



## Downtown Development Review Board

Hybrid Virtual In-Person Meeting  
Thursday, December 8, 2022, at 2:00PM

### BOARD MEMBERS

**Matt Brockelman**, Chair  
Linzee Ott, Vice Chair  
Gary Monahan, Secretary  
Craig Davisson  
Christian Harden

Frederick Jones  
Trevor Lee  
Joe Loretta  
William J. Schilling Jr.

***Note:** The City of Jacksonville and the Downtown Investment Authority are committed to making its website compliant with all state and federal laws, as well as accessible to as many people as possible. The City is currently developing a procedure to make all documents posted on the City's website readable via screen reader. In the meantime, public records that are not currently accessible via screen reader will not be posted to the City's website. To obtain the application materials for tab II please email Susan Kelly at [KSusan@coj.net](mailto:KSusan@coj.net).*

### I. CALL TO ORDER

### II. ACTION ITEMS

- A. Approval of the October 13, 2022, DDRB Regular Meeting Transcript
- B. DDRB 2022-015: One Riverside Avenue – SPECIAL SIGN EXCEPTION
- C. DDRB 2022-013: One Riverside Avenue, Retail Phase 1 – FINAL APPROVAL
- D. DDRB 2022-004: Jones Brothers Adaptive Reuse – FINAL APPROVAL
- E. DDRB 2022-016: 225 North Laura Street – CONCEPTUAL APPROVAL
- F. DDRB 2022-012: LaVilla Place, 525 West Beaver Street – FINAL APPROVAL

### III. OLD BUSINESS

### IV. NEW BUSINESS

### V. PUBLIC COMMENTS

### VI. ADJOURNMENT

*Please be advised that this will be a hybrid virtual in person meeting. Attendees may participate in person or virtually.*

### PHYSICAL LOCATION

Jacksonville Public Library-Main Library/Downtown

303 North Laura Street  
Multipurpose Room (located in the Conference Center)  
Jacksonville, Florida 32202

**PLEASE NOTE:** The multipurpose room will **not be accessible through the Main Street entrance**. The Main Street entrance will be closed. Please use the Laura Street entrance to enter the building.

**Directions to Multipurpose Room:** Upon entering Laura Street entrance to the Library, follow directions and signage for temperature check, then proceed into the Main Library. Walk counterclockwise around the grand staircase and you will see signs for the public elevators. Take the elevator down to level C for Conference Level. Exit the elevator and follow hallway out. Turn left out of the hallway and proceed through glass doors into Conference Center. The Multipurpose Room is the first room on the left.

Visitors are encouraged not to enter City owned public buildings if they have: symptoms of COVID-19, a fever of 100.4 degrees Fahrenheit or higher, are currently undergoing evaluation for COVID-19 infection, a diagnosis of COVID-19 in the prior 10 days or have had close contact with someone infected with COVID-19 during the prior 14 days. Any member of the public entering City owned public building may choose to wear a mask inside the building.

#### **VIRTUAL LOCATION**

Interested persons desiring to attend this meeting virtually can do so via Zoom (including by computer or telephone) using the following meeting access information:

#### **By Computer**

<https://zoom.us/j/98596868344?pwd=bFJ1UEhrMmJ2SGNoKzNCdndzTmZLdz09>

**Meeting ID: 985 9686 8344**

**Passcode: 698693**

#### **One tap mobile**

+1 (646) 558-8656 (New York)

+1 (312) 626-6799 (Chicago)

**Find your local number:** <https://zoom.us/u/avyAuMLXj>



**Downtown Development Review Board (DDRB)  
Meeting  
Hybrid Virtual In-Person Meeting  
Thursday, December 8, 2022 2:00 p.m.**

**MEETING MINUTES**

**Board Members (BMs) Present:** M. Brockelman (Chair); L. Ott (Vice Chair); G. Monahan (Secretary); T. Lee; J. Loretta; F. Jones; B. Schilling; and C. Harden (virtual)

**Board Members Excused:** C. Davisson

**DIA Staff Present:** Guy Parola, Operations Manager; Susan Kelly, Redevelopment Coordinator; and Ina Mezini, Strategic Initiatives Coordinator

**Office of General Counsel:** Carla Lopera, Esq.

**I. CALL TO ORDER**

Chairman Brockelman called the meeting to order at **2:00 p.m.**

**II. ACTION ITEMS**

**A. APPROVAL OF THE OCTOBER 13, 2022 DDRB REGULAR MEETING TRANSCRIPT**

Chairman Brockelman opened the floor for comment. Seeing none, Chairman Brockelman called for a motion.

**A MOTION WAS MADE BY BOARD MEMBER OTT SECONDED BY BOARD MEMBER MONAHAN APPROVING THE OCTOBER 13, 2022 DDRB TRANSCRIPT.**

**THE MOTION PASSED 8-0-0.**

**B. DDRB 2022-015: ONE RIVERSIDE – SPECIAL SIGN EXCEPTION**

DIA's Susan Kelly reported that the applicant is seeking a special sign exception for a monument sign on Riverside Avenue at the primary entrance to the One Riverside mixed-use development. DDRB Staff recommends approval of the request with one condition.

Staci Rewis of Driver, McAfee, Hawthorne, and Diebenow (DMHD), provided the applicant presentation.

Chairman Brockelman called for board comments.

There was no discussion on the item. However, one board member had a question as to whether the residential would also be included on the monument sign. The applicant clarified that the multi-family might be included as a tenant on the sign, but the current intent is for it to be only the retail units.

The applicant requested that “One Riverside” be placed at the top of the monument sign, per a rendering that was handed out to the Board. Board Members were neutral as to the proposed addition.

**A MOTION WAS MADE BY BOARD MEMBER JONES AND SECONDED BY BOARD MEMBER LORETTA RECOMMENDING APPROVAL OF DDRB APPLICATION 2022-015 WITH STAFF CONDITIONS AND ADDING THAT “ONE RIVERSIDE” CAN BE ADDED TO THE TOP OF THE MONUMENT SIGN PER THE RENDERING SUBMITTED.**

**THE MOTION PASSED 8-0-0.**

**C. DDRB 2022-013: ONE RIVERSIDE AVENUE, RETAIL PHASE 1 – FINAL APPROVAL**

Ms. Kelly reported that the applicant is seeking final approval for the retail, phase 1 portion of the One Riverside multi-phase project.

Staci Rewis of Driver, McAfee, Hawthorne, and Diebenow (DMHD), provided the applicant presentation. She included within her presentation a reminder that the retail portion of the site was the only area subject to the request. With regards to traffic/transportation, Ms. Rewis mentioned the 2017 road diet study that was conducted for Riverside Avenue and suggested that a corridor-wide approach be taken to improve circulation and the pedestrian experience along Riverside Avenue.

Chairman Brockelman called for public comments.

*The following persons made in-person public comments, made public comments virtually through Zoom, or provided comments that were read into the record by DIA Staff. Note: the subject matter of the comment(s) indicated to the right of each person:*

Nancy Powell	Spoke in concern about the continuous right-turn lane into the development from Riverside Avenue. She requested a 90 degree turn and a traffic light in order to slow traffic down as vehicles enter the site.
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BM Jones had no comments on the proposed development and stated his desire for corridor-wide improvements on Riverside Avenue.

BM Loretta requested that the five (5) cabbage palms on the west side of the grocer be switched to the Nitiba palm, and the developer agreed.

BM Monahan requested that the Riverwalk directional signage be moved closer to Riverside Avenue in order to attract people to the Riverwalk.

BM Ott stated that she appreciates the increased shade and requested that something other than sod be placed in the easement in between the grocery building and the ramp on Riverside Avenue. Her concern being that sod requires a lot of maintenance.

BM Schilling disclosed ex-parte communications with the applicant. He stated that he is comfortable with the traffic calming mechanism as proposed and that he supports staff's conditions.

BM Lee had no comments.

BM Harden had no comments regarding the architecture and that the revisions were helpful. However, he stated that he agreed with Ms. Powell's early comment and expressed significant concern and frustration regarding the site plan and the main intersection at Riverside Avenue. He commented that the site plan feels suburban and that, while everyone seems to agree that Riverside Avenue needs to be addressed in its totality, it is never addressed. Overall, he feels strongly that the continuous turn lane needs to be removed and that the intersection should be signalized with a traditional 90 degree intersection.

Chairman Brockelman asked if it was possible to include rumble strips or a similar device to slow vehicles down within the continuous turn lane.

In response to BM Harden and Chairman Brockelman, Ms. Rewis stated that the applicant is proposing highly visual crosswalks, and she passed around a possible concept. She also stated that they had been working closely with the City's Traffic Engineering.

**A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER LEE RECOMMENDING APPROVAL OF DDRB APPLICATION 2022-013 WITH STAFF CONDITIONS AND AN ADDITIONAL CONDITION THAT THE 5 CABBAGE PLAMS ON THE WEST SIDE OF THE GROCERY BUILDING BE REPLACED WITH THE NITIBA PALMS.**

**THE MOTION PASSED 7-1-0. (OPPOSITION: HARDEN)**

**D. DDRB 2022-004: JONES BROTHERS ADAPTIVE REUSE – FINAL APPROVAL**

Ms. Kelly reported that the applicant is seeking final approval for the Jones Brothers Adaptive Reuse project. She also reported that BM Schilling and BM Loretta have provided a Form 8B, regarding a voting conflict.

Billy Zeits of Corner Lot Development provided the applicant presentation, with various members of the development team presenting the project's landscaping, new construction, and historic renovation.

Chairman Brockelman called for public comments. Seeing none, he moved into board comments.

BM Lee had a question about the material being used around the window openings. The applicant provided a material sample, and BM Lee had no further questions.

BM Schilling had no comments.

BM Ott had a question regarding the elevation that faces the City's JFRD/EPD building and the parking and connection between the buildings. The applicant explained the direct connection between the buildings and the parking situation. Ms. Ott suggested that the applicant consider downlighting on the black frames around the windows and balconies.

BM Monahan praised the urban trailhead concept as a positive move.

BM Loretta had no comments.

BM Jones had no comments and felt that the project looked good.

BM Harden also complemented the project.

Chairman Brockelman agreed with the board members positive reactions.

**A MOTION WAS MADE BY BOARD MEMBER MONAHAN AND SECONDED BY BOARD MEMBER JONES RECOMMENDING APPROVAL OF DDRB APPLICATION 2022-004 WITH THE STAFF CONDITION.**

**THE MOTION PASSED 6-0-2. (ABSTAIN: LORETTO AND SCHILLING)**

**E. DDRB 2022-016: 225 NORTH LAURA STREET ADAPTIVE REUSE – CONCEPTUAL APPROVAL**

Ms. Kelly reported that the applicant is seeking conceptual approval for the 225 North Laura Street Adaptive Reuse project.

Brooke Robbins of Robbins Design Studio provided the applicant presentation.

Chairman Brockelman called for public comments. Seeing none, he moved into board comments.

BM Jones reflected positively on the proposal and specified that the ground floor looked good.

BM Loretto had no comments.

BM Monahan had no comments and complemented the applicant and design team for their work.

BM Ott had no comments and praised the adaptive reuse of the structure.

BM Schilling asked for clarification regarding the Juliette-style balconies versus a previous proposal which showed habitable balconies. The applicant responded that the Juliette balconies were being kept and restored, consistent with historic regulations. Mr. Schilling, while very positive about the project as a whole, had a question as to whether a second awning should be installed at the ground level in order to balance the façade.

BM Lee had no comments and stated that one awning, as proposed, was sufficient.

BM Harden had no comments.

Chairman Brockelman agreed with the board members positive reactions and had no additional comments.

**A MOTION WAS MADE BY BOARD MEMBER LORETTO AND SECONDED BY BOARD MEMBER JONES RECOMMENDING APPROVAL OF DDRB APPLICATION 2022-016 WITH STAFF CONDITIONS.**

**THE MOTION PASSED 8-0-0.**

**F. DDRB 2022-012: LAVILLA PLACE, 525 WEST BEAVER STREET – FINAL APPROVAL**

Ms. Kelly reported that the applicant is seeking final approval for LaVilla Place at 525 West Beaver Street.

Jason Canning, the architect for the project, provided the applicant presentation.

Chairman Brockelman called for public comments.

*The following persons made in-person public comments, made public comments virtually through Zoom, or provided comments that were read into the record by DIA Staff. Note: the subject matter of the comment(s) indicated to the right of each person:*

Adrian Swanigan	Expressed no concern with the current proposal, but wants to ensure that the surface lot at Broad and Beaver gets developed with a permanent vertical use that is an appropriate fit for the neighborhood. Mr. Swanigan commented that Beaver/Broad is a gateway to LaVilla and should be treated as such.
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BM Lee had no comments.

BM Schilling stated that he has a voting conflict for this project.

BM Ott had no comments.

BM Monahan appreciates the adaptive reuse of the structure.

BM Loretta had no comments and appreciates the staff condition regarding the temporary nature (3-years) of the surface lot.

BM Jones asked a question regarding the pad at the corner of Beaver and Broad and whether it had connections for utilities or was a pad for food trucks or similar. The architect was not very clear but stated that it would have water and power and be fit for a kiosk or constructed use.

BM Harden requested clarity on the surface lot. Staff clarified that the request included establishing a code compliant surface lot rather than the existing vacant lot.

This point led to a larger discussion regarding staff's condition that the lot be developed within three (3) years. BM Monahan expressed concern that people would rely on the parking and then need to find somewhere else to park. Mr. Parola stated that the development landscape of Downtown is changing rapidly, and parking options are likely to become clearer in that area as time progresses. BMs Loretto and Ott and Chairman Brockelman proposed revising the condition to be five (5) years from the receipt of a Certificate of Occupancy so that the timing of the future development can take advantage of proximate developments such as Staton.

**A MOTION WAS MADE BY BOARD MEMBER LEE AND SECONDED BY BOARD MEMBER LORETTO RECOMMENDING APPROVAL OF DDRB APPLICATION 2022-012 WITH AMENDED STAFF CONDITIONS.**

**THE MOTION PASSED 7-0-1. (ABSTAIN: SCHILLING)**

**III. OLD BUSINESS**

None.

**IV. NEW BUSINESS**

None

**V. PUBLIC COMMENTS**

None.

**VI. ADJOURNMENT**

There being no further business, Chairman Brockelman adjourned the meeting at approximately 4:18 p.m.

*The written minutes for this meeting are only an overview of what was discussed. For verbatim comments for this meeting, a recording or transcript is available upon request. Please contact Susan Kelly at 904-255-5307 or ksusan@coj.net.*