



## **Downtown Development Review Board**

City Hall at St. James Building  
117 W. Duval Street, First Floor, Lynwood Roberts Room  
Jacksonville, FL 32202  
December 12, 2019

### **DECEMBER 12, 2019 DDRB AGENDA**

#### **BOARD MEMBERS**

Christian Harden Chairman  
Trevor Lee, Vice Chair William  
J Brent Allen, Esq. Board Member  
Frederick Jones, Board Member

Craig Davisson, Board Member  
J. Schilling Jr., Board Member  
Brenna Durden, Esq. Board Member  
Joseph Loretta, Board Member

#### **ELECTED OFFICIAL DISTRIBUTION**

Council President Scott Wilson, District 4  
Council Member Reggie Gaffney, District 7  
Council Member Michael Boylan, District 6

#### **STAFF DISTRIBUTION**

Lori Boyer, DIA  
Lori Radcliffe-Meyers, DIA  
Guy Parola, DIA  
Jason Teal, Esq., General Counsel

#### **I. CALL TO ORDER**

#### **II. NEW BUSINESS**

#### **III. ACTION ITEMS**

- A. Approval of the November 14, 2019 DDRB Regular Meeting Minutes
- B. DDRB 2019-015: Conceptual Approval "That Bar at the Arena"
- C. DDRB 2019-019: Conceptual Approval – LaVilla Townhomes
- D. Water Street Parking Garage
- E. DDRB 2019-018: Conceptual Approval – Southbank Crossing
- F. DDRB 2019-012: Final Approval – JEA Headquarters

#### **IV. PRESENTATIONS**

#### **V. OLD BUSINESS**

#### **VI. PUBLIC COMMENTS**

#### **VII. ADJOURNMENT**



**Downtown Development Review Board (DDRB) Meeting  
City Hall at St. James Building  
1<sup>st</sup> Floor, Lynwood Roberts Room  
Jacksonville, FL. 32202**

*Thursday, December 12, 2019*

## **MEETING MINUTES**

**Board Members Present:** T. Lee, Vice Chair; B. Schilling; C. Davisson; B. Durden, Esq.; and J. Loretta

**Board Members Not Present:** C. Harden, Chair; F. Jones J. and Brent Allen, Esq.

**DIA Staff Present:** Guy Parola, Operations Manager, Lori Radcliffe-Meyers, Redevelopment Coordinator, and Karen Underwood-Eiland, Executive Assistant

**Representing Office of General Counsel:** Jason Teal and Cherry Pollock

### **I. CALL TO ORDER**

**Meeting Convened: 2:00 p.m.**

Acting Chairman Lee called the meeting to order at 2:00 p.m., and the members identified themselves for the record.

Acting Chairman Lee asked anyone wishing to speak on a particular project to complete a public speaker card and to provide them to Karen. He also reminded Board Members to disclose any ex-parte communication with any of the applicants presenting projects today or conflicts of interest prior to the item being addressed by the Board.

### **II. NEW BUSINESS**

Katie Mitura, Vice President of Marketing and Communications at Visit Jacksonville provided a presentation regarding the Downtown Historic Building Tour. Two brochures were provided to the Board.

### **III. ACTION ITEMS**

#### **A. APPROVAL OF THE NOVEMBER 14, 2019 DDRB MEETING MINUTES.**

**A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER SCHILLING APPROVING THE NOVEMBER 14, 2019 DDRB MINUTES.**

**THE MOTION PASSED UNANIMOUSLY 5-0-0.**

**B. DDRB 2019-015: Conceptual Approval “That Bar at the Arena.”**

Mrs. Lori Radcliffe-Meyers reported that DDRB Application 2019-015 seeks Conceptual approval for a two-story, 6,400 gross square foot total brick building know as That Bar at the Arena. The site is .28 acres and is adjacent to the VyStar Veterans Memorial Arena, located in the Sports and Entertainment Overlay District.

Warren Merrill, Robert Maurer, RAM Architecture, Robert White, Taylor and White were present and provided a presentation to the Board.

**A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER DURDEN GRANTING CONCEPTUAL APPROVAL OF DDRB 2019-015 WITH THE FOLLOWING RECOMMENDATIONS:**

- (A) Prior to Final Approval by the DDRB, the applicant shall receive a deviation from Sec. 656.361.6.3.- Public Realm Regulations to reduce the Amenity Area from the required four feet to one and one-half feet;**
- (B) Prior to Final Approval by the DDRB, the applicant will provide the recorded easements for the 3’ and 6’ air rights easements;**

**Additionally, there was discussion from the Board requesting that prior to Final Approval by the DDRB, the applicant will redesign the balcony to either be cantilevered or for the columns to be placed out to the curb allowing for the Pedestrian Clear Zone to be unencumbered. DDRB members expect that the applicant will submit all required documents for Final Approval to include detailed site plans, drawings, building elevations and material samples.**

**THE MOTION PASSED UNANIMOUSLY 5-0-0.**

**C. DDRB 2019-019: CONCEPTUAL APPROVAL – LAVILLA TOWNHOMES**

Mrs. Radcliffe-Meyers reported that DDRB Application 2019-019 seeks Conceptual approval for the construction of 88 townhomes in fourteen separate buildings. The project proposes town 3-story buildings with a total of 50 townhomes and four 2-story buildings with a total of 38 townhomes. The project site is comprised of three lots totaling 3.4 acres and is currently vacant.

Ryan Hoover, Vestcor and Jack Braxtan Group 4 Design were present and provided a presentation.

Acting Chairman Lee opened the floor for public comments. There were none.

**A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER DAVISSON GRANTING CONCEPTUAL APPROVAL DDRB 2019-019 WITH THE FOLLOWING RECOMMENDATIONS:**

- (A) **Prior to submittal for final review, the developer shall meet with staff to:
  - i) identify any deviations sought;**
- (B) **At final review, the developer shall provide enough detail so as to illustrate that the “Pedestrian Zone” meets the definition of such in the Ordinance Code, and meets the various requirements and design / amenity features for the “Pedestrian Zone;”**
- (C) **Streetlights, benches and street furnishings shall be placed in the Amenity Area; Additional benches and trash receptacles not currently shown on the site plan shall be added once sales of the townhomes reach 80% sold;**
- (D) **Street furnishings (e.g. benches, trash receptacles) shall be in accordance with the Downtown Streetscape Design Guidelines;**
- (E) **Streetscape Design shall be the Business/Inter-District design standard utilizing brick pavers which is consistent within the area.**

**Additionally, there was discussion from the Board requesting the applicant review the architecture on the three-story townhomes to ensure at final review there are no large expanses of blank walls proposed.**

**THE MOTION PASSED 4-0-1 (DURDEN).**

**D. WATER STREET PARKING GARAGE – CULTURAL COUNCIL**

Lori Radcliffe-Meyers reported that the Water Street Parking Garage is a City-Owned garage located at 541 Water Street West in the Central Core Overlay District. The Water Street Garage Public Art Project Agreement, project plans and specifications recommended by the Art Selection Panel shall be approved by the Art in Public Places Committee and the DDRB prior to the commencement of the work.

Glenn Weiss, Director of Public Arts Program and Ronique Gibson Project Manager of the Cultural Council were present and provided a concept update to the Board.

**A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER DURDEN GRANTING APPROVAL FOR WATER STREET PARKING GARAGE.**

**DDRB finds that the project is consistent with The Business Investment and Development Plan (BID) and consistent with Section 656.361.6.2. K.3 of the Code of Ordinances. No other action will be required.**

**THE MOTION PASSED UNANIMOUSLY 5-0-0.**

**E. DDRB 2019-018 CONCEPTUAL APPROVAL SOUTHBANK CROSSING**

Mrs. Radcliffe-Meyers reported that DDRB Application 2019-018 seeks Conceptual approval for the redevelopment of two existing retail buildings (Building “A” and Building “B”) to proposed restaurant uses.

Cyndy Trimmer was present on behalf of the applicant with Russ Ervin with ELM and provided a presentation. Michael Balanky, Developer and Doug Skiles the civil engineer were also in attendance to answer any questions.

Joe Carlucci, President of the San Marco Merchants Association commented on behalf of the San Marco Merchants Association. He stated that he was in support of this project.

**A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER DAVISSON GRANTING CONCEPTUAL APPROVAL WITH THE FOLLOWING RECOMMENDATIONS:**

- (A) **Prior to submittal for final review, the developer shall meet with staff to:
  - ii) **identify any deviations sought;****
- (B) **At final review, the developer shall provide enough detail so as to illustrate that the “Pedestrian Zone” meets the definition of such in the Ordinance Code, and meets the various requirements and design / amenity features for the “Pedestrian Zone;”**
- (C) **At final review, the developer shall provide enough detail so as to illustrate that Screening and Landscaping of Surface Parking meets the definition of such in the Ordinance Code, and meets the square footage and depth required;**
- (D) **Streetlights, benches and street furnishings shall be placed in the Amenity Area;**
- (E) **Street furnishings (e.g. benches, trash receptacles) shall be in accordance with the Downtown Streetscape Design Guidelines.**

**Additionally, there was discussion from the Board requesting the applicant review the landscape requirements regarding the addition of a wall along Hendricks Ave., similar to the treatment proposed along Kings Ave.**

**THE MOTION PASSED UNANIMOUSLY 5-0-0.**

**F. DDRB 2019-012 FINAL APPROVAL JEA HEADQUARTERS**

Jason Teal, DDRB Attorney had to attend another meeting and exited the proceedings.

Cherry Pollock, Office of General Counsel entered the proceedings on behalf of Jason Teal.

Board Member Schilling reported that he has a conflict for the project and will not be voting on this item. He provided Form B Conflict of Interest.

Mrs. Radcliffe-Meyers reported general information for DDRB 2019-012. DDRB Application 2019-012 seeks Final Approval for a 200,000 square foot office building and an 850-space parking structure with 7,170 square feet of ground floor retail.

Cyndy Trimmer attorney for the applicant was present along with Mr. John Jay, Architect for Ryan Company, Mike Mullis, Kimley-Horn, and Mike Harryman, Ryan Company.

Nancy Veasey, JEA Project Manager was available for any questions.

**A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER DAVISSON GRANTING FINAL APPROVAL OF DDRB APPLICATION 2019-012 subject to the following conditions:**

- (A) Pedestrian Zone paving shall follow the “Business / Inter-District” design contained in the Downtown Streetscape Design;**
- (B) Provide documentation that shows the 40% shade requirement will be met within 5 years of the issuance of the Certificate of Occupancy;**
- (C) The applicant will redesign the force protection around the perimeter to create a larger sense of openness and amplify the pedestrian walk space while maintaining security; and**
- (D) The applicant will redesign the Adams and Julia Street corner both the hardscape and the corner of the parking structure to focus on the pedestrian experience, in particular the visual detection system and in particular the perspective of the pedestrian at the lower two floors.**

**THE MOTION PASSED 4-0-1 (Schilling)**

**IV. PRESENTATION:**

None

**V. OLD BUSINESS**

None

**VI. PUBLIC COMMENTS**

None

**VII. ADJOURNMENT**

There being no further business, Vice Chairman Lee adjourned the meeting at approximately 5:50 P.M.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments for this meeting, an audio CD is available upon request. Please contact Karen Underwood-Eiland, Downtown Investment Authority at (904) 255-5302 or by email at [karenu@coj.net](mailto:karenu@coj.net).