Can you go to the next -- yeah, there you

13 go. Thank you very much.

14 So most of the buildings along Riverside

15 Avenue, including the Fresh Market, the old

16 St. Joe building, the YMCA, approximately --

17 I'll say about seven of the buildings all have

18 monument signs because of how they're situated

19 and located on Riverside Avenue. So we are

20 requesting the same type of signage.

21 The signage, as you see, is very similar.

22 It has the same kind of modern vibe that

23 Brooklyn is proposing and likes in its design

24 guidelines as well as in the font frameworks

25 that is in the -- associated with the CRA. And

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1 the sign itself carries over the wood cladding,

2 the masonry veneer, and the concrete curb, and

3 kind of prefinished aluminum panels. It will

4 advertise the main grocery store as well as

5 three of the tenants.

6 We have passed out, based on some comments

7 at the last DDRB meeting for conceptual, a

8 proposed additional rendering. And the change

9 in that that's before you just has the actual

10 project name on top and it says One Riverside.

11 There was some conversation from the board last

12 time during conceptual about signage; and, you

13 know, do you want to also offer a project type

14 identification with this. And so before you is

15 another option that we'd like to explore, the

16 One Riverside.

17 The grocer that is proposed here liked

18 that option when they saw it because it really

19 defines the project; and you can say, well,

20 we're at One Riverside.

21 I'm here and available for any questions.

22 Greer Scoggins with Fuqua is here, as well as

23 Rob French, the architect that helped with the

24 design of this.

25 And if you'd like, I can go through all of

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1 the criteria with you from the signage, but

2 it's in the application.

3 Thank you.

4 THE CHAIRMAN: Okay. Thank you,

5 Ms. Rewis.

6 Before we move to board comments,

7 Ms. Mezini, are there any public comments?

8 MS. MEZINI: No public comments at this

9 time.

10 THE CHAIRMAN: Okay. Thank you.

11 And we'll start board comments with

12 Mr. Lee.

13 BOARD MEMBER LEE: Thank you,

14 Mr. Chairman.

15 No comments.

16 THE CHAIRMAN: Mr. Schilling.

17 BOARD MEMBER SCHILLING: No comment.

18 THE CHAIRMAN: Ms. Ott.

19 BOARD MEMBER OTT: No comment.

20 THE CHAIRMAN: Mr. Monahan.

21 BOARD MEMBER MONAHAN: No comments,

22 Mr. Chair.

23 THE CHAIRMAN: Mr. Loretta.

24 BOARD MEMBER LORETTA: My only comment is

25 I'm comfortable with the One Riverside on the

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1 top of the sign as requested by the applicant.
 2 THE CHAIRMAN: Mr. Jones.
 3 BOARD MEMBER JONES: No further comments.
 4 THE CHAIRMAN: Ms. Mezini, has Board
 5 Member Harden happened to join us yet by Zoom?
 6 MS. MEZINI: He is on Zoom.
 7 THE CHAIRMAN: Okay. And, Mr. Harden,
 8 I'll recognize you in just a moment, but just
 9 for the record, Mr. Harden does have an
 10 eligible absence excuse, as he has an illness,
 11 so he -- while he's not present, since we do
 12 have a quorum in person, he will be permitted
 13 to vote.
 14 So, with that, Mr. Harden.
 15 BOARD MEMBER HARDEN: No comments,
 16 Mr. Chair.
 17 THE CHAIRMAN: Okay. I'm also in favor of
 18 the One Riverside designation on the top of the
 19 sign.
 20 Ms. Rewis, maybe a question for you or
 21 someone else, whoever would be appropriate.
 22 How does this contemplate the addition of the
 23 multifamily residential?
 24 Obviously, that's a major part of this
 25 development, and I think this is more geared
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1 towards the commercial and retail, and -- just
 2 what's the contemplation for the residential?
 3 MS. REWIS: Yes, sir.
 4 So to the Chair, this sign would be
 5 limited to the retail/commercial. As you know,
 6 the residential came before you last year, and
 7 so they have their own signage package.
 8 What will be beneficial, I think, to them
 9 is the optional sign where it says "One
 10 Riverside," so anybody that's not familiar can
 11 at least know that it -- the project name is
 12 One Riverside. But other than that, this is
 13 strictly for the retail, the grocer, and then
 14 the anchor retail on the other side of Leila.
 15 THE CHAIRMAN: Okay. Thank you.
 16 Ms. Lopera, mechanics-wise, if we approve
 17 this, is there something we have to do
 18 especially to approve the addition of the
 19 One Riverside branding on top or will it be
 20 sufficient to have board members on the record
 21 supporting it? And if there are no board
 22 members opposed, does that carry weight?
 23 MS. LOPERA: Through the Chair to the rest
 24 of the members, the appropriate thing would be
 25 to entertain a motion to either approve the
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1 sign as rendered in the PowerPoint or with the
 2 addition of One Riverside. That motion could
 3 be made and that's how you could handle that.
 4 THE CHAIRMAN: Okay. Perfect.
 5 So with that, let's move on to a motion.
 6 MS. REWIS: Mr. Chairman?
 7 THE CHAIRMAN: Sure. Go ahead.
 8 MS. REWIS: I was just informed, in the
 9 interest of disclosure, there have been some
 10 conversations with the residential, TriBridge,
 11 about some sort of -- within the tenant
 12 framework, of maybe putting their name there in
 13 lieu of retail. Not sure if that's definitive,
 14 but just wanted that on the record as well.
 15 Sorry.
 16 THE CHAIRMAN: No, appreciate it. Thank
 17 you so much.
 18 And, with that, we will take a motion.
 19 BOARD MEMBER JONES: I would like to
 20 approve.
 21 THE CHAIRMAN: There's been a motion to
 22 approve. Would the person who made the motion,
 23 would their pleasure be to approve with the
 24 addition of the One Riverside as shown in our
 25 packet?
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1 MS. LOPERA: I'm sorry, I didn't catch who
 2 made that motion.
 3 THE CHAIRMAN: It was Mr. Lee or --
 4 Mr. Jones? So I think --
 5 BOARD MEMBER JONES: I'm making the
 6 approval with the condition.
 7 THE CHAIRMAN: Okay. Thank you.
 8 So there's been a motion from Mr. Jones to
 9 approve the application with the additional
 10 One Riverside branding on top, as per the
 11 rendering that we've been provided.
 12 BOARD MEMBER LORETTA: I'll second.
 13 THE CHAIRMAN: And there's been a second
 14 from Mr. Loretta.
 15 All those in favor, please say aye.
 16 BOARD MEMBER SCHILLING: Mr. Chairman, can
 17 I just clarify?
 18 So the image on the screen didn't have the
 19 One Riverside, but we're saying this -- this
 20 image that's been handed out to us?
 21 THE CHAIRMAN: Yes, sir.
 22 BOARD MEMBER SCHILLING: Thank you.
 23 THE CHAIRMAN: All those in favor, please
 24 say aye.
 25 BOARD MEMBERS: Aye.
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1 THE CHAIRMAN: Any opposed?
 2 BOARD MEMBERS: (No response.)
 3 THE CHAIRMAN: All right. The motion
 4 carries. Show it adopted.
 5 And we will move on now to the second
 6 One Riverside Avenue agenda item, DDRB
 7 application 2022-013, One Riverside Avenue,
 8 retail Phase 1, final approval.
 9 Ms. Kelly, can we have a staff report,
 10 please.
 11 MS. KELLY: Yes, sir.
 12 DDRB application 2022-013 is a request for
 13 final approval for One Riverside, the retail,
 14 Phase 1. Located in Brooklyn, the subject site
 15 is a portion of an 18-acre development. The
 16 multiphase site plan for the project was
 17 approved in November 2021.
 18 This project received conceptual approval
 19 from DDRB at the October meeting. Five
 20 recommendations were approved. And to sum
 21 those up, no deviations are being sought for
 22 this phase.
 23 While the site plan is substantially
 24 consistent with the approved multiphase site
 25 plan, staff recommends that this condition

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1 carry forward to final approval so that all
 2 permitting agencies are aware of the
 3 relationship between the site and the larger
 4 master plan.
 5 The applicant has agreed that street
 6 furnishings and fixtures will be consistent
 7 with the design guidebook. And the development
 8 team has made revisions in response to
 9 recommendations 4 and 5, which I will address
 10 in more detail.
 11 The mixed-use phase of the development was
 12 approved in December of 2021 and includes two
 13 multifamily residential towers, a riverfront
 14 restaurant, a residential pool, stand-alone
 15 amenity center, and a seven-deck parking
 16 garage.
 17 The Phase 1 retail, subject to this
 18 request, includes a grocer, approximately
 19 40,000 square feet, and another retail building
 20 that's approximately 8,000 square feet. This
 21 portion of the subject site is located in
 22 between Riverside Avenue and the multifamily
 23 buildings and parking garage.
 24 Recommendation number 4 from the
 25 conceptual review had stated that the developer

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1 would work with staff on landscaping solutions
 2 throughout the site to soften the edges of the
 3 site and to increase shade for pedestrians. In
 4 response, seating, shade structures, and
 5 landscaping have been added to the urban open
 6 space area along Riverside Avenue. Landscaping
 7 has also been added to the west elevation of
 8 the retail building which directly abuts
 9 Haskell in order to soften this edge as well.
 10 You can see in the upper rendering, there's
 11 some landscaping along the side of the wall
 12 there.
 13 Recommendation number 5 from conceptual
 14 review stated that the applicant should develop
 15 design solutions to screen and soften the
 16 northeast corner of the grocery building. The
 17 development team has added landscaping. And,
 18 as conditioned, staff will continue to work
 19 with the developer regarding additional
 20 opportunities and solutions to soften this edge
 21 since the infrastructure improvements that are
 22 adjacent to and leading into the site are still
 23 in design by the City.
 24 Further, the applicant has added
 25 landscaping to the greenway located between the

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1 Riverside on-ramp and the building. It should
 2 be noted that that location does serve as a JEA
 3 and City easement, and so any planting will be
 4 subject to review by the relevant agencies.
 5 So staff's recommendation is to -- is that
 6 we recommend final approval of DDRB application
 7 2022-013 with the following conditions: One is
 8 that the Phase 1 retail site plan should
 9 conform to the multiphase site plan already
 10 adopted; and two, that staff will continue to
 11 work with the developer regarding any
 12 additional opportunities and solutions to
 13 soften that northeast corner of the grocery
 14 building since the infrastructure improvements
 15 adjacent to and leading into the site are still
 16 underway by the City.
 17 And, again, so the intention of
 18 Condition 2 is just that we recognize that --
 19 that there's -- there may be some additional
 20 opportunities to soften that edge, but the
 21 roadway, the alignment there is still in
 22 design.
 23 So this concludes the staff report.
 24 Thank you.
 25 THE CHAIRMAN: Okay. Thank you,

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1 Ms. Kelly.
 2 Is there an applicant presentation?
 3 Ms. Rewis.
 4 (Ms. Rewis approaches the podium.)
 5 MS. REWIS: Hi. Staci Rewis,
 6 One Independent Drive, Suite 1200, Jax, 32202,
 7 with Driver, McAfee.
 8 I'm here on behalf of Fuqua, BCDC, One
 9 Riverside Project Owner, LLC.
 10 We are very excited to come back to you
 11 with our final presentation for the retail
 12 portion of One Riverside. Susan did a great
 13 job going through the presentation.
 14 And the clicker is working. Here we go.
 15 So just to orient everyone, this project
 16 is an approximately 18-acre project located at
 17 the old -- or the former Times-Union building.
 18 It is a very unique project to downtown because
 19 most projects are usually about one building,
 20 sometimes a full city block, but not really
 21 18 acres.
 22 As such, last year a multiphase site plan
 23 was approved by the DDRB which set forth
 24 certain items, like the setbacks, the height
 25 and the view corridors, as well as the lot

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1 layout and the access points so that when we
 2 come in for the residential and the retail,
 3 what you're looking at is the actual designs of
 4 the buildings. All of what I typically call
 5 "technical" have been taken care of under the
 6 site plan.
 7 So before you, you have -- excuse me, let
 8 me back up. The residential was approved last
 9 year, but before you today is the portion in
 10 red here that is the retail. It is the grocery
 11 store as well as the anchor retail tenant.
 12 We've gone through -- you know this is in
 13 the Brooklyn area, another project site
 14 boundary, and -- I'm sorry, I'm going a little
 15 fast. I want to kind of get to what everybody
 16 is here to see.
 17 Before I hand it over, I want to introduce
 18 our team really quick. Greer Scoggins with
 19 Fuqua is here; Rob French with Phillips is
 20 here, the architect; Matt Anders, our landscape
 21 architect with Prosser; and Will Lyon with
 22 Prosser is here as well to answer any
 23 questions.
 24 As Susan said, we went back after
 25 conceptual and have been discussing and took

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1 all of the comments and not just the
 2 conditions, and so what you will see is a
 3 revised plan that speaks to the softening over
 4 on the northeast side where the loading area is
 5 for the grocer. It speaks to the west side and
 6 landscaping along there, and it speaks to the
 7 shading along Riverside Avenue, in front of
 8 that anchor retail building, and -- as well as
 9 the actual facades of the buildings. I know
 10 there were some issues with colors and how they
 11 were depicted last time. All of that has been
 12 revised and reflected.
 13 The walls on the grocer were looked at,
 14 and everything that you see before you is a
 15 result of all your comments, and we're very
 16 excited to be here.
 17 I'll stand by, but I think you guys want
 18 to hear from the architect, the landscape, so
 19 I'll turn that over --
 20 (Mr. French approaches the podium.)
 21 MR. FRENCH: Hello. I'm Rob French with
 22 Phillips Partnership, 5901 Peachtree Dunwoody
 23 Road, Atlanta, Georgia, 30328.
 24 I think, since everybody is rather
 25 familiar from the site -- from all the previous

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1 presentations and the approvals from the
 2 multifamily stuff, we were going to kind of
 3 move forward and kind of touch on the
 4 architectural portion first and then kind of
 5 circle back around to landscaping.
 6 If you could -- I don't know if we were
 7 still having problems with this or not,
 8 but --
 9 So the orientation, I think everybody is
 10 fairly familiar, but, you know, the large box
 11 in the middle is where the grocery store is and
 12 the shops building that's to the west of that.
 13 These are some of the site sections that
 14 we've kind of reviewed before, but I'm going to
 15 move forward, hopefully, to the elevations, to
 16 the architectural elevations.
 17 So a lot of what we did architecturally
 18 were some minor adjustments and tweaks that
 19 were based on some of the input that was
 20 received at our previous meeting, most notably
 21 on the west elevation was the implementation of
 22 the alternate tower element adjustments where
 23 we kind of improved the corner with some more
 24 interest and the additional wood inset that
 25 will be kind of back-lit.

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1 The southern elevation is predominantly
2 the same as what was presented before with the
3 addition of sconce lighting, pedestrian pole
4 lighting. It just wasn't reflected in the
5 elevation package before. And as well as some
6 continued coordination with landscape, in
7 various nature, throughout the building, and on
8 each of the elevations as it has evolved
9 through discussions with the City.

10 The east elevation was kind of confusing
11 about this, mostly that it's predominantly
12 below grade. The roadway on the right-hand
13 side of that image is high, and then this
14 particular section location, right up against
15 the edge of the truck receiving area, is low,
16 but it continues to go up and reaches over
17 20 feet over this area. And the road is very
18 depressed below all of the other public space.
19 So we've taken great pains to make sure that
20 this area was hidden, nonetheless, from all the
21 public view.

22 On the north elevation, what was adjusted
23 from the previous presentations, tremendously
24 landscape oriented. We've implemented what
25 you're going to be able to see from the roadway

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1 in terms of the landscaping up there. A lot of
2 the other landscaping that's added is kind of
3 foundational, so it's down below. And you can
4 kind of see that grayed-out area is where the
5 overpass is kind of going up, so you don't --
6 you don't really kind of see a lot of that in
7 this particular image, but you -- it's more
8 noticeable, obviously, coming from the
9 intersection of the pedestrian at the lower
10 level.

11 The shops building to the west is where we
12 incorporated additional shade trees and
13 plant -- foundation plantings along the west
14 facade to help soften those edges. And then
15 there's actually still some existing
16 landscaping that's on the adjacent property
17 that we're not showing for obvious reasons;
18 it's not on our property, so we didn't really
19 want to kind of confuse the issue there, but
20 they do have a lot of landscaping.

21 So it's this least public facade that
22 still will have any of the utilities and things
23 like that, but the trees will help kind of
24 soften that edge, as was requested, but also
25 help kind of obscure any of the utilities that

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1 will need to be located.

2 The street-facing north elevation there
3 has been embellished; again, coordinating
4 further with the landscape adjustments made,
5 but also the implementation of additional shade
6 structures. They're going to be temporary,
7 they're not going to be permanent because of
8 the easement that we've talked about before,
9 but, nonetheless, we're proposing those
10 large -- I call them "clawed umbrellas," where
11 you kind of put four table seatings under each
12 one, those oversized, giant umbrellas, which
13 are really pretty cool.

14 And then we adjusted the location of the
15 storefront to just better coincide with the --
16 the glass requirements that the City has. So
17 we're still in keeping with all of those
18 elements. We're still screening rooftop
19 equipment. We didn't change any of the
20 architecture drastically otherwise. It was
21 really a lot of minor adjustments.

22 Material palette; again, very consistent.
23 Wood, stucco, masonry, a lot of permanent
24 materials, aluminum awnings, cover/shade
25 structures where we can. And, again, as I kind

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1 of explained before, a lot of our material
2 palette is kind of influenced tremendously by
3 what was approved previously by the multifamily
4 so that we are kind of contextual to the whole
5 project, but we have a little bit more sense of
6 permanence and sense of human scale to a lot of
7 the elevations.

8 And I'll go through the imagery a little
9 bit. So these perspectives that we provided
10 this time are the same viewpoints as what was
11 presented before. We just kind of made sure
12 that our material was a little bit better
13 depicted in these elevations than what they
14 were before.

15 And so a lot of the changes in here were
16 really working to implement the additional
17 landscaping that has been implemented and
18 added. And a lot of the shade trees are kind
19 of the far right and left of our -- our images,
20 because our -- I mean, we're the architect, so
21 we're pretty proud of the buildings. We tend
22 to overemphasize the buildings and kind of
23 downplay the landscaping a little bit.

24 I hope you kind of see some of the
25 subtleties with the shade trees that are out

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1 there. Most of what's up against the building
2 is the palm trees that work really well in a
3 retail and pedestrian environment.

4 We added a night shot. I think there was
5 some discussion about how exciting this project
6 will be in the evening, so we kind of took
7 advantage of that and created a night shot.

8 This image of the shops kind of really
9 helps drive home what's kind of been tweaked in
10 terms of the landscaping, but also the shade
11 structures.

12 Another image from across the way, the
13 overall intersection. A little bit closer up
14 at the shops at the intersection. And then a
15 night shot with the glow and the added sconce,
16 pedestrian lights, and, obviously, the
17 illumination you're going to get from the
18 storefront on the insides.

19 So this is the view that we talked about
20 before in terms of softening the edge. The
21 truck dock and receiving area and all that
22 support element is still, obviously, below
23 grade, but we worked really hard to kind of
24 adjust the drive aisle and the access to the
25 service area and delivery to be able to get

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1 another shade tree in there, and so that's kind
2 of what you see almost right center of that
3 rendering.

4 And there were some questions, and I just
5 wanted to make sure it was very clear to
6 everyone that the rooftop equipment will be
7 screened from pedestrian and vehicular view on
8 the overpass. So these are rather diagrammatic
9 illustrations taken at two points from the
10 overpass to kind of show that we -- we've
11 studied this, we'll continue to study this as
12 we get more information on the mechanicals, but
13 right now we've got a more than 7-foot
14 clearance on the parapet walls. And,
15 obviously, as any equipment is located further
16 from the wall, it's more and more likely to be
17 screened. So we are very confident that we
18 will be able to achieve the screening
19 requirements.

20 And, with that, I'll turn it over to our
21 civil team.

22 (Mr. Anders approaches the podium.)

23 MR. ANDERS: Hi. Good afternoon.

24 Matthew Anders with Prosser, 13901 Sutton
25 Park Drive South, Jacksonville, 32224.

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1 Rob did a good job at highlighting the
2 changes we made to the landscape design and
3 coordinating that with the buildings, but it's
4 probably beneficial to see a plan view, to walk
5 through it. And I'd like to start on the
6 western side, the western side of the retail.

7 This go-round we picked up several
8 existing trees on the Haskell property. These
9 are sycamore trees. You know, shade was a --
10 an issue during the last meeting, or lack of
11 shade in this area, so we wanted to pick up
12 those trees to show that in the western -- in
13 the afternoon, in the western sun, it will help
14 screen the seating area in front of the retail
15 building.

16 Additionally, we added some shrubs on the
17 western side of the retail building to help
18 screen that building. We can't put any
19 trees -- I discussed last meeting, there's a --
20 utilities running under there, between the
21 property line and the retail building, so
22 screening the building with some tall shrubs is
23 our only possibility to improve that view from
24 Riverside.

25 Like Rob also mentioned, we added a shade

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1 tree on the northern side of the retail
2 building, on the northwest corner, and with
3 tables and chairs with shade themselves,
4 coupled with sycamore trees and the shade tree
5 out there. We feel that this is appropriate
6 for outdoor dining and appropriate shade.

7 Moving to the median in the middle there,
8 there was a comment last meeting about changing
9 the Medjool palms with a different species,
10 which we've gone in and done and replaced.

11 The north side of the grocer, that is the
12 area where the JEA easement is located, but we
13 feel -- we feel with the species of trees, palm
14 trees and some low-ground covers, in addition
15 with some sod, this is appropriate. The sod is
16 easily maintainable, and the palm trees
17 provide, you know, some visual communication as
18 you're on the bridge.

19 The wall, the ramp wall there at the
20 loading dock, on the very east side, we want to
21 screen the wall with some evergreen, some
22 hollies so as you're driving in from that
23 eastern road, you don't visually encounter a
24 concrete wall. It softens up the whole
25 experience as you come into the site. Again,

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1 we provide as many shade trees here as possible
2 with a constrained site.

3 Utilitywise, you know, parking
4 requirements, we felt this is the best bet at
5 what we can do for shade. You know, for a live
6 oak tree, you need 12 feet of clear area
7 between curb to curb. And for any other shade
8 tree, you need 8 feet. So we placed the live
9 oak trees where we could per code, as well as
10 the other shade trees per code.

11 And per the Jacksonville landscaping
12 requirements, we're actually double the amount
13 of trees that are required and doubled the
14 amount of shade trees that are required. So we
15 tried to squeeze in as many shade trees as we
16 can, predominantly along Leila, the entry
17 drive, that experience, you know, the -- that
18 corridor of trees gets your view sign [sic] --
19 you know, your view line right now into the --
20 the river area.

21 This is just a black-and-white landscape
22 plan with the species called out (indicating).
23 And other than that, there hasn't been any
24 changes necessarily. We do have a lighting
25 plan that shows all the building lights and

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1 their heights, as well as the pedestrian lights
2 and the parking lights, which all
3 photometrically works.

4 Signage. So the yellow bars are the sign
5 locations on the architecture and the buildings
6 themselves. We do have a sign that was
7 previously approved in the median, the entry
8 sign, as well as signs to bring you down to the
9 Riverwalk, the Riverwalk sign to bring
10 pedestrians in from Riverside and direct them
11 down to the Riverwalk.

12 And like Staci mentioned before, we had
13 revised our street furnishings to adhere to the
14 Brooklyn overlay design guidelines.

15 And here is just an example of our
16 landscape palette (indicating).

17 Other than that, that wraps up the
18 landscape portion.

19 (Ms. Rewis approaches the podium.)

20 MS. REWIS: Hi. I just have a couple more
21 things before we end the presentation.

22 So as you've seen, we have come back with
23 architectural renderings and a presentation
24 package that has responded to the comments that
25 were presented to us at the last DDRB

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1 conceptual meeting, as well as the conditions.

2 I also have seen a public comment that was
3 emailed to all of the board about traffic. I
4 also noted that we had a lively discussion
5 about traffic during the conceptual approval.
6 So I just want to kind of reiterate what was
7 discussed and where we are here today.

8 What you have before you is the DDRB final
9 approval for the retail-only portion of this
10 project. Last year, my law partner, Cyndy
11 Trimmer, came before you for this project and
12 approved the multiphase site plan.

13 At the conceptual approval last year in
14 the fall, there was a lot of discussion about
15 traffic. And the reason why is, the purpose of
16 the multiphase site plan under the code is to
17 look at the, quote, cumulative impact of the
18 project with the overall area. And that
19 cumulative impact, under the code, focuses on
20 your view corridors which were looked at, your
21 setbacks, your height, and your street
22 closures, including the access and how the site
23 functions itself.

24 And there was a considerable amount of
25 discussion about traffic on that as well, and

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1 what came out of that was, we went back to the
2 drawing board and we coordinated, as required
3 under the code, with the traffic engineer of
4 the City, as well as with Public Works, and we
5 have submitted a study analysis.

6 There was also a 2017 road diet done for
7 Brooklyn. And, ultimately, what it -- what it
8 showed was that additional analysis needs to be
9 done and that you can't look at each project in
10 a vacuum; in other words, Brooklyn, in the
11 Riverside area, is an actual corridor and you
12 need to look at the entire corridor and not the
13 actual -- just each project.

14 Regardless of that, we met continuously
15 with the City's traffic engineer -- or I should
16 say our traffic engineer and our team. At
17 final multiphase conceptual, what was agreed
18 to, based on the recommendation of our traffic
19 engineer as well as the City's, was traffic
20 calming measures that would span the length of
21 Leila Street. And this was given because the
22 traffic report, which was run through several
23 iterations, shows that there is no capacity
24 issue on Riverside at the moment, nor is there
25 a safety issue, based on all the crash data.

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1 And so that was what was recommended.
2 That was what was approved with the master site
3 plan.

4 After the master site plan was approved,
5 the residential conceptual approval came
6 through, and that's been approved.

7 So we are now here back before you for the
8 design approval as required by the code. So
9 what you have before you has been signed off,
10 my understanding, with the traffic engineer of
11 the City, who is the one that has to sign off
12 on this, as well as the DDRB staff.

13 Our traffic engineer has also signed off
14 on it. We have ten-set approved for portions
15 of this project. And, hopefully, with your
16 approval of this, we are ready to go to submit
17 ten-set for the retail portion, so thank you.

18 THE CHAIRMAN: Okay. Thank you,
19 Ms. Rewis, and to the other presenters.

20 Before going to board comments, we'll have
21 a public hearing opportunity for public
22 comment.

23 Ms. Mezini, are there any public
24 commenters?

25 MS. MEZINI: No public comments.

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1 The traffic signal is for going straight, so
2 cars are going to just kind of come around,
3 right into that project. And we know there's
4 going to be a lot more traffic than, of course,
5 any historical traffic that was there,
6 especially with the Whole Foods there.

7 So I think that corner, it really needs to
8 be addressed. And I know it was approved last
9 year. We brought it up last year. We were
10 very concerned about that -- the whole
11 car-centric site plan overall. But I don't
12 think it should move forward with the current
13 design on that. I think that's a pedestrian
14 safety issue. You need to get ahead of that
15 and make the corrections now.

16 It's not that big of a deal. It just
17 needs to happen as a 90-degree turn, slow the
18 traffic down, make sure there's a traffic
19 light, et cetera. Right now you have to cross
20 over. There's a tiny, little -- there's a
21 tinny, little triangle that people will stand
22 on, then, to make another crossover, four more
23 lanes. So anyway --

24 And then my other comment, I appreciate
25 the extra attention to more shade trees, and we

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1 THE CHAIRMAN: Okay. We'll close the
2 public hearing and we'll move to board
3 comments. And this time we'll start with
4 Mr. Jones.

5 MS. POWELL: Whoa, whoa.

6 BOARD MEMBER JONES: Thank you,
7 Mr. Chairman.

8 Again, very excited about this project.
9 It's going to --

10 THE CHAIRMAN: Mr. Jones, hold on one
11 second, if you don't mind.

12 Ms. Mezini.

13 MS. MEZINI: I'm sorry. It looks like
14 Nancy Powell is trying to raise her hand.

15 THE CHAIRMAN: Sorry. Let Ms. Powell go.

16 MS. POWELL: Sorry. I couldn't find the
17 icon to raise my hand.

18 And I just want to say, I was the one who
19 sent that public comment in to everybody. I
20 think everybody should have gotten it. I'm
21 particularly concerned about the right-hand
22 lane going into the project from Riverside
23 Avenue. It's --

24 I was over there the other day and there
25 are no traffic signals going into the project.

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1 need more shade trees still.

2 Thank you.

3 THE CHAIRMAN: Thank you, Ms. Powell.

4 All right. Mr. Jones.

5 BOARD MEMBER JONES: Thank you, Mr. Chair.

6 Again, I want to mention, I'm very excited
7 about our new next-door neighbor and how this
8 is continuing to shake downtown and the
9 riverfront. I'm satisfied with the overall
10 site plan, particularly the additional
11 treatment on the northeast corner.

12 I, too, was one that brought up a lot of
13 concerns earlier about safety and traffic
14 calming, but also recognize that we do need to
15 look at this as, really, a corridor-wide set of
16 improvements. I think really looking at this
17 just alone at that intersection -- we have to
18 look at this between Peninsular Place and the
19 Acosta ramps. And that may be through,
20 really --

21 I know there's been a lot of discussion
22 about road diet and lane elimination, which I
23 think it -- rightly so. And then we can start
24 talking about other things, other enhancements,
25 like, you know, what do we do to get the target

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1 speeds down, you know, signalization, crossing
 2 treatments. There's a lot of room for raised
 3 pedestrian crosswalks, even looking at a fully
 4 protected intersection, but that's down at
 5 Forest.
 6 So, obviously, what you do here short-term
 7 would have potential downstream impacts. And I
 8 think we probably need to look at this
 9 holistically, like I say, between Peninsular
 10 Place and the ramps; how can we fit in two-way
 11 cycle tracks and get all of this right as one
 12 great street as opposed to maybe sort of a -- a
 13 set of iterative improvements that really don't
 14 address the overall functionality of the
 15 corridor.

16 And so I think that's really about it,
 17 but, again, excited about the project. And I
 18 think, again, we just need to look at Riverside
 19 Avenue much more holistically.

20 Thank you.

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

23 BOARD MEMBER LORETTA: Thank you.

24 I also think -- I'm excited for the
 25 overall project to continue to move forward.

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1 If I could ask the landscape architect to
 2 come up. I have a couple of questions for you.
 3 (Mr. Anders approaches the podium.)
 4 BOARD MEMBER LORETTA: One of the things I
 5 just want to make sure the board understands --
 6 I mean, a lot of these sketches and elevations
 7 really -- elevations are all showing Medjool or
 8 date palms, whereas what they're specifying is
 9 definitely not nearly the size of what's shown
 10 in these elevations. The sketches are a little
 11 bit closer, but they're definitely very, very,
 12 very full in their sketches.

13 And so, you know, I noticed you
 14 mentioned you got rid of the -- I guess
 15 Medjools or larger date palms out of the
 16 central median. I don't remember people having
 17 that specific conversation. I mean, can you
 18 tell me why -- like, why we got, like, what,
 19 ten cottage palms and then the rest nitida?

20 So, like, why on the west of the grocer
 21 it's cabbage, on the south it's the nitida
 22 palm? Can you walk me through that?

23 MR. ANDERS: So the nitida palms are a
 24 fancier palm tree than your typical cabbage
 25 palms. So we wanted to highlight that front

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1 entry, that southern facade of the grocer for
 2 an enhanced palm.

3 BOARD MEMBER LORETTA: Yeah, they're
 4 barely enhanced. I mean, it's a -- it's
 5 basically a glorified nicer-looking cabbage
 6 palm. So it's kind of, like, interesting
 7 because it really sucks to have 20 parking
 8 spaces with no plant material in a row. And I
 9 would argue that you don't meet code there
 10 because the cabbage palm -- as a single cabbage
 11 palm I would argue shouldn't count to meet your
 12 tree requirement, but I'll let you deal with
 13 that with whoever the landscape architect is at
 14 the time with the City. I don't even know if
 15 there really is one right now.

16 But, I mean, my -- I just -- that's --
 17 that and the southern portion is -- I'm
 18 disappointed we can't add another shade tree
 19 there by removing the three spaces or four
 20 spaces, something like that.

21 I mean, is there -- what is -- is every
 22 space -- these extra two spaces truly that
 23 necessary? And maybe that can be a Fuqua
 24 question.

25 MR. ANDERS: I think we're maxed out on
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1 parking spaces. I think we -- we're meeting
 2 our required parking, like --

3 BOARD MEMBER LORETTA: I think -- I mean,
 4 there's no parking required really for
 5 downtown, so you can -- we can remove -- I'm
 6 asking to remove parking, not to increase
 7 parking.

8 MR. ANDERS: I think Whole Foods has their
 9 own parking requirements, surface parking, as
 10 well as we're relying on some of the parking in
 11 the parking garage as well.

12 (Mr. Scoggins approaches the podium.)

13 MR. SCOGGINS: Greer Scoggins, Fuqua
 14 Development, 3575 Piedmont Road, Atlanta,
 15 Georgia 30305.

16 To answer your question, our lease with
 17 the grocer has a specific number of parking,
 18 and we are right at that threshold. And that
 19 number, actually, is carried over from the
 20 original master site plan that was approved.

21 BOARD MEMBER LORETTA: Thank you.

22 Since you're up, you know, are you open to
 23 at least, let's say, one, two, three -- four,
 24 maybe even five of the cabbage palms on the
 25 west side of the building become the more nicer

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1 palm, as stated?
 2 MR. SCOGGINS: I'm fine --
 3 (Simultaneous speaking.)
 4 BOARD MEMBER LORETTA: (Inaudible)
 5 2,500 --
 6 MR. SCOGGINS: We're fine with that
 7 change.
 8 BOARD MEMBER LORETTA: Okay. I mean, at
 9 least it would help out a little bit more in
 10 that regard.
 11 I'd love to get a couple more cabbage
 12 palms in clusters up front, but I'll -- I'll
 13 leave it at that. I appreciate it.
 14 So my only recommendation, folks,
 15 everybody, is the five cabbage palms on the
 16 west side of the grocer be changed to what is
 17 being called the n-i-t-i-d-a palm. I can't
 18 pronounce it very well.
 19 Thank you.
 20 THE CHAIRMAN: Thank you, Mr. Loretta.
 21 Mr. Monahan.
 22 BOARD MEMBER MONAHAN: Thank you,
 23 Mr. Chair.
 24 If you take a look at the -- if the
 25 landscape architect could come back up. My
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1 Where?
 2 BOARD MEMBER MONAHAN: So item number 14
 3 on the bottom of the site, the pedestrian
 4 plaza.
 5 MR. ANDERS: Oh, so the -- okay. I
 6 understand. So that is not part of this
 7 project. That's part of TriBridg development.
 8 And I believe that area now was removed for
 9 fire access.
 10 BOARD MEMBER MONAHAN: Okay. Thank you.
 11 THE CHAIRMAN: Thank you, Mr. Monahan.
 12 Ms. Ott.
 13 BOARD MEMBER OTT: I appreciate the
 14 changes to the project. I think, overall, it
 15 looks really great.
 16 A couple of questions and comments. First
 17 of all, the public does appreciate the shade
 18 additions that have been made on the -- it
 19 looks like restaurant/retail portion. So I
 20 did -- I had seen that on online forums. I
 21 wanted to pass that along.
 22 And also, second, my appreciation for more
 23 shade being added there. I'm going to second
 24 Mr. Loretta's request for some nicer palms
 25 and/or shade trees wherever we can add them.
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1 apologies. I'm glad I got you before you sat
 2 down.
 3 (Mr. Anders approaches the podium.)
 4 BOARD MEMBER MONAHAN: If you take a look
 5 at Page 37, which is the conceptual signage
 6 plan, it details the Riverwalk signs in blue.
 7 Is there any way we could bump those out closer
 8 to Riverside Avenue? I feel like they're kind
 9 of tucked in where pedestrians on Riverside
 10 Avenue wouldn't be able to wayfind into the
 11 site to the river.
 12 MR. ANDERS: I believe so. I think we
 13 have the width of the sidewalk while
 14 maintaining that 10-foot pedestrian corridor
 15 where we could shift those up.
 16 BOARD MEMBER MONAHAN: Thank you.
 17 And then one more question for you.
 18 Page 13, the master site plan, if you look
 19 at -- item number 14 is the pedestrian plaza.
 20 At the bottom of the site there -- and there --
 21 it looks like a cluster of tables along the
 22 southernmost edge. Will that encumber access
 23 to the Riverwalk?
 24 MR. ANDERS: I'm sorry, I'm not following
 25 where you're saying the southern entrance.
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1 Shade is -- I mean, this is -- this is a lot of
 2 building material and cement at this spot, so
 3 that's going to be important.
 4 The landscape strip in front of the
 5 grocer, in front -- between the on-ramp to the
 6 Acosta, that is still labeled as sod on the
 7 Page 35 slide. Is sod still contemplated
 8 for that strip?
 9 MR. ANDERS: Yes.
 10 BOARD MEMBER OTT: Okay. Just a
 11 suggestion. I mean, earlier I think we said
 12 that we were going to do our best to actually
 13 hide this section. Sod is really high
 14 maintenance. In the summer you've got to mow
 15 it, like, every single week and it's got a high
 16 water demand. It might be a cost savings and
 17 more eco-friendly to do a different ground
 18 cover, something native, like a peanut grass.
 19 Just a suggestion, a thought. You might -- you
 20 might save everybody a little -- little work
 21 there.
 22 I am going to second staff's
 23 recommendation to soften the northeast corner.
 24 I think -- just looking ahead with the
 25 residential that's going to go in opposite that
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1 side of the development, I think it's really
2 important that we -- you know, we give those
3 residents something not unpleasant to look at,
4 and I appreciate you guys working with staff
5 to -- to move in that direction.

6 I think my only other comment -- I wasn't
7 on DDRB when the multi-use site plan was
8 discussed. So, you know, I -- I realize that
9 the retail portion of this development is what
10 is going to be attracting the public to this
11 site, so I'm personally disappointed to see
12 that it's not a little bit more pedestrian
13 friendly from the entrance perspective.

14 The retail directly abuts, touches the
15 entrance of this development, and I -- I would
16 like to see something that's more pedestrian
17 friendly; however, I recognize that this is
18 part of a greater whole and that is a
19 conversation that we can have for all of
20 Riverside Avenue.

21 So again, good changes, and I'm excited to
22 see this project move forward.

23 THE CHAIRMAN: Thank you, Ms. Ott.
24 Mr. Schilling.

25 BOARD MEMBER SCHILLING: Thank you,
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1 much for doing that. I'm excited about this
2 project. I think it looks very good. I think
3 it's going to be great for this area.

4 Thank you to staff for all your work and
5 your review. Similar to -- I am totally in
6 support of your recommendation as well on the
7 additional softening of the landscaping.

8 And that's everything I have,
9 Mr. Chairman. Thank you.

10 THE CHAIRMAN: Thank you, Mr. Schilling.
11 Mr. Lee.

12 BOARD MEMBER LEE: Thank you, Mr. Chair.
13 No comments.

14 THE CHAIRMAN: All right. Mr. Harden.

15 BOARD MEMBER HARDEN: Thank you,
16 Mr. Chair.

17 So I think the -- you know, the main
18 components of this plan that were evaluated
19 today are -- and the landscape design, the site
20 plan, the traffic, I think the architecture is
21 great. You know, it's suiting for the retail
22 space that they're building.

23 I think that the modifications of the
24 landscape plan are helpful, and -- particularly
25 with the shade trees. I think that is

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1 Mr. Chairman.

2 To start, I do need to share ex parte
3 communication. I did have a conversation with
4 Ms. Rewis following the conceptual approval to
5 talk about some of the safety concerns that had
6 been raised at the Leila Street and Riverside
7 Avenue intersection. And Ms. Rewis shared with
8 me some of the things -- very similar to what
9 she shared today as part of her presentation,
10 of the different things that the applicant had
11 looked at and that the applicant was working
12 with the City traffic engineer to come up with
13 some traffic-calming measures and best
14 solutions for this intersection. So I did want
15 to share that.

16 And I did want to share that I did -- one,
17 thank you. I think it is very good that you
18 all proactively reached out to the traffic
19 engineer, basically, who -- who I would look to
20 as the City's expert on traffic, to get input
21 on those improvements, and -- and I'm
22 comfortable with what is being proposed there.

23 I know there were a couple of other items
24 that I had mentioned at the conceptual review
25 that have been addressed, and thank you very

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1 something that we need to prioritize. I know
2 we've talked about that almost every single
3 meeting we have, trying to prioritize shade
4 trees over palm trees.

5 You know, I think that I've made it really
6 clear on this project -- I know it's been
7 brought up by the applicant -- that the -- the
8 original site plan was approved, you know, over
9 a year ago without any kind of reservations
10 about the traffic intersection there at Leila
11 Street, and I think that's because we were told
12 many times that we'd have additional
13 opportunities to look at that, and so we're
14 really focused on the TriBridge plan.

15 I think that, since this plan has been
16 brought to our attention over the last, I
17 guess, four or five cycles, we've expressed
18 reservations about that site plan, and I think
19 that we've been asked to prioritize vehicles
20 over pedestrians time after time.

21 I think that when you look at this site
22 plan overall that it's clearly a much more
23 suburban plan than we're accustomed to looking
24 at. I think that we've asked for compromises
25 on a lot of items, and most of the time have

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1 been told that the site is challenging and
 2 there's just limited things you can do, which
 3 is fine.
 4 So I believe that we've been very
 5 compromising about the existing conditions.
 6 However, with this one intersection, this
 7 right-turn in, you know, I agree with the
 8 public comment. I think that the
 9 traffic-calming triangle is -- I mean, frankly,
 10 it's a joke.
 11 I work across the street from this
 12 development. There's another example of this
 13 at Forest Street. And I can tell you -- I
 14 would invite everybody from the applicant to go
 15 stand in the traffic triangle with the
 16 right-hand turn onto Forest Street. If
 17 you're -- if you're not frightened for your
 18 life -- because it's a very dangerous place.
 19 Most people speed up to turn in, interestingly
 20 enough. And, you know, I really -- I think
 21 that this board -- you know, we're trying to
 22 make it healthier for pedestrians; that will
 23 encourage more growth around it. It's not just
 24 about this site plan, but the plan after this
 25 and the next connection point after that.

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1 And I just really -- I mean, my priority,
 2 I think, is to pedestrians in this
 3 neighborhood. And so I -- I'm just a little
 4 bit frustrated that I've tried to bring this up
 5 and it doesn't seem that anything has been done
 6 to change this time after time. It's just told
 7 to us that we can't make any changes and that
 8 it's fine; there's no incidents of pedestrian
 9 issues, because there's been nobody there for
 10 five years.
 11 I mean, I pointed out to somebody a couple
 12 of weeks ago -- I had a screenshot from a
 13 Times-Union article a couple of years ago that
 14 expressed that Jacksonville is one of the most
 15 dangerous places in the United States for
 16 pedestrians. And the photograph on the front
 17 page of the paper was this very intersection,
 18 mostly with the -- with the off-ramp from the
 19 Acosta.
 20 So I just feel really strongly about it,
 21 and I just -- you know, I do agree that
 22 Riverside Avenue needs to be addressed in its
 23 totality. I think the DOT has done a
 24 disservice to the neighborhood by ignoring the
 25 road diet that so many people at DIA and the

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1 City have spent so much time on because I think
 2 it would deliver a proper urban streetscape.
 3 So that's why I feel so strongly about it.
 4 I just feel like it's been brought up and never
 5 addressed, and so that's -- that's the reason I
 6 would not be supporting the project as it
 7 stands today.
 8 Thank you, Mr. Chair.
 9 THE CHAIRMAN: Thank you, Mr. Harden.
 10 I think the board members have covered a
 11 lot of these topics very well.
 12 Ms. Rewis, I mean, whether it's you or
 13 somebody from the applicant's side, you know,
 14 we've heard, I guess, for a couple of meetings
 15 now that the traffic engineer is in agreement
 16 with your traffic engineers and -- and there
 17 seems to be a lot of consensus around the idea
 18 that this turn lane, ultimately, isn't an
 19 issue, whether it's now or maybe in the near
 20 future.
 21 With the recognition that you're likely
 22 to -- this is just my opinion -- you're likely
 23 to have the votes to pass this today without
 24 modifying that turn lane, at least not today.
 25 Can you just kind of describe any opposition

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1 you might have to just voluntarily, as you
 2 continue working through this with the City,
 3 to -- to continue to look at solutions, whether
 4 it is a raised crosswalk, maybe it's -- forgive
 5 my layman's terms, but some of those raised
 6 horizontal lines further up the lane, so -- for
 7 those drivers who may be texting and driving
 8 before they hit that turn, they get that rumble
 9 strip sort of thing to recapture their
 10 attention.
 11 You know, obviously, none of us want to be
 12 in a position where a few years from now
 13 something happens and then we look back at this
 14 meeting and think, "Well, we kind of talked
 15 about it, but didn't do anything about it."
 16 So I'm just kind of -- can you give us a
 17 little bit more of your perspective on --
 18 beyond the traffic engineer saying it's not an
 19 issue, why you all personally don't think
 20 there's anything else you can do to try to
 21 maybe alleviate this proactively?
 22 MS. REWIS: Thank you.
 23 Through the Chair, Staci Rewis again.
 24 So there's a couple of things. And Will
 25 Lyon, our traffic engineer -- and he can speak

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1 to this better than I can, but, first of all, I
2 want to make sure it's very clear -- Mr. Harden
3 said there hasn't been much done. There has
4 been a lot of money -- with traffic analysis
5 completed on our end. We have gone back
6 repetitively with the traffic engineer at the
7 City with different models and different
8 analyses, and Will can speak to that.

9 And it makes no sense for any developer,
10 whoever you are, if you -- if the intersection
11 or the access points don't work. But here,
12 they do work. And the traffic studies, every
13 time they were modeled, did. So it's very
14 difficult to figure out exactly what is the,
15 quote, issue. I hear it. I know that people
16 walk over there, they live it. I used to work
17 over there, and so I understand that. But we
18 also are dealing with, well, what are we going
19 to do?

20 Yes, we are open to looking at traffic
21 calming. I think one of the things is to make
22 sure that there is a visible crosswalk there,
23 and we have looked at that. We have some
24 renderings of what that will look like. And I
25 think, Mr. Brockelman, that was kind of what

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1 you were alluding to. But we also have to get
2 this project approved through the ten-set
3 construction plan. And the way it is right
4 now, we don't think we could because the
5 traffic engineer wouldn't approve any
6 improvements.

7 And I'll let our traffic engineer, Will
8 Lyon, with Prosser, speak to that because
9 they've been speaking directly.

10 (Mr. Lyon approaches the podium.)

11 THE CHAIRMAN: If you wouldn't mind, just
12 state your name and address for the record.

13 MR. LYON: Yes, sir.

14 Will Lyon, 13901 Sutton Drive [sic] South,
15 Suite 200, Jacksonville, Florida 32224,
16 Prosser.

17 As mentioned, we -- after the last meeting
18 several months ago, it was requested that we
19 speak to the City traffic engineer and do an
20 analysis, specifically at this intersection and
21 with the pedestrians crossing at this
22 intersection, and we immediately reached out,
23 had a conversation, a pre-application meeting.

24 The City traffic engineer requested that
25 we do pedestrian counts as well as vehicular

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1 counts and that we follow commonly accepted
2 methodology for doing this analysis at this
3 intersection. We did. We spoke to the City
4 traffic engineer about our findings, about the
5 pedestrian volumes there associated with the
6 intersection currently, about the future
7 development and the future circumstances that
8 may or may not be in place at buildout. We
9 went over options that specifically were
10 reviewed or talked about in this meeting. And
11 the consensus after the discussion and analysis
12 was that the existing intersection is
13 sufficient based on known -- all known data at
14 the moment, and that there does need to be a
15 holistic analysis, as Member Jones said at the
16 beginning, of this whole corridor. That has
17 already been -- that way has already been paved
18 by the DIA with a road diet analysis that was
19 done in 2017 or 2015.

20 So, yes we, have done it.

21 I do agree with your contention that -- in
22 the future, circumstances get changed, that's
23 true, obviously. And I do think that the --
24 the City and the DIA is aware of those
25 circumstances that could change. They have

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1 really good solutions, especially with that
2 road diet, at least conceptually. Specifically
3 eliminating a lane, putting in buffered bike
4 lanes, having some on-street parking, bringing
5 the curb line closer to the road, things like
6 that. But those type of improvements would be
7 best done holistically.

8 As a -- as a corridor improvement, it
9 would be -- we could spend a lot of money to
10 make a change here that may not fit into
11 something in the future. It may not provide
12 any demonstrable benefit seeing as there's
13 nothing to have a benefit towards at the
14 moment.

15 MS. REWIS: And I'll just wrap this up
16 real quick. I passed out kind of a proposed --
17 what I call a "highly visible crosswalk." I'm
18 sure there's a very technical term for that.

19 We had been in conversations with City
20 staff about this. I know that there's been
21 some comments from staff that they don't
22 necessarily like the faux brick there. So
23 that's workable and that's fine, but as you --
24 we wanted to provide you an example of some of
25 the traffic calming we're looking at.

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1 And I also just want to iterate --
2 reiterate, excuse me, we're not asking to
3 remove the condition on the multiphase site
4 plan that was approved that said any
5 traffic-calming measures have to expand or
6 cross Leila. We know, as part of the ten-set
7 construction plan, things will be looked at.
8 We understand that, but we'll -- we wanted to
9 make sure you knew, as we are way ahead of that
10 because we heard very loud and clear these
11 comments.

12 And so this is -- this is where we're at,
13 and we've been in discussions, but this is the
14 type of crosswalk, maybe without the brick,
15 that we're looking at.

16 And I apologize for the length of this,
17 but thank you.

18 THE CHAIRMAN: No, appreciate the
19 discussion.

20 If no other board members have any
21 additional comments, I know we have the two
22 recommended conditions that staff put in front
23 of us, and then Board Member Loretta mentioned
24 the palm trees substitution.

25 Mr. Loretta, I don't know if you -- if you
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1 want to attempt to make that into an amendment
2 that we can add on or if that's the kind of
3 thing that's small enough that, since we've got
4 it on the record, we have the commitment on the
5 record, that staff can help bird-dog that
6 through the process without needing a specific
7 condition added, but I'll leave that up to the
8 board and, Mr. Loretta, if you have any idea of
9 what you'd like to do with that.

10 BOARD MEMBER LORETTA: I mean, if -- if
11 staff is fine, then I don't need to add it as a
12 condition. The applicant stated that they were
13 okay with it, so ...

14 MS. KELLY: Through the Chair to the
15 board, yes, I have it in my notes. Thankfully,
16 Member Loretta kind of stated it all very
17 clearly, so we should be able to take care of
18 it.

19 THE CHAIRMAN: Okay. Fantastic.

20 Well, with that, I will look for a motion
21 on the agenda item.

22 BOARD MEMBER SCHILLING: Mr. Chairman,
23 I'll move approval of agenda item DDRB
24 2022-013, including the two recommendations
25 provided by staff.

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1 THE CHAIRMAN: Okay. There's been a
2 motion to approve with conditions.

3 Is there a second?

4 BOARD MEMBER LEE: I'll second.

5 THE CHAIRMAN: And a second by Mr. Lee.

6 All those in favor, please say aye.

7 BOARD MEMBER OTT: Aye.

8 BOARD MEMBER MONAHAN: Aye.

9 BOARD MEMBER JONES: Aye.

10 BOARD MEMBER LEE: Aye.

11 BOARD MEMBER LORETTA: Aye.

12 BOARD MEMBER SCHILLING: Aye.

13 THE CHAIRMAN: Aye.

14 Any opposed?

15 BOARD MEMBER HARDEN: Aye.

16 THE CHAIRMAN: And show that Mr. Harden is
17 in opposition.

18 So, with that, the board has approved DDRB
19 application 2022-013, the retail Phase 1 at
20 One Riverside Avenue for final approval.

21 Thank you so much.

22 And, with that, let's move on to Item D,
23 DDRB application 2022-004, the Jones Brothers
24 adaptive reuse final approval.

25 And, Ms. Kelly, I will look to you, after
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1 a moment, to give us a staff report on that
2 project.

3 BOARD MEMBER LORETTA: And, if I may, I
4 just want to acknowledge that I have a voting
5 conflict on this project.

6 THE CHAIRMAN: Thank you, Mr. Loretta.

7 And I believe you've been provided a
8 conflict form which you'll fill out and turn
9 in.

10 BOARD MEMBER LORETTA: Yes.

11 THE CHAIRMAN: Thank you.

12 MS. KELLY: And, through the Chair,
13 Mr. Schilling also has a conflict, and I have
14 his form, and it's basically because

15 Kimley-Horn -- Corner Lot uses Kimley-Horn.

16 All right. DDRB application 2022-004 is a
17 request for final approval for the Jones
18 Brothers adaptive reuse project at 502 and 520
19 North Hogan Street.

20 Located in the Central Core District of
21 downtown, the subject site consists of three
22 parcels totaling approximately .22 of an acre.

23 The site is bounded to the north by Ashley
24 Street, west by the City's Emergency,
25 Operations Center, south by Church, and east by

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1 Hogan. Church and Hogan are the primary
2 frontages.

3 This project received conceptual approval
4 on April 21st. Six recommendations were
5 approved. In summation, no deviations are
6 being sought. Demolition of the building at
7 502 North Hogan Street has been approved and
8 the developer has site control.

9 As shown in the report, the screening of
10 the garage has been revised and the commercial
11 space square footage along Church Street has
12 been increased.

13 The developer is going to go over the
14 changes made since the conceptual review.
15 Staff finds that all of the revisions are for
16 the better.

17 There is one significant change that I
18 want to highlight. The developer is relocating
19 what was the on-site parking to a nearby
20 parking garage, and this change will allow for
21 more residential units and, really, just a
22 better use and design of the structure
23 vertically and sort of throughout that -- the
24 block.

25 The change allows for more interaction at
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1 the ground level and for better screening
2 options for uses in areas that do need to be
3 screened. It also amplifies visual interest at
4 the skyline and allows for more -- a more
5 cohesive block, massing, scale and rhythmic
6 modulation of the facade.

7 As you can see in the image -- so the top
8 image was their conceptual, and then the bottom
9 is their final. So as you can see, that's a
10 drastic change.

11 The pedestrian zone areas along both
12 Ashley Street and Church Street meet the
13 overlay requirements for constrained
14 rights-of-way. On both streets the pedestrian
15 clear area provided is 5 feet. The frontage
16 area meets the minimum requirement of 2 feet.
17 And the amenity areas are between 5 and 6 feet.

18 The Emerald Trail is a City project and
19 will be constructed in the public realm area
20 along Hogan Street. As such, the developer and
21 staff will coordinate to ensure that this space
22 functions well and is designed consistent with
23 the code.

24 Based on the foregoing, staff recommends
25 final approval of DDRB application 2022-004
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1 with the following condition: Basically, the
2 developer and City staff will continue to work
3 together on the Hogan Street frontage where the
4 Emerald Trail is, and we recommend approval.

5 THE CHAIRMAN: Thank you, Ms. Kelly. That
6 was heroic and we appreciate it.

7 All right. Let's hear from the applicant.
8 (Mr. Zeits approaches the podium.)

9 THE CHAIRMAN: Hey, Billy.

10 MR. ZEITS: Hey, Chair.

11 THE CHAIRMAN: State your name and address
12 for the record, please.

13 MR. ZEITS: Billy Zeits, 1819 Goodwin
14 Street, representing Corner Lot Development.

15 And I'm going to do my best job to -- and
16 see -- we have our resident experts here in the
17 field as well, our landscape architect, our
18 historic renovation architect and specialist,
19 and also our architects.

20 I'm also extremely nervous because,
21 generally, we would have Ms. Cyndy Trimmer up
22 here, and I'm sure she is watching, which makes
23 me -- it's a bar that I just won't be able to
24 reach this afternoon. So thanks, everyone, for
25 your patience.

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1 So I like to call this -- and how we refer
2 to it -- a lot's happened since our conceptual
3 design. You know, I think -- to the board and
4 to the Chair, we really want to recognize
5 staff's effort and time in being patient and
6 working with us. We had a property
7 disposition. We had a recent acquisition with
8 some partners at the end of Hogan Street, which
9 included the parking garage. It's really
10 evolved quite a bit and we're really trying to
11 take ownership of this Hogan Street corridor
12 with DIA and with the City to make it a
13 destination between what's happening at James
14 Weldon Johnson Park over the years, the NoCo
15 center. We're really encouraged about what
16 this project can offer to the city and to the
17 residents.

18 So let's start with kind of where we
19 started and where we are. We changed the
20 number of stories from eight to seven. That
21 specifically related to the parking garage.

22 We jumped our unit count from 74 to 148,
23 which we're really proud of. We understand
24 that this is one of the goals in the new BID
25 Plan that's come out through DIA. And as a

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1 downtown developer, you're always hoping to
 2 achieve the goals of DIA as you work through
 3 your project.
 4 We've increased our commercial frontage.
 5 Being a cyclist, we added bike storage,
 6 because it is going to be right on the Emerald
 7 Trail, to encourage multimodal transportation
 8 in and around the city.
 9 We changed the garage screening. And, you
 10 know, instead of a giant parking garage, we now
 11 just have a single thru-lane of parking.
 12 Hopefully, some of that will serve the
 13 commercial businesses that we're hoping to draw
 14 here. And also it will serve the JFRD staff,
 15 which has a dedicated entrance specifically to
 16 the parking garage as well.
 17 We moved the elevated courtyard, which was
 18 on the fifth floor, down to the second floor.
 19 The intention with that was to have a better
 20 interaction with what's happening on the
 21 Emerald Trail, and we're looking at this as a
 22 site that will allow for public access and
 23 coining it as an urban trail head, and we would
 24 love to have some feedback from the board on --
 25 on their perspective of -- of this approach.

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1 We also got more in detail about our
 2 material descriptions, which I'll save for the
 3 architects.
 4 So, as you see, the west facade has
 5 changed drastically. That's where we have now
 6 the L-shaped building. I'd like to remind the
 7 chair and the board, the entire building is
 8 forecasted to be precast concrete with an
 9 effort to, one, pay homage to the buildings
 10 around it, but also for kind of the long-term
 11 sustainability. It is next to City Hall.
 12 There are a lot of concrete buildings in the
 13 area, so that's been our intent since the --
 14 since the inception of the project.
 15 And then as Ms. Kelly mentioned, there's
 16 three parcels. We also are in control of the
 17 fourth parcel, which is on the corner that
 18 you'll see in our site perspectives. That's
 19 going through a landmark process and that will
 20 ultimately be part of our project as we go
 21 forward.
 22 So you can see our site overview that
 23 shows the new Jones on Hogan, the historic
 24 Jones Brothers, and then the forecasted,
 25 going-through-the-landmark-process historic

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1 renovation commercial building on the corner,
 2 which we're really excited about for the
 3 future.
 4 So you can see the site plan.
 5 One thing I want to note is that we've
 6 modified the entrance significantly so that
 7 there could be public access through the
 8 elevator that's right there on the first floor
 9 to get people up to the courtyard. That is
 10 independent of the access residents would have.
 11 They will have a controlled access to their
 12 for-rent rental units, but the public won't be
 13 able to interact. It will be on, you know, a
 14 key fob or something similar.
 15 And this summarizes the different uses
 16 inside of the building (indicating). And I
 17 think what I want to draw our attention to is,
 18 one, the new commercial space that we've
 19 designed. It's an effort to court, hopefully,
 20 a restaurant or a bar or something similar.
 21 And then on the first floor we're also going to
 22 use about 2,500 square feet of that for our
 23 fitness facility that will both be for our
 24 residents and may offer services to the public
 25 as well.

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1 So now we'll run through all the different
 2 perspectives so we can kind of see the
 3 interaction with the streetscape and how all
 4 the buildings interact.
 5 You can see the setback, so you can see
 6 the Jones Brothers Furniture historic sign, the
 7 two-story -- the second-story courtyard and the
 8 balconies and the windows that interface with
 9 the street areas, the entry to the drive for
 10 the parking garage. And then you can see the
 11 historic building and the new wraparound of
 12 what got us to 148 units.
 13 And, ideally, we're contemplating future
 14 development of that second story to have more
 15 outdoor access. And then the southwest
 16 perspective. And the northwest perspective,
 17 which backs up to JFRD. And that's sort of
 18 our -- we'll call it our mechanical side, where
 19 we have our garage entrance, our access for
 20 JFRD parking, and we have our JEA facilities
 21 located over there as well.
 22 What I'd like to note also is that all
 23 sides of this building have access for
 24 pedestrians to come in and out of the building,
 25 which will work great for our residents.

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1 So I'm going to bring Mr. Loretta up.
 2 (Mr. Loretta approaches the podium.)
 3 MR. ZEITS: Joe, thanks for your service
 4 on the board. And thanks to your team for
 5 putting together a landscape design.
 6 He kind of got off easy because we do get
 7 to interact with the Emerald Trail, but I'll
 8 let him contemplate that for us.
 9 MR. LORETTA: Hello.
 10 Joe Loretta, 9995 Gate Parkway North,
 11 Jacksonville, Florida.
 12 Here to just quickly run through the
 13 landscape in relation to the prior submittal.
 14 We are complying with code fully, and so
 15 I'll move forward. And so I'll just quickly go
 16 through that with you all.
 17 Along Hogan, this is going to be a part of
 18 the Emerald Trail, so this is a little bit in a
 19 state of flux on who's on first, if the City is
 20 going to be doing this work effort, if we're
 21 going to be doing this work effort. And so
 22 we're just going to be working through that
 23 process as this project continues forward.
 24 Overall on the project, the southwest
 25 corner, really off site, we're actually
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1 really can allow you to just have a 4-foot
 2 planter, and so this has been something that
 3 maybe you've heard me complain about over the
 4 years on the board.
 5 This is just a quick, little
 6 cross-section. This is the south side. And
 7 then the final cross-section there.
 8 If I can get it to move forward.
 9 And I'm here to answer any questions. I
 10 might give it back to Billy, who is going to
 11 introduce Bold Line.
 12 MR. ZEITS: So thank you, Joe.
 13 And to the Chair and the board, we're
 14 excited to have a team of small -- local team,
 15 with Bold Line coming on as architects. I
 16 think the patience of staff was also mimicked
 17 by the patience of our architect as we've been
 18 through revisions. So without -- without
 19 giving them their appropriate introduction, I
 20 wanted to make sure they got a chance to
 21 present their product.
 22 (Mr. Werner approaches the podium.)
 23 MR. WERNER: Hey, everybody.
 24 I'm Bruce Werner with Bold Line Design,
 25 12636 San Jose Boulevard, Suite 3,
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1 removing a palm tree and adding a new live oak
 2 and then adding one additional live oak on the
 3 south side and one on the north side and
 4 maintaining the -- the three on the north and
 5 the south.
 6 Again, we're fully complying with code and
 7 we're going in with what's required by --
 8 within this district and the new DDRB design
 9 guidelines.
 10 Hardscape site plan. You can see this in
 11 a little bit more detail, but all of this
 12 complies with the DDRB design guidelines right
 13 now.
 14 Again, public realm. We actually have a
 15 constrained right-of-way as we're under
 16 15 feet, I believe. But one of the things that
 17 we've done is -- throughout the overall
 18 project -- in the end we have, let's say, a
 19 5-foot pedestrian clear zone, but it greatly
 20 enhances what we've attempted on the north and
 21 the south side.
 22 On the north side, I think it's 5-feet,
 23 4 inches. And on the south side, it's 6 feet,
 24 to make the planters as large as possible so
 25 these trees actually can grow because the code
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1 Jacksonville, Florida 32257.
 2 Just want to say that we're honored to
 3 present this design to you. We took your
 4 comments and feedback from the conceptual DDRB
 5 and incorporated it into this updated design.
 6 The project is a seven-story, mixed-use,
 7 precast concrete building that wraps around the
 8 historic Jones Brothers building. The design
 9 is inspired by the existing buildings on that
 10 block. It has an articulated base, shifting
 11 fins, divided light windows, a warm beige tone
 12 that complements the historic building, and an
 13 active, friendly streetscape.
 14 You can see in the bottom image the
 15 historic building and the existing condition of
 16 the Church and Hogan corner. And you can see
 17 the proposed design in the upper image. The
 18 building is approximately 150,000 square feet.
 19 It includes commercial spaces, parking,
 20 148 units, and a variety of amenity spaces
 21 throughout the building.
 22 The building is predominantly precast
 23 concrete. It has a variety of colors and
 24 reveal patterns to create a dynamic design that
 25 will energize the surrounding blocks.
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1 The durability of the precast concrete
2 will allow the building to stand the test of
3 time in this urban downtown location that will
4 fit right in with its neighbors.

5 Metal canopies provide shade and
6 protection to the pedestrians along the
7 sidewalk, and perforated metal fins and screens
8 create a playful facade design, as well as
9 visual privacy between the bolt-on metal
10 balconies.

11 We have physical samples back here of all
12 the materials outlined on this page. The
13 materials include a variety of precast tones in
14 light, medium and dark gray, as well as beige.
15 You can see the divided light windows and the
16 bolt-on metal canopies and balconies as well as
17 louvers.

18 The east perspective highlights the
19 primary corner of this project at Church and
20 Hogan and honors the historic Jones Brothers
21 building and signage.

22 This is the idea of the building
23 (indicating), that it is pulled off of the
24 historic, giving it its own space to shine.
25 There is a reveal on the ground floor between
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1 the two buildings to create a distinct
2 separation between the two.

3 The first floor consists of, as Billy had
4 mentioned, commercial spaces that front Church
5 and Hogan, bike storage for residents, as well
6 as the opportunity for the public to park their
7 bikes when they're visiting the site.

8 There is parking for JFRD to walk to the
9 EOC; utility spaces, including a chilled water
10 entrance for the JEA. And there's an elevator
11 lobby to the north with mail on Ashley Street.
12 And there's another lot -- elevator lobby on
13 Hogan Street that the public can access, which
14 allows them to enter the bar and elevated
15 courtyard that you can see on this slide on
16 level 2.

17 The indoor/outdoor bar overlooks the
18 Emerald Trail, as does the elevated courtyard,
19 which is a pretty cool feature. And you'll be
20 able to see it along the -- the elevated people
21 mover.

22 The elevated courtyard also serves as an
23 amenity space for all of the residents to use
24 and enjoy. There has been great attention
25 given to make sure the public has direct access

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1 to the bar and elevated courtyard while
2 maintaining secure access for all of the
3 residential areas of the project.

4 The next slide shows the typical
5 residential level on the upper third through
6 seventh levels of the project.

7 We have a variety of the unit types in
8 this project, including studio, one-bedroom and
9 two-bedroom units.

10 And this -- these next two slides show the
11 two-dimensional elevations of the project, and
12 also highlight the proposed signage locations
13 and sizes.

14 The top elevation faces EOC on the west
15 side. The bottom elevation faces Hogan Street
16 and the Emerald Trail on the east side. The
17 top elevation on this slide is on Church
18 Street, on the south. And the bottom elevation
19 is that updated area that no longer has a speed
20 ramp, but, instead, has a nice, friendly
21 elevation which includes the planters and the
22 elevator lobby.

23 The lighting elevations show a variety of
24 lighting included and integrated into the
25 facade, the signage, the canopies and the

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1 balconies to activate the project at night.
2 And it creates a friendly atmosphere that you
3 can also see on this slide as well.

4 The transparency elevation, starting with
5 the bottom facade, you can see that we have
6 greatly expanded the transparency of the ground
7 floor along Church Street. There's a lot more
8 glass and commercial spaces. And we have also
9 limited the visibility into the garage only to
10 the drive aisle access and entry.

11 The middle transparency facade shows that
12 the transparency is more limited in this area
13 due to existing JEA utility locations as well
14 as other service functions. To balance out
15 that area, we have provided more transparency
16 where the elevator lobby and circulation access
17 are located.

18 The owner intends to add additional
19 transparency on the hatched facade on the left
20 side of that middle elevation at a later date,
21 and the -- in the historic First Baptist
22 building.

23 The top elevation along Hogan Street shows
24 that the transparency exceeds the requirements.

25 And that concludes our overview of the

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1 architectural design.
2 Thank you, guys, for your time. I'm going
3 to throw it over to Brooke.

4 (Ms. Robbins approaches the podium.)

5 MS. ROBBINS: Good afternoon.

6 Brooke Robbins with Robbins Design Studio,
7 40 East Adams Street, Suite LL50, Jacksonville,
8 Florida 32202.

9 So I'll present the second part of the
10 project, which is the historic renovation of
11 the Jones Brothers furniture building.

12 So the Jones Brothers building was
13 constructed originally in 1926. It's a
14 historic landmark building, and we have
15 received -- it's a local landmark. It is also
16 going after the historic tax credits, so we've
17 received the Part 2 approval from the State
18 Historic Preservation Office and the National
19 Park Service at this point.

20 So, really, the exterior facade, we are
21 restoring and repairing the existing -- the
22 existing structure. So on the -- the front
23 side of the building that faces Hogan Street,
24 the level 1 storefront will be replaced and a
25 canopy will be added back on, marking the front

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1 entry to the building. And then levels 2
2 through 7, the historic steel windows will be
3 replaced as they're beyond repair, so they'll
4 be replaced with steel replica windows. The
5 brick will be cleaned. The stucco and stone up
6 top will be cleaned and repaired as well.

7 On the north facade, this faces the
8 Baptist building, the future commercial space
9 on the corner. So on this side, again -- so
10 we -- we have two stories, a story-and-a-half
11 of the Baptist building, and then levels 3
12 through 7 we will cut in windows where
13 applicable to the units inside. Historically,
14 this facade did not have windows, so we very
15 carefully selected where they were needed
16 within the apartments.

17 And these will receive two different types
18 of windows. So the third floor will have
19 steel, fire-rated windows because they're
20 located adjacent to the roof of the building
21 next door, and then 4 through 7 will have the
22 aluminum-clad wood windows that are
23 one-over-one. So compatible design to the
24 historic steel replica windows.

25 The brick will be repainted as well as the

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1 historic sign on this facade.

2 The south facade, this is the facade that
3 faces the level 2 rooftop deck and the adjacent
4 property that Bruce just spoke about. So on
5 this facade, again, it's cleaning up, restoring
6 the brick, restoring the logo sign on the side
7 of the building. And we have not placed any
8 windows on this facade. You'll see, when we
9 get to the floor plans, it's really taken up,
10 the majority of it, with the elevator core and
11 the existing stair, so we limited the -- the
12 window penetrations on this facade of the
13 building.

14 On the rear facade that faces the parking
15 lot at this point, which will now face the new
16 construction component, we have pulled the
17 secondary emergency egress stair off the face
18 of the building to create a light well kind of
19 between the two buildings. So this allows the
20 stair to not be, you know, pushed up against
21 the exterior building and block the windows,
22 and so it pulls it off and creates that light
23 into those apartments that are located on the
24 back side of the building. And, again,
25 restoration of the brick and steel replica

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1 windows in this location as well.

2 Facade lighting, we're really
3 concentrating on the front facade of the
4 building, so just a gentle up- -- subtle kind
5 of up-lighting for the building, as you can see
6 in the following rendering. So we'll have
7 down-lights in the canopy that mark the entry
8 and then, essentially, highlighting the -- the
9 brick pilasters on the building with white
10 up-lights.

11 Floor plan. Again, the two properties are
12 being built together, so we're sharing
13 amenities and -- between the two suites. So,
14 essentially, the Jones Brothers building -- the
15 historic building, where we will have the
16 leasing office, the shared co-work space, the
17 dog wash, whereas the other property will have
18 the mail room and the generator and those sorts
19 of things. So the two properties are
20 intertwined as far as amenities go.

21 Second floor -- so total in our building,
22 we have 29 apartments. So on the second floor,
23 since we are bound on both the south and the
24 north by adjacent buildings, we can only get
25 the four units on the end. So we have studio

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1 and one-bedroom units on this level and then
 2 utility space and then the shared amenity and
 3 the wellness center centrally located.
 4 And then once we get up to the third floor
 5 plan, 3 through 7 are essentially the same,
 6 just modifications for accessible units. And
 7 these house five units per floor.
 8 Exterior materials. Again, restoration
 9 and repair of the historic components. So the
 10 steel replica windows, aluminum canopies,
 11 restored limestone, the stucco and stone up top
 12 as well.
 13 And then the same -- for the north
 14 elevation, again, as I mentioned, the
 15 fire-rated windows, the aluminum-clad wood
 16 windows, and then the painted brick.
 17 And that is the conclusion.
 18 So, again, team effort from all of us
 19 working together on this one. We have multiple
 20 partners with this, so I think we're all --
 21 we're all available if there's any questions
 22 from the board, so --
 23 Thank you.
 24 THE CHAIRMAN: All right. Thank you,
 25 Mr. Zeits, Mr. Loretta, Mr. Werner, and

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1 Ms. Robbins.
 2 Before we go to board comments, let's open
 3 up the public hearing for any public comments.
 4 Ms. Mezini, do we have any public comment?
 5 MS. MEZINI: Nancy Powell has her hand
 6 raised.
 7 THE CHAIRMAN: Ms. Powell, please.
 8 MS. POWELL: I just want to compliment the
 9 team on this. This project hits on all
 10 cylinders. I love the historic preservation
 11 and what you've done on the -- either side of
 12 those blank walls with windows and the
 13 treatments there, the new construction, the
 14 storefront activation with the new transom
 15 windows, which are -- will just add to the
 16 appeal. Really great job.
 17 Thank you.
 18 THE CHAIRMAN: Thank you, Ms. Powell.
 19 Ms. Mezini, are there any other public
 20 comments?
 21 MS. MEZINI: No other public comments.
 22 THE CHAIRMAN: Okay. So we'll close the
 23 public hearing and we will move to board
 24 comments.
 25 Mr. Lee.

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1 BOARD MEMBER LEE: Thank you, Mr. Chair.
 2 I do have a question for Bold Line Design
 3 on the new project. And while you're making
 4 your way up, I would like to compliment the
 5 project. I think I complimented it the first
 6 time during conceptual. I think this is
 7 overall a fantastic project. It was -- and not
 8 the least of which is the durable material use.
 9 I think that goes a long way in our Urban
 10 Core.
 11 But I had a question. The very large
 12 black folded plate that wraps the entire
 13 building and kind of terminates on the west
 14 elevation, what is that material?
 15 MR. WERNER: Billy is grabbing a sample of
 16 that. So it's a perforated metal screen around
 17 the windows. And then the material on the west
 18 side will be an aluminum-clad structure,
 19 similar to that.
 20 BOARD MEMBER LEE: So when we're looking
 21 at the west elevation, that very large black
 22 member is this (indicating)?
 23 MR. WERNER: It will be the same color,
 24 but solid aluminum panels.
 25 BOARD MEMBER LEE: Okay. Solid aluminum

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1 panels. And the same thing with the eave
 2 that --
 3 MR. WERNER: Correct.
 4 BOARD MEMBER LEE: All right. Thank you.
 5 MR. WERNER: Of course. Appreciate it.
 6 BOARD MEMBER LEE: No further questions,
 7 Mr. Chair.
 8 THE CHAIRMAN: Thank you, Mr. Lee.
 9 Mr. Schilling.
 10 BOARD MEMBER SCHILLING: Thank you,
 11 Mr. Chairman.
 12 As noted, I have a voting conflict for
 13 this item and have filed the voting conflict
 14 form and will not be voting and have no
 15 comments.
 16 Thank you.
 17 THE CHAIRMAN: Thank you, Mr. Schilling.
 18 Ms. Ott.
 19 BOARD MEMBER OTT: Before I get into
 20 comments, I just wanted to ask a question.
 21 If you guys could talk about the -- I've
 22 got the northwest perspective pulled up, the --
 23 I think it's Page 10. Could you guys talk
 24 about the interaction of the, essentially, back
 25 of the building with JFRD?

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1 You mentioned there is public access on
 2 all four sides. What do -- what does [sic]
 3 gates look like, parking, lighting, all that
 4 safety stuff?
 5 MR. ZEITS: Thank you.
 6 Through the Chair to Board Member Ott,
 7 it -- I misspoke. It's access on three sides.
 8 The back is a concrete wall for JFRD's
 9 current facility. So on this side
 10 (indicating), which is the north side, there is
 11 a door that goes directly to the parking lot,
 12 because one of JFRD's -- like, on -- when you
 13 walk out of our parking garage, you walk
 14 straight to the sidewalk, and then it's a short
 15 distance to JFRD's facility, which was one of
 16 the conditions of the property disposition.
 17 So they had -- they didn't have to -- a
 18 lot of their staff works late at night, so they
 19 didn't want them to have to traverse from the
 20 front of the building all the way back around.
 21 They wanted to make it as direct access as
 22 possible.
 23 BOARD MEMBER OTT: So on one of the --
 24 that makes sense. Thank you.
 25 On one of the diagrams, it looked like
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1 canopy trees. I know the Emerald Trail is a --
 2 is a different component, but we love the shade
 3 trees.
 4 Good job, Joe.
 5 And, overall, wonderful adaptive reuse
 6 project. And also great -- great project
 7 packet. It was really helpful and really easy
 8 to understand.
 9 MR. ZEITS: Thank you.
 10 THE CHAIRMAN: Thank you, Ms. Ott.
 11 Mr. Monahan.
 12 BOARD MEMBER MONAHAN: Thank you,
 13 Mr. Chair.
 14 I'm going to echo the comments of my board
 15 members. Fantastic job. You guys should be
 16 certainly proud of this. The use, the design
 17 will be a beacon, an asset for Hogan Street and
 18 for the Urban Core.
 19 But, Mr. Zeits, I want to call attention
 20 to something that you mentioned was the urban
 21 trail head. I think -- I mean, public access
 22 to private facilities like this with the
 23 amenities you've added to interact with the
 24 Emerald Trail and, like, this type of
 25 public/private partnership with parcels like
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1 there were angled parking spots that butt up
 2 against this wall; is that correct?
 3 MR. ZEITS: That's correct. That's their
 4 parking that's existing there today.
 5 BOARD MEMBER OTT: Got it. Okay.
 6 I think that's great. I think that's a
 7 wonderful compromise and shared space. Thank
 8 you for helping public servants with this
 9 arrangement.
 10 I just have one suggestion, thinking about
 11 a safety thing. If we could do some kind of
 12 cool, dramatic lighting situation. It looks
 13 like there's a bit of a lip or an eyebrow with
 14 that black material below those balconies, do
 15 some type of down-lighting just so there's some
 16 visual interest, just in case there are -- a
 17 passerby, you've got eyes on the street that
 18 are kind of keeping it even safer. Just a
 19 thought.
 20 Overall, this is a really great mixed-use,
 21 adaptive reuse project in our Urban Core, so
 22 thank you so much for bringing this to us.
 23 The improvements are noticeable. And
 24 thank you also for the summary of the changes.
 25 That was really helpful. Appreciate also the
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1 this is outstanding. You know, it adds another
 2 notch in the belt to what's going to be a
 3 fantastic Emerald Trail.
 4 And this is what we need more of, and
 5 these things will help long-term sustainability
 6 for our parks and for other assets downtown.
 7 So credit to you-all for that. Fantastic job.
 8 MR. ZEITS: Thank you.
 9 THE CHAIRMAN: Thank you, Mr. Monahan.
 10 Mr. Loretta, anything to add?
 11 BOARD MEMBER LORETTA: No, other than I do
 12 have my voting conflict form here, so I
 13 appreciate it.
 14 Thank you very much.
 15 THE CHAIRMAN: All right.
 16 Mr. Jones.
 17 BOARD MEMBER JONES: Not a lot of
 18 comments, other than just very excited about
 19 this, and just really the -- the interface with
 20 the Emerald Trail is awesome. And I think,
 21 again, you've created a huge value proposition
 22 for residents. I've been saying, this is the
 23 next -- just like the BeltLine in Atlanta, this
 24 is going to be our new oceanfront property in
 25 Jacksonville. So kudos for the treatments
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1 there given and the interaction. So really
 2 looking forward to that.
 3 Thank you.
 4 THE CHAIRMAN: Thank you, Mr. Jones.
 5 Mr. Harden.
 6 BOARD MEMBER HARDEN: Thank you,
 7 Mr. Chair.
 8 I also would share all the compliments to
 9 the applicant. I know this has been a long
 10 road to get to this point, and I think that you
 11 did a fantastic job with the presentation. I'm
 12 sure Ms. Trimmer is very proud of you,
 13 Mr. Zeits.
 14 But I do think this is a very
 15 complementary project in a great way. I think
 16 adding the density of the project to the
 17 adaptive reuse is tremendous and -- and I hope
 18 we see a lot more of this to come.
 19 Thank you.
 20 THE CHAIRMAN: Thank you, Mr. Harden.
 21 The board members have said it all.
 22 Really, really fantastic job to you and the
 23 entire Corner Lot team. Super excited to see
 24 this move forward. This checks a lot of the
 25 boxes that we like to see, and I think this is

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1 Mr. Jones seconds.
 2 All those in favor, please say aye.
 3 BOARD MEMBERS: Aye.
 4 (Board Members Loretta and Schilling
 5 abstain from voting.)
 6 THE CHAIRMAN: Any opposed?
 7 BOARD MEMBERS: (No response.)
 8 THE CHAIRMAN: All right. Show that
 9 unanimous adoption of granting final approval
 10 for DDRB application 2022-004.
 11 Congratulations.
 12 MR. ZEITS: Thank you.
 13 On behalf of our project team and our
 14 whole team at Corner Lot, to the Chair and to
 15 the board, we appreciate it. We can't take all
 16 the credit. And anybody who comes up here or
 17 who's going to work in downtown should take the
 18 time and effort like we did to read the BID
 19 Plan. It's incredibly helpful and really part
 20 of the future of our city. So thanks to DIA
 21 for putting it together.
 22 THE CHAIRMAN: All right. So we do have
 23 two agenda items left. If the board members
 24 would be up for it, we can keep going or we can
 25 do a quick five-minute recess if anybody needs

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1 a good model for other developers to follow in
 2 the future when they look at putting together a
 3 packet and an overall project that meets the
 4 City's and meets this board's expectations, so
 5 thank you so much.
 6 MR. ZEITS: Thank you.
 7 THE CHAIRMAN: So, with that, we do have a
 8 recommendation from staff in front of us to
 9 grant final approval with the one condition,
 10 that the developer and the City staff continue
 11 to work together to ensure the construction of
 12 the Emerald Trail and streetscape improvements
 13 along Hogan Street are consistent with the
 14 Downtown Overlay. So I will look for a motion.
 15 BOARD MEMBER MONAHAN: So moved.
 16 BOARD MEMBER JONES: Second.
 17 THE CHAIRMAN: There's a motion to approve
 18 from Mr. Monahan and a second from Mr. Jones.
 19 All those in --
 20 MS. LOPERA: Just to clarify, Mr. Chair,
 21 was the motion to approve with the staff
 22 condition?
 23 BOARD MEMBER MONAHAN: Yes, motion to
 24 approve with staff conditions.
 25 THE CHAIRMAN: With staff conditions, and

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1 a break. So if anyone needs a break, please
 2 let us know. Otherwise, we can keep going.
 3 BOARD MEMBERS: (No response.)
 4 THE CHAIRMAN: All right. So with that,
 5 let's move on to agenda item E, DDRB
 6 application 2022-016, 225 North Laura Street,
 7 conceptual approval.
 8 And, Ms. Kelly, we look to you for a staff
 9 report.
 10 MS. KELLY: All right. DDRB application
 11 2022-016 is a request for conceptual review of
 12 the 225 North Laura Street adaptive reuse
 13 project. Located in the Central Core District
 14 of the Downtown Overlay Zone, the subject site
 15 is approximately .05 of an acre. The site is
 16 bounded on the north by Mag's Cafe, on the west
 17 by Laura Street, Chamblin's to the south, and
 18 another commercial building to the east.
 19 The aim of the project is to renovate the
 20 three-story building such that a restaurant is
 21 on the ground floor and studio apartments are
 22 located on floors 2 and 3. The structure is
 23 currently under review to be designated as a
 24 historic local landmark.
 25 Because the project involves the

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1 restoration of an existing structure, much of
2 the overlay criteria is either not applicable
3 or the evaluation is not relevant because the
4 conditions are not changing.

5 Further, because it is anticipated that
6 the structure will be designated a local
7 landmark, any changes to the exterior of the
8 property will require an approved Certificate
9 of Appropriateness from the City's Historic
10 Preservation section or the JHPC.

11 As currently designed, DDRB staff finds
12 that the proposed project provides pedestrian
13 scale and interest through the inviting
14 storefront, the material differentiation along
15 the front facade, and the mortar joints of the
16 exterior finishes. Horizontal elements and
17 awnings and Juliet-style balconies provide
18 additional articulation and detailing
19 consistent with the overlay.

20 Moreover, adaptive reuse of the structure
21 serves to preserve the historic character of
22 the Central Core, which is consistent with the
23 district standards and branding.

24 Based on the foregoing, staff supports
25 conceptual approval of 2022-016 with the
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1 following recommendations: Prior to submittal,
2 the developer shall meet with staff to identify
3 any deviations. And prior to submittal for
4 final, the developer shall receive an approved
5 COA or its functional equivalent.

6 This concludes the staff report, and I'm
7 happy to take any questions.

8 THE CHAIRMAN: Thank you, Ms. Kelly.
9 Ms. Robbins, we'll hear from the applicant
10 now.

11 (Ms. Robbins approaches the podium.)

12 MS. ROBBINS: Again, Brooke Robbins,
13 Robbins Design Studio, 40 East Adams Street,
14 Suite LL50, Jacksonville, 32202.

15 So we're moving a few blocks over from the
16 last project. We're catercorner to this
17 building, so looking at 225 North Laura Street.

18 So, as mentioned, this is a historic
19 structure. It was originally built in 1904 as
20 a two-story wood frame structure. In 1923,
21 they basically lifted the building up, built a
22 new first floor, brick structure, and added a
23 brick facade to the building.

24 And then in the '90s, the first floor
25 stonework was covered up with stucco, which

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1 gets us to its current pink condition that we
2 will be repairing as we move forward.

3 So, again, another mixed-use project. So
4 the first floor is a future restaurant space
5 with the entry to the apartments upstairs. And
6 then on levels 2 and 3 we will have studio
7 apartments. We're still working on the layouts
8 for those, between 6 and 8 units.

9 So again, we are literally catercorner to
10 where we are standing now, so the corner of
11 Laura and Monroe Street.

12 Adjacent properties: We have James Weldon
13 Johnson to the northwest; the library to the
14 north; again, Mag's Cafe on the corner. So we
15 are the second building in. So that's one of
16 the challenges of this property, it is bound on
17 three sides by adjacent structures. We have
18 (inaudible). So that comes into play with some
19 of our fire ratings and life safety features
20 for the property.

21 Again Chamblin -- as you guys are aware,
22 on -- the project did go through approval,
23 and -- a year -- a couple of years ago. Ron
24 Chamblin previously owned the building. It has
25 since sold. The new owner is Juliette Balcony.

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1 So we're going through redesign efforts on
2 (inaudible) and some of the uses for the
3 property.

4 So, again, the Greenleaf Building, and
5 then the Snyder Memorial Church opposite.

6 Again, the existing elevations. Just
7 showing you photographs. So this is Laura
8 Street. So you have the historic brick up
9 high, and then on the first floor the stucco
10 that's been applied over the stonework.

11 The north facade -- it's supposed to --
12 oh, there it goes. Okay.

13 So the north facade, you have Mag's Cafe,
14 which is two levels, so really you just have
15 the third floor that extends up above the
16 adjacent building. And, again, we have about a
17 20-inch separation.

18 On the east facade, currently, there are
19 porches up on the third floor. And, again, we
20 have a 3-foot separation to the adjacent
21 building on this side.

22 And then to the south is Chamblin Bookmine
23 currently. So, again, it's a two-story
24 structure, so you have the third -- the third
25 floor that's elevated above the adjacent roof.

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1 Existing streetscape. Again, we're on
 2 Laura Street, so that has previously been, you
 3 know, undertaken by the City itself.
 4 The proposed renovations. As mentioned,
 5 we're going to repair and restore the historic
 6 brick. We will replace the windows with
 7 in-kind, six-over-six replica windows. And
 8 then on the first floor we will restore the
 9 storefront and add a canopy that -- that marks
 10 the entrance into the apartments, and remove
 11 the stucco and, you know, see what we get when
 12 we take the stucco off, whether we can repair
 13 the stonework or whether we'll have to replace
 14 it.
 15 And then on -- the other three sides, as
 16 mentioned, are bound by adjacent buildings. So
 17 the north elevation, you're really -- from
 18 street level, you're only going to see the
 19 third floor where we have the windows. We're
 20 in the process of finalizing the apartment
 21 layouts, and that will determine the exact
 22 window locations and that sort of thing. And
 23 it's, additionally, an historic component with
 24 window replacement and also a fire rating
 25 issue, so we're carefully evaluating how many

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1 windows we can put in and the impacts of that.
 2 The same with the east that faces -- these
 3 are the back side of the building (indicating).
 4 So, again, the first floor is blocked, then
 5 we'll have a light well for the upper two
 6 floors.

7 And then the south elevation, again,
 8 Chamblin Bookmine blocks the first two levels,
 9 so, again, we'll have a -- there is a -- there
 10 is a small, little alleyway at the back of the
 11 building that we will use for trash storage for
 12 the restaurant space, so that's the door on the
 13 first floor that will get out to that alleyway
 14 for temporary storage to then be pulled out to
 15 the street for trash pickup.

16 And that's the end of the presentation for
 17 concept design. So any questions, just let us
 18 know.

19 THE CHAIRMAN: Okay. Thank you,
 20 Ms. Robbins.

21 And we'll open up the public hearing for
 22 this item.

23 Ms. Mezini, are there any public
 24 commenters?

25 MS. MEZINI: No public comments.

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1 THE CHAIRMAN: All right. We'll close the
 2 public hearing and move along to board
 3 comments.

4 Let's start with Mr. Jones.

5 BOARD MEMBER JONES: This is a great
 6 project. The simpler the better. I love the
 7 treatment. I don't really have a whole lot to
 8 add. I love -- the building's already great
 9 and -- and what you're doing on the first floor
 10 to enhance the fenestration and the building
 11 articulation is perfect. So this is another
 12 great reuse project.

13 Thank you.

14 THE CHAIRMAN: Mr. Loretta.

15 BOARD MEMBER LORETTA: No comment.
 16 Thank you very much.

17 THE CHAIRMAN: Mr. Monahan.

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

20 Great job. This is a great project that's
 21 going to add life to a space that currently
 22 doesn't have it. It's a fantastic reuse.
 23 Appreciate the addition of the density to
 24 downtown. That's important. So looking
 25 forward to seeing this come on line.

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1 THE CHAIRMAN: Ms. Ott.

2 BOARD MEMBER OTT: I get to say it every
 3 meeting, but I love adaptive reuse, so I'm
 4 really excited about this project. So I'm
 5 grateful to the owners who are undertaking
 6 this -- this type of project.

7 It's not as large as the last one that we
 8 discussed, but this type of project adds
 9 authenticity, it adds character, it makes a
 10 place unique, so I'm really excited about this
 11 project and I think it's really well done.

12 MS. ROBBINS: Thank you.

13 THE CHAIRMAN: Mr. Schilling.

14 BOARD MEMBER SCHILLING: Thank you,
 15 Mr. Chairman.

16 Real quick question. And I remember when
 17 this came before us before, there was a lot of
 18 discussion because at the time there was a
 19 thought that they would -- the balconies would
 20 be real balconies. But just to confirm, the
 21 two -- the railings are shown -- that's just
 22 faux -- faux railing, not a real balcony --

23 MS. ROBBINS: Correct. So they are --
 24 currently, there are Juliet balconies on -- on
 25 the front of the building, so we will be

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1 restoring those. The previous design was
 2 removing those and making it an occupiable
 3 balcony.
 4 So since we are going after the historic
 5 tax credits and the DPRP program and all of
 6 that, we're -- we're closely following the
 7 historic guidelines for it, so they'll be
 8 restored.
 9 BOARD MEMBER SCHILLING: Great. That's
 10 terrific. And, again, I'll echo what has been
 11 shared; it's a great-looking project.
 12 And then I -- and I will also defer to the
 13 architects on the board, but I would share
 14 that -- just me looking at the first floor, it
 15 feels lopsided with just the canopy on the one
 16 side. And I don't know if -- and, again, I
 17 know the architects can probably weigh in
 18 better than I, but if it makes sense to have a
 19 canopy also on the other door, I'll just share
 20 that. But, otherwise, I think the project
 21 looks great.
 22 Thank you.
 23 MS. ROBBINS: And that's something we are
 24 looking into as we further develop the front
 25 facade and the split between the apartment
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1 entry and the retail space. So we are looking
 2 at options for that, for the front of the
 3 building.
 4 BOARD MEMBER SCHILLING: Great. Thank
 5 you.
 6 THE CHAIRMAN: Mr. Lee, what do you think
 7 about that awning?
 8 BOARD MEMBER LEE: Thank you, Mr. Chair.
 9 Since I was deferred to, lopsided is okay.
 10 It's a great project. No further
 11 comments.
 12 THE CHAIRMAN: Mr. Harden.
 13 BOARD MEMBER HARDEN: Great project. No
 14 comments.
 15 THE CHAIRMAN: Same. Great job,
 16 Ms. Robbins.
 17 MS. ROBBINS: Thank you.
 18 THE CHAIRMAN: Okay. So in front of us,
 19 we do have a staff recommendation to approve
 20 the conceptual review of DDRB application
 21 2022-016, subject to the two recommendations
 22 included in our packet, and so I will look for
 23 a motion at the board's pleasure.
 24 BOARD MEMBER LORETTA: I'll make a motion
 25 for conceptual approval with staff
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1 recommendations.
 2 THE CHAIRMAN: Okay. There's been a
 3 recommendation to approve with staff
 4 recommendations.
 5 Is there a second?
 6 BOARD MEMBER JONES: Second.
 7 THE CHAIRMAN: Thank you, Mr. Jones.
 8 All those in favor, please say aye.
 9 BOARD MEMBERS: Aye.
 10 THE CHAIRMAN: Any opposed?
 11 BOARD MEMBERS: (No response.)
 12 THE CHAIRMAN: All right.
 13 Congratulations, Ms. Robbins.
 14 Board, by your action, you have approved
 15 the conceptual review of 2022-016.
 16 And that takes us now to our final item --
 17 MS. ROBBINS: Thank you.
 18 THE CHAIRMAN: Thank you, Ms. Robbins.
 19 That takes us to our final action item,
 20 item F, DDRB application 2022-012, LaVilla
 21 Place, at 525 West Beaver Street, for final
 22 approval.
 23 Ms. Kelly, can we have a staff report,
 24 please.
 25 MS. KELLY: Yes, sir. I will try to make
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1 it through this one.
 2 DDRB application 2022-012 is a request for
 3 final approval of the LaVilla Place project
 4 located at 525 West Beaver. Located on the
 5 edge of the North Core district, the subject
 6 site is comprised of multiple parcels. From
 7 the structure at 525 West Beaver Street to the
 8 corner parcel at North Broad, the site fronts
 9 the north side of Beaver Street with secondary
 10 frontage on Broad Street.
 11 This is a primarily residential project
 12 that includes redevelopment of the historic
 13 Lawton Pratt Funeral Home into 13 apartments
 14 and one commercial unit. The proposed
 15 development also consists of a courtyard
 16 feature, on-site parking lot, and pad for
 17 future development.
 18 This project received conceptual approval
 19 from DDRB on September 8th. Eight
 20 recommendations were approved. In summation of
 21 the recommendations, no deviations are being
 22 requested. A COA has been approved by
 23 Historic. Street furnishings will be
 24 consistent with the Design Guidebook. And
 25 additional revisions will be addressed in this
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1 presentation.

2 Staff requests that the recommendation

3 that the surface lot be developed with a

4 permanent use within three years be carried

5 forward as a condition of the final approval.

6 The right-of-way in front of the historic

7 structure along Beaver Street includes a large

8 curb-cut, I guess, which the developer had

9 interpreted as space for on-street parking.

10 Given the narrow pedestrian clear area, staff

11 finds that the curb should be restored and the

12 pedestrian zone be brought into compliance with

13 code requirements for constrained

14 rights-of-way.

15 The developer had considered applying for

16 a deviation to reduce the pedestrian zone,

17 which was the original packet that I had sent

18 out to you, but then reconsidered to

19 reconstruct the streetscape. So the staff

20 report does reflect that the streetscape would

21 be restored, but the drawings weren't updated

22 in time, which is why I sent you the package, I

23 think it was yesterday.

24 Please note, Beaver Street is a State

25 road. So, as such, any plans that FDOT has for

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1 the road would ultimately inform -- or later

2 inform the design of the streetscape of this

3 location.

4 Opportunities for activation exist at the

5 vacant corner parcel. Staff had previously

6 noted that options for activation might

7 include, but are not limited to, public art,

8 seating or visually appealing screening. The

9 developer plans to activate the corner by

10 placing a little pop-up kiosk or similar at

11 that location, as shown in the rendering.

12 Because the on-site parking lot is in a

13 prominent location, the staff has conditioned

14 that the corner parcel be developed with a

15 permanent use in a timely manner. The

16 condition currently is for three years.

17 Based on the foregoing, staff recommends

18 final approval of DDRB application 2022-012

19 with the following conditions: Within three

20 years of final approval, the developer shall

21 submit an application for conceptual approval

22 for the northeast quadrant of Broad and Beaver

23 Streets, which is identified as a future pad

24 for development on the original site plan. The

25 expectation of this condition is that the

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1 currently proposed parking is temporary and

2 that the corner will be developed with a

3 permanent use.

4 Also, the public realm along Broad Street

5 will be brought into -- will also be brought

6 into compliance with the Downtown Overlay when

7 that corner parcel is developed with a

8 permanent use.

9 Number 2, the curb along Beaver Street

10 shall be restored and the pedestrian zone

11 brought into compliance per the Code.

12 And this concludes the staff report.

13 Thank you.

14 THE CHAIRMAN: All right. Thank you,

15 Ms. Kelly.

16 Do we have a presentation from the

17 applicant?

18 (Mr. Canning approaches the podium.)

19 THE CHAIRMAN: It looks like you drew the

20 short stick there.

21 MR. CANNING: I think -- is it working?

22 THE CHAIRMAN: All right. Now it's

23 working.

24 If you wouldn't mind, also state your name

25 and address.

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1 MR. CANNING: Sorry. I'm Jason Canning,

2 1812 Atlantic Boulevard.

3 Yeah, I think that, you know, there's a

4 lot in this area that could be bought and

5 purchased and brought up to, you know, a much

6 improved level. I think it's going to be a

7 bright spot in that area.

8 I don't know, I think we've gone through a

9 lot of different changes to the thing to kind

10 of bring it up to, you know, anything that

11 anybody has asked for, but he didn't want to

12 fall on his sword just to, you know, fight for

13 different elements and --

14 So I think that, you know, if I had my

15 way, I'd do some different things, but I think

16 the parking on Beaver Street really should be

17 there. It's a great kind of loading area.

18 It's existing. But, I don't know, we're just

19 going to, you know, go with what we have and

20 leave it as is. So I think I'd -- you know, at

21 this point, I think it looks pretty good.

22 Is there any questions you have about any

23 portion of it?

24 THE CHAIRMAN: One thing. May I ask you

25 to go over if there are any changes that

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1 you-all have made from conceptual a couple of
2 months ago until now? If you wouldn't mind
3 just quickly mentioning those. And if things
4 are substantially the same, then that's --
5 that's fine too.

6 MR. CANNING: Yeah. You know, the only, I
7 think, major element was, like, switching the
8 fence to a wooden fence from a masonry one. I
9 guess the idea, that it was competing. Even
10 though those are on portions of property that
11 are not a part of the historic building, it's
12 still attached visually, so they didn't want
13 that to compete with the historic structure and
14 look like it was already -- always there.

15 My idea is, like, make it look like it
16 wasn't paper clipped on, but I guess we're
17 going to go with a wooden fence. That's going
18 to suffice from -- from making that
19 requirement, so that's what we're going to do
20 there. That's probably the only major element,
21 other than the two parking spaces on Beaver
22 Street, you know?

23 THE CHAIRMAN: Okay. Well, stick around
24 for questions as we go around the board
25 comments in a moment. But before we go to

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1 that, let's open the public hearing.
2 Ms. Mezini, if there are any speaker
3 cards.

4 MS. MEZINI: Yes. We have Adrian
5 Swanigan.
6 (Audience member approaches the podium.)

7 THE CHAIRMAN: And, sir, if you wouldn't
8 mind just stating your name for the record as
9 well.

10 AUDIENCE MEMBER: Adrian Swanigan, and I
11 was here to make a comment around the proposed
12 future development site on Broad and Beaver and
13 to set some things before the board. And
14 future developments, that we look at Broad
15 Street more in a totality and more in a
16 Riverside Avenue approach for future projects
17 that -- along the Broad Street corridor are
18 plans to bring the walkability back to a
19 district that we are fighting to bring the
20 heritage, tourism -- the cultural heritage
21 tourism corridor at that end of Broad Street
22 back alive and contribute to some of the other
23 things that are being done in the North Core
24 and adjacent neighborhoods downtown.

25 So in regards to setting parameters around
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1 the developer on a concrete plan for the future
2 development site, I think from a community
3 standpoint, that's where it -- there's a big
4 concern because, like I said, there are
5 multiple other projects along Broad Street that
6 will be brought to the board in the future, and
7 we want to send the proper signals,
8 developer-wise, that the corridor --

9 We have a totality or an overall goal to
10 achieve walkability again, so we want to make
11 wise use of the infill spaces that are
12 remaining in LaVilla due to things that
13 happened a number of years ago where a lot of
14 the premiere structures that were razed -- so
15 we have a huge concern in the community around
16 bringing the life back into LaVilla, the
17 walkability, and projects similar to the Jones
18 Brothers project where they took some of the
19 old structures and added density around them to
20 create walkable corridors and streets that
21 would bring residents to downtown as well as
22 businesses as well.

23 So I would just like to see what would the
24 board think would be appropriate for guidelines
25 to set around the development, not just giving

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1 a time frame but some more concrete hurdles or
2 points that we would be able to measure what
3 would actually -- actually be the future,
4 because we can say now, okay, we'll come up
5 with a plan in three to five years, and then in
6 three to five years it's still a parking space
7 on a corner that FDOT actually has a plan to
8 bring a road diet along Beaver Street.

9 I was a part of a -- a committee that was
10 appointed by the DIA in LaVilla to
11 completely -- Heritage Trail, and we seen
12 Beaver and Broad as one of our gateway sites to
13 the community, so I think we need to make some
14 steps that we are able to make sure in the
15 future that we see the future development
16 actually happen, especially when developers are
17 actually relying on public funds to finance a
18 significant portion of the project.

19 So I think we -- I want to see what kind
20 of recommendations that other board members may
21 have around coming up with a better idea than
22 just giving a three-year term.

23 So that's my thoughts.

24 THE CHAIRMAN: Thank you, sir. We
25 appreciate the input.

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1 Ms. Mezini, any other public commenters?
 2 MS. MEZINI: No additional public comment.
 3 THE CHAIRMAN: Okay. So we'll close the
 4 public hearing and we'll move to board
 5 comments.
 6 And this time, let's start with Mr. Lee.
 7 BOARD MEMBER LEE: Thank you, Mr. Chair.
 8 No comments.
 9 THE CHAIRMAN: Mr. Schilling.
 10 BOARD MEMBER SCHILLING: Mr. Chairman, I
 11 have a voting conflict on this item. And I
 12 have not filed my voting conflict form yet, but
 13 I will, following the meeting, and so I won't
 14 be voting on this and have no comments.
 15 Thank you.
 16 THE CHAIRMAN: Thank you, Mr. Schilling.
 17 Ms. Ott.
 18 BOARD MEMBER OTT: Mr. Chair, again, great
 19 adaptive reuse project, but no other comments.
 20 THE CHAIRMAN: Mr. Monahan.
 21 BOARD MEMBER MONAHAN: Thank you,
 22 Mr. Chair.
 23 No, I echo Ms. Ott's comment. I think
 24 this is a great adaptive reuse. It adds mixed
 25 use to the LaVilla neighborhood, which I think
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1 is absolutely necessary. And so look forward
 2 to seeing this project come to fruition.
 3 Thank you.
 4 THE CHAIRMAN: Mr. Loretta.
 5 BOARD MEMBER LORETTA: And I agree with
 6 fellow board members. I actually worked on a
 7 parcel just north of this at 530 West Union.
 8 The overall area is regularly filled with
 9 vagrants, and so this is a tough parcel. I
 10 wish you guys great luck and hope you have
 11 great success through the construction.
 12 I do feel like three years right now is
 13 actually pretty reasonable. It's probably
 14 almost tough on the developer to some extent
 15 because it's probably going to be a while
 16 before, truly, this area is going to be set up
 17 for additional development and so forth, but --
 18 so at least within a three-year period the
 19 developer is going to need to talk with staff
 20 again about how we can try to activate this
 21 site. So I do think that's reasonably fair for
 22 this portion of downtown.
 23 Thank you.
 24 THE CHAIRMAN: Thank you, Mr. Loretta.
 25 Mr. Jones.
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1 BOARD MEMBER JONES: Yes, this is another
 2 great project.
 3 I do have a question. Is the corner, is
 4 that an actual pad that's designed or is it
 5 just to hold various food vendors or food
 6 trucks that will come in, or are you kind of
 7 thinking about maybe a containerized unit
 8 that's there, that's permanent, that you would
 9 have different vendors come in and out?
 10 MR. CANNING: I guess all I know at this
 11 time is that it was recommended to put a box
 12 there, and that it -- we wanted to activate it,
 13 which, you know, that could be -- it can be an
 14 art gallery, you know, which -- I mean, that's
 15 kind of useless.
 16 So we thought, you know, coffee, you know,
 17 sounds cool, you know, something like that.
 18 Obviously, it's not going to be a freezer
 19 storage unit, but that's what we're doing so
 20 far at this point, a box that's -- you know,
 21 has some artistic character to it or something
 22 like that, but an activated box in the sense
 23 that we'll probably get some power and water
 24 going to it. Not initially sure or certain
 25 about a vendor that can come in there yet.
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1 BOARD MEMBER JONES: Okay. But I just
 2 wanted to make sure it wasn't just a pad and
 3 various food trucks come -- pull in and out.
 4 You're thinking an actual unit --
 5 MR. CANNING: That's what we were told,
 6 yeah, just a -- the box was going to be
 7 sufficient, but I -- I think, you know, from a
 8 flexibility standpoint, a food truck would make
 9 sense, but the -- we're going, again, with the
 10 requirements we were asked to do, so yeah.
 11 BOARD MEMBER JONES: Okay. No other,
 12 other than, like I say, Beaver Street, just
 13 like Riverside Avenue, is an overbuilt facility
 14 east of I-95 and it definitely needs a road
 15 diet, and that would help in activating, to the
 16 public's comments.
 17 No further comment.
 18 THE CHAIRMAN: Thank you, Mr. Jones.
 19 Mr. Harden.
 20 BOARD MEMBER HARDEN: So I have another
 21 question, maybe to staff. Through the Chair,
 22 after listening to the public comment and then
 23 reading the recommendation, is it my
 24 understanding that they are able to leave the
 25 parking lot in its existing condition for three
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1 years or is the parking lot that's designed on
 2 the plan that we're approving to be built?
 3 MS. KELLY: To Mr. Harden, through the
 4 Chair, they would be bringing the surface
 5 lot -- they would be creating that surface lot
 6 as you're seeing in the plans, they would be
 7 screening it appropriately per code. But
 8 because this is a gateway location, this is a
 9 prominent corner spot, we don't really want a
 10 surface lot on there, but we do recognize sort
 11 of the need for maybe a phased approach to
 12 development here, so that's why the three years
 13 for a permanent vertical use but that the
 14 surface lot would not remain as it currently
 15 existed; it would be brought to a more modern
 16 lot.

17 MR. CANNING: Let me make it a little bit
 18 more clear on that, is that -- in terms of true
 19 marketability of this thing, we've got to have
 20 the pool and the parking and the handicapped
 21 space and everything. You know what I mean?
 22 Otherwise, people aren't going to show up,
 23 period. You know, so he was very -- we kind of
 24 explored that in the very beginning, like, hey,
 25 we'll do that on a separate permit. And then

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1 constructed per the submitted site plan.
 2 And then in addition to the three-year --
 3 like, for only three years. You know what I
 4 mean? So just add on what you see in the site
 5 plan is what you're going to get in terms of
 6 the parking lot for three years, then we'd like
 7 to see a permanent vertical use.

8 So we could add in -- so that there's not
 9 that confusion that, hey, here's your lot. So
 10 that's an option. If anybody is interested, we
 11 can always add that.

12 BOARD MEMBER HARDEN: Yeah. And I'm sorry
 13 to do this, as I'm remotely participating, but
 14 the gentleman that was at public comment
 15 obviously has a lot of insight in the
 16 neighborhood and has participated on the study.
 17 I mean, is there any further clarification that
 18 he wanted to make on what he was looking for?
 19 If there was something about the design that --
 20 I just want to make sure we're addressing that.
 21 If not, fine.

22 THE CHAIRMAN: Sure. Yeah, please. If
 23 you could keep it 60 to 90 seconds.

24 MR. SWANIGAN: Yeah, it'll be short.

25 I had no opposition to the development and
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1 he's like, no, there's no way, we have to -- we
 2 have to have an -- asphalt, concrete,
 3 everything. It's all going to be done in -- at
 4 one time.

5 Is that the question?

6 BOARD MEMBER HARDEN: Yeah, that makes
 7 sense.

8 MR. CANNING: Okay.

9 BOARD MEMBER HARDEN: That makes sense. I
 10 guess I was just misreading that requirement.

11 And then I heard the gentleman in the
 12 public comment suggest, you know, we want to
 13 make sure this looks nice. And, yeah, I don't
 14 think that we're forcing them to go vertical,
 15 but I just wanted to make sure I wasn't
 16 misunderstanding that they could just maintain
 17 that current condition, and that's what might
 18 have created some heartburn.

19 So no further comment. I think it's great
 20 and great to have some more residential.

21 MS. KELLY: To the Chair, may I suggest
 22 something? Recognizing Mr. Harden's concern,
 23 we could add into the condition something to
 24 the effect of -- that this -- the lot or those
 25 parcels will be -- shall be designed or

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1 the project. I actually like the project. I
 2 actually spoke with the developer about the
 3 historical significance of the property. So I
 4 have no opposition towards the adaptive reuse
 5 part. I'm a big preserver and adaptive reuse
 6 fan, so I'm -- I'm okay with that part.

7 But for the future, I was stating, that
 8 lot -- particular lot, let's just have some
 9 clear parameters on what are the particular
 10 phases that we should see. And like you was
 11 saying, Chair -- I meant Mr. Harden -- that --
 12 the look of that location during the time that
 13 they're actually going through the phases of
 14 construction, we kind of want to, you know, be
 15 mindful of what type of look we create going
 16 forward through the development.

17 So I just have a concern with seeing how
 18 we really make that corner appealing into the
 19 three-year period when it's time to go
 20 vertical. So that's what my thoughts were.

21 BOARD MEMBER HARDEN: That's helpful.

22 THE CHAIRMAN: Mr. Harden, please, if you
 23 have any additional comments.

24 BOARD MEMBER HARDEN: Yeah, I think that's
 25 great. This would go past this board again if

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1 this was to go vertical, so that's perfect.
 2 Thank you so much.
 3 THE CHAIRMAN: Thank you, Mr. Harden.
 4 Quick question for the applicant. I
 5 mean -- and, you know, we're not going to hold
 6 you to this, but in your perfect world, if the
 7 site was ready to go and the surrounding
 8 properties were activated to your satisfaction,
 9 what would that future phase be in terms of
 10 usage? Would you envision more residential,
 11 some retail, commercial? Just what's -- what's
 12 the long-term vision for the site if things go
 13 to plan, understanding that now it's just very
 14 high level.
 15 (Mr. Adler approaches the podium.)
 16 MR. ADLER: Eric Adler, 1235 North Laura
 17 Street, developer.
 18 So in terms of the future idea that I have
 19 is something mixed-use, multifamily,
 20 residential, retail. I've spoken with other
 21 developers in the area who are interested in
 22 potentially partnering on a future project.
 23 I will say, just to be on the record, that
 24 I do think that three years is a little bit
 25 aggressive. I would love to have something --
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1 I would love to see the area revitalized and be
 2 in that position. So my only concern is that
 3 it could be a little bit aggressive.
 4 I'd love to -- you know, hopefully the
 5 economy turns around. I know right now things
 6 aren't the best, but, ideally, I would love to
 7 do that. That's my only concern, but otherwise
 8 I'd love to add housing to the LaVilla area,
 9 add vibrant retail, an entertainment area.
 10 I've talked with other folks that have a
 11 similar vision to making Broad Street the Beale
 12 Street of Jacksonville. And so that's where
 13 I'm looking at a high level for the future.
 14 THE CHAIRMAN: Thank you.
 15 And to that exact point about time frame,
 16 I think all of us are pretty aligned around the
 17 intent of coming back in three years. And it's
 18 less so about three years specifically and more
 19 so future oversight to make sure that the site
 20 continues to be developed in the right way.
 21 And so I'll ask a question to Ms. Kelly.
 22 When we were doing the casket factory approval
 23 for the Jacksonville Historical Society and we
 24 had that time frame, was that a five-year
 25 requirement that they come back or a
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1 three-year?
 2 MS. KELLY: To the Chair, that was five.
 3 THE CHAIRMAN: Okay. I mean, I'd be open,
 4 just as one board member, if staff would be
 5 okay with it, maybe modifying that three years
 6 to five, with the understanding that -- I think
 7 we're all aligned on what the intent there is.
 8 Ms. Kelly, if you have a reaction at all
 9 on that.
 10 MS. KELLY: Yeah, we would be fine with
 11 five years as well.
 12 THE CHAIRMAN: Am I hearing it correctly,
 13 that -- from the applicant's standpoint, you
 14 would prefer five if the board would so agree?
 15 MR. ADLER: Yes.
 16 THE CHAIRMAN: Okay. I mean, Board
 17 Members, I don't know if you want to comment on
 18 that, but I would sort of throw it out there,
 19 that maybe we do look at five to keep
 20 consistency with what we've done in the past
 21 with the casket factory and understanding the
 22 state of the economy and just the -- the state
 23 of the corridor in general. So if anybody has
 24 any additional comments on that, I'd love to
 25 hear it.
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1 Mr. Loretta, please.
 2 BOARD MEMBER LORETTA: I mean, I would
 3 love to add five years from the Certificate of
 4 Occupancy as well. So that way -- because it's
 5 going to take them 18 months to build this
 6 thing.
 7 And so really what the gentleman needs is
 8 some revenue to develop money in his pocket to
 9 be able to develop the other portion of the
 10 property. And so it's going to be pretty
 11 complicated. So if we'd be open to five years
 12 from the Certificate of Occupancy on Phase 1,
 13 then that would give him, you know, quite
 14 frankly, probably six to six-and-a-half years
 15 from today's date.
 16 THE CHAIRMAN: Ms. Ott.
 17 BOARD MEMBER OTT: Thanks, Mr. Chair.
 18 Just thinking about spatial context, and
 19 historic Stanton is directly across the street
 20 from this project, and I know the timeline on
 21 that project is approximately three to
 22 five years. They're also phasing the different
 23 sort of components that are going to go inside
 24 that development, so I would be comfortable
 25 with five years, knowing that the residential
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1 and probably restaurant, slash, bar portion of
 2 this project will be on line within that time
 3 frame as well.
 4 BOARD MEMBER MONAHAN: Mr. Chair?
 5 THE CHAIRMAN: Mr. Monahan.
 6 BOARD MEMBER MONAHAN: If I may, thank
 7 you.
 8 I'm also fine with the five-year window.
 9 Just a further question on the adjacent
 10 parcel, to staff. If I'm understanding
 11 correctly, this surface parking lot does not
 12 currently exist, but will be developed and then
 13 will be redeveloped?
 14 MS. KELLY: Through the Chair, yes.
 15 So it's a vacant pad that I'm sure
 16 somebody could park a car on, but it is not
 17 currently developed as a parking lot. So the
 18 developer's intent would be to develop a lot, a
 19 parking lot to serve as the building. And then
 20 the request -- the condition would be in three
 21 to five years, whatever it is, that there will
 22 be some sort of a permanent vertical use so
 23 that there's not a surface lot there in the --
 24 for the long-term future.
 25 BOARD MEMBER MONAHAN: Thank you.
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1 One more question. So, I don't know, I'm
 2 struggling with that because you're building a
 3 parking lot for people that are then going to
 4 have to find somewhere else to park. Is there
 5 the ability to add additional street parking to
 6 Broad Street?
 7 MR. PAROLA: If I could, through the
 8 Chair, it's interesting about Broad Street. I
 9 think the gentleman who spoke is right on. I
 10 think there's -- we're seeing this sort of
 11 swell right now in what to do about Broad
 12 Street that may actually create that.
 13 As somebody said, FDOT is looking at, you
 14 know, a road diet on Beaver Street. I also
 15 think that, you know, we're looking at this in
 16 the context as if the property that Mr. Loretta
 17 looked on is adjacent to this, and it is. So
 18 we don't know, I mean, what's going to happen
 19 in one to two years.
 20 As we've seen, I think, in downtown, it's
 21 the accumulation of lots and properties and --
 22 and we create a bigger one that creates the
 23 opportunity. So I don't know that
 24 I'm particularly concerned about that.
 25 And in five years, it comes back when --
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1 whenever that thing is, and we have the
 2 discussion again. And, who knows, I think the
 3 situation is a lot different.
 4 BOARD MEMBER MONAHAN: Thank you, sir.
 5 THE CHAIRMAN: Okay. Seeing no additional
 6 board comments -- I feel like we didn't hear
 7 any opposition to the five-year.
 8 And, Mr. Loretta, I would be okay if --
 9 with the five years from COA [sic], unless
 10 other board members have a problem with that.
 11 Again, I think we're all aligned on intent
 12 here.
 13 So we do have a staff recommendation for
 14 approving DDRB application 2022-012 with the
 15 two conditions in the packet. And, of course,
 16 one of those we're talking about modifying. So
 17 if I could get a motion to that effect, we can
 18 go from there.
 19 BOARD MEMBER LEE: I'll make a motion for
 20 approval with the staff conditions as modified
 21 by Mr. Loretta.
 22 THE CHAIRMAN: Okay. So there's a motion
 23 from Board Member Lee to approve application
 24 2022-012 with the two staff recommendations,
 25 and the caveat is that recommendation -- or,
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1 excuse me, Condition Number 1 would be
 2 modified. So instead of within three years of
 3 final approval, it would, instead, read within
 4 five years of the attainment of the COA [sic];
 5 is that correct, Mr. Loretta, based on what you
 6 were saying earlier?
 7 BOARD MEMBER LORETTA: Yes, sir.
 8 THE CHAIRMAN: Mr. Lee, that's your
 9 motion?
 10 BOARD MEMBER LEE: It is. And it's CO,
 11 Certificate of Occupancy.
 12 THE CHAIRMAN: Excuse me. A CO.
 13 Okay. There's been a motion. Is there a
 14 second?
 15 BOARD MEMBER LORETTA: Yes, I'll make that
 16 second.
 17 THE CHAIRMAN: And Mr. Loretta seconds.
 18 All those in favor, please say aye.
 19 BOARD MEMBERS: Aye.
 20 (Board Member Schilling abstains from
 21 voting.)
 22 THE CHAIRMAN: Any opposed?
 23 BOARD MEMBERS: (No response.)
 24 THE CHAIRMAN: Seeing none, by your
 25 action, the board has approved DDRB application
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1 2022-012 for final approval.
 2 Congratulations.
 3 And with that, that wraps up our agenda
 4 for today.
 5 We will go to public comment, Ms. Mezini,
 6 if there are any.
 7 MS. MEZINI: No public comment.
 8 THE CHAIRMAN: All right. Thank you,
 9 Ms. Mezini.
 10 And, with that, I will make a quick
 11 announcement. On Monday next week, several of
 12 us here will be getting together to talk about
 13 the downtown sign code. So I look forward to a
 14 report on that at the next meeting.
 15 But other than that, I will adjourn the
 16 meeting at 4:18 p.m.
 17 (The foregoing proceedings were adjourned
 18 at 4:18 p.m.)

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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 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 30th day of December 2022.

16
17 _____
18 Diane M. Tropa
Florida Professional Reporter

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