



Downtown Development Review Board

**Hybrid Virtual In-Person Meeting
Thursday January 14, 2021 at 2:00PM**

BOARD MEMBERS

Trevor Lee, Chairman

J Brent Allen, Esq., Vice Chairman

Brenna Durden, Esq., Secretary

Christian Harden, Board Member

Frederick Jones, Board Member

Matt Brockelman, Board Member

Joseph Loretta, Board Member

Craig Davisson, Board Member

William J. Schilling Jr., Board Member

***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.B., tab II.C., or tab II.D. please email Ina Mezini at RMezini@coj.net.*

I. CALL TO ORDER

II. ACTION ITEMS

A. Voting Conflict Form 8B Bill Schilling 2020-1210 (2020-018 600 Park Street)

B. Approval of the December 10, 2020 DDRB Regular Meeting Minutes

C. DDRB 2020-023: RD River City Brewery Conceptual Approval
Applicant: Cyndy Trimmer

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.

[CONTINUED ON FOLLOWING PAGE]

PHYSICAL LOCATION

Jacksonville Public Library-Main Library/Downtown
303 North Laura Street
Multipurpose Room (located in the Conference Center)
Jacksonville, Florida 32202

At present, all visitors are subject to a COVID-19 screening upon entering a City of Jacksonville building. In addition, a mandatory face covering requirement is in place for all public buildings pursuant to Emergency Executive Proclamation 2020-005.

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.

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>

TAB II.A

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Schilling Jr. - William - James		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Downtown Development Review Board	
MAILING ADDRESS 8191 Hollyridge Road		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Jacksonville	COUNTY Florida	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED December 10, 2020		NAME OF POLITICAL SUBDIVISION: City of Jacksonville	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, William J. Schilling Jr., hereby disclose that on December 10, 20 20 :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☒ inured to the special gain or loss of Corner Lot Development Group, by whom I am retained; or
- ☐ inured to the special gain or loss of _____ , which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

DDRB 2020-018 - 600 Park Street Conceptual Approval: My employer, Kimley-Horn and Associates, Inc., is retained by and performing services for Corner Lot Development Group, a co-applicant for this application, on other projects in the northeast Florida area.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

December 23, 2020
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

TAB II.B



Downtown Development Review Board (DDRB)
Meeting
Hybrid Virtual In-Person Meeting
Thursday, December 10, 2020, 2:00 p.m.

MEETING MINUTES

Board Members Present: T. Lee, Chair; B. Durden, Esq. Secretary; C. Harden; B. Schilling; J. Loretta; M. Brockelman; C. Davisson and F. Jones.

Board Members Excused: B. Allen, Esq. Vice Chair

DIA Staff Present: Guy Parola, Operations Manager, Lori Radcliffe-Meyers, Redevelopment Coordinator, Ina Mezini, Marketing and Communications Specialist, and John Crescimbeni, Contract and Regulatory Compliance Manager.

Representing Office of General Counsel: Susan Grandin.

I. CALL TO ORDER

Meeting Convened: 2:02 p.m.

Chairman Lee called the meeting to order at 2:02 p.m. Chairman Lee commented on holding a hybrid meeting. Chairman Lee walked through the procedures for anyone participating by Zoom.

II. ACTION ITEMS

A. APPROVAL OF THE NOVEMBER 12, 2020 DDRB MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER BROCKELMAN APPROVING THE NOVEMBER 12, 2020 DDRB MINUTES.

THE MOTION PASSED 7-0-1 (DURDEN WAS ABSENT).

B. DDRB 2020-022: CENTRAL FIRE STATION CONCEPTUAL APPROVAL APPLICANT – BROOKE ROBBINS

Lori Radcliffe-Meyers reported that DDRB Application 2020-022 is requesting Conceptual Approval to redevelop the Central Fire Station located at 30 E Adams Street.

Chairman Lee asked for the applicant presentation.

Brooke Robbins, the Applicant/Agent presented the Central Fire Station.

Chairman Lee called for Public Comment.

No public comment.

Chairman Lee called for Board comment.

The Board discussed the project. There was concern regarding the applicants want to remove an existing tree along Adams Street.

The applicant discussed the issues.

The Board Members continued the discussion.

Chairman Lee called for a motion.

A MOTION WAS MADE BY BOARD MEMBER BROCKELMAN AND SECONDED BY BOARD MEMBER HARDEN RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2020-022 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. Street furnishings (e.g. benches, trash receptacles) shall be in accordance with the Downtown Streetscape Design Guidelines.
- (D) Redesign of the Streetscape along Adams Street to include retaining the Quercus virginiana and the addition of a second shade tree, which meets the definition of such.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

C. DDRB 2020-018: 600 PARK STREET CONCEPTUAL APPROVAL APPLICANT: CYNDY TRIMMER

Lori Radcliffe-Meyers reported that DDRB Application 2020-018 seeks Conceptual Approval for a six-story Home 2 Suites hotel with an associated surface parking lot.

Chairman Lee asked for the applicant presentation.

Cyndy Trimmer, the Applicant/Agent presented the 600 Park Street project.

Doug Skiles presented the site plan.

Eric Casper presented the elevations.

Cyndy Trimmer continued to speak regarding the project.

Kelly Slay, Hotel Operator, spoke on the project.

Chairman Lee called for Public Comment.

Steve Congro spoke on the project.

Manish Kothari spoke on the project.

Chairman Lee called for Board comment.

The Board Members discussed the project.

Cyndy Trimmer spoke to the Boards comments.

Eric Casper spoke to the Boards comments.

Board members provided additional feedback.

Doug Skiles addressed the comments.

Kelly Slay spoke to the comments.

Additional Board member comment.

Chairman Lee called for a motion.

Susan Grandin, OGC, spoke regarding the deviations.

The Board continued the discussion.

A MOTION WAS MADE BY BOARD MEMBER DAVISSON AND SECONDED BY BOARD MEMBER HARDEN RECOMMENDING APPROVAL OF DDRB APPLICATION 2020-018 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 urban open space meets the definition of such in the Ordinance Code, and meets the various requirements and design / amenity features for urban open space;
- (C) Elevate the Architectural Design of the proposed Home 2 Suites;

- (D) Further development of the interior parking spaces, totaling 15, along Chelsea Street to create additional programming/activation of the parcel including the enhancement of the bioswale;
- (E) 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;”
- (F) Streetlights, benches and street furnishings shall be placed in the Amenity Area. Street furnishings (e.g. benches, trash receptacles) shall be in accordance with the Downtown Streetscape Design Guidelines.

THE MOTION PASSED 7-0-1 (SCHILLING OBSTAINED).

**D. DDRB 2019-016: INDEPENDENT LIFE FINAL APPROVAL – APPLICANT:
TOM HURST**

Lori Radcliffe-Meyers reported that DDRB Application 2019-016 seeks Final Approval for the adaptive reuse of the Independent Life Building.

Chairman Lee asked for the applicant presentation.

Tom Hurst, the Applicant/Agent presented the Independent Life Building adaptive reuse.

Doug Skiles spoke on the site plan.

Tom Hurst continued the presentation.

Chairman Lee called for Public Comment.

No public comment.

Chairman Lee called for Board comment.

The Board Members discussed the project.

The Board discussed the multiple driveways along Church Street.

Tom Hurst discussed the Board comments.

Doug Skiles addressed the Board comments.

Chairman Lee called for further Board discussion.

The Board continued to discuss the parking lot and the multiple driveways.

Chairman Lee called for a motion.

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER BROCKELMEN RECOMMENDING APPROVAL OF DDRB APPLICATION 2019-016 WITH THE FOLLOWING CONDITION AND DEVIATION:

- (A) If any further changes to the exterior of the building are required by the National Park Service, Historic Preservation Commission or Historic Preservation staff, the requirements will not be considered administrative and the project will be brought back to DDRB for approval;
- (B) Deviation to Sec. 656.361.6.2.L. – Screening and Landscaping of Surface Parking, Trash, Storage and Loading Areas to allow for a reduction in the required square footage of landscape provided from 10' of landscape for every linear foot of street frontage to 3.45' of landscape provided along Duval Street and 2.61' of landscape provided along Church Street.

THE MOTION PASSED 7-1-0. (LORETTA OPPOSED).

E. RESOLUTION 2020-12-01 BYLAWS AMENDMENT

Susan Grandin, OGC, presented Resolution 2020-12-01.

Chairman Lee asked for Board comment.

The Board discussed the amendment.

A MOTION WAS MADE BY BOARD MEMBER BROCKELMAN AND SECONDED BY BOARD MEMBER JONES RECOMMENDING APPROVAL OF RESOLUTION 2020-12-01.

THE MOTION PASSED 7-0-1. (HARDEN WAS ABSENT).

III. OLD BUSINESS
None

IV. NEW BUSINESS

Lori Radcliffe-Meyers provided an overview of the staff report on the status of signs in the Downtown Overlay.

Chairman Lee thanked staff for putting together the information.

V. PUBLIC COMMENTS

None

VI. ADJOURNMENT

There being no further business, Chairman Lee adjourned the meeting at approximately 4:33 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 Ina Menzini at 904-255-5693 or RMezini@coj.net.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Schilling Jr. - William - James		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Downtown Development Review Board	
MAILING ADDRESS 8191 Hollyridge Road		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Jacksonville	COUNTY Florida	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED December 10, 2020		NAME OF POLITICAL SUBDIVISION: City of Jacksonville	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, William J. Schilling Jr., hereby disclose that on December 10, 20 20 :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☒ inured to the special gain or loss of Corner Lot Development Group, by whom I am retained; or
- ☐ inured to the special gain or loss of _____ , which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

DDRB 2020-018 - 600 Park Street Conceptual Approval: My employer, Kimley-Horn and Associates, Inc., is retained by and performing services for Corner Lot Development Group, a co-applicant for this application, on other projects in the northeast Florida area.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

December 23, 2020
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

TAB II.C

DOWNTOWN DEVELOPMENT REVIEW BOARD

REQUEST FOR CONCEPTUAL REVIEW

APPLICATION DDRB 2020-023

RD RIVER CITY BREWERY

JANUARY 14, 2021

Project Name:	RD River City Brewery
Location:	0 Museum Circle Drive Jacksonville, FL 32207
Request:	Conceptual Review
Downtown Overlay District:	Southbank Overlay
Current Zoning District:	Commercial Central Business District (CCBD)
Current Land Use Category:	Central Business District (CBD)
City Council District:	District 5, the Honorable LeAnna Cumber
Applicant/Agent:	Cyndy Trimmer, Driver, McAfee, Hawthorne & Diebenow, PLLC 1 Independent Drive, Suite 1200 Jacksonville, FL 32202

GENERAL INFORMATION

DDRB Application 2020-023 seeks Conceptual Approval for an 8-story multi-family residential complex with attached parking garage located at 0 Museum Circle Drive. The proposal includes a new 8-story, 333-unit multi-family residential complex with an attached 8-story, 535 space parking garage. The project also proposes future development of a restaurant located adjacent to Friendship Fountain Park. This future development will be treated as a separate project for future approvals required by the DDRB. The site is 3.43 acres and is bounded to the North by the St. Johns River to the East by MOSH and the Friendship Fountain to the South by Museum Circle and to the West by the St. Johns Marina Boat Ramp.

REVIEW

Application 2020-023 is seeking Conceptual Review and is being reviewed based on the Downtown Overlay and other Downtown regulations as recently revised by Ordinance 2019-0196.

The regulation changes were adopted to simplify Downtown zoning regulations, while reflecting changes in development trends such as parking demand. Further, the regulations were changed to provide more clarity and direction to developers, while eliminating the need for many deviations.

Sec. 656.361.6.2 - Private Realm Regulations.

New development and redevelopment of existing structures should contribute to the creation of a coherent, well-defined and active public realm that supports pedestrian activity and social interaction, and to the creation of a well-organized and functional private realm that supports the needs of tenant businesses and residents.

A. Build-to lines/Lot Frontage.

Purpose and Intent: Establishment and support of the civic life of the street are important elements in the creation of a dynamic pedestrian-oriented downtown. Siting buildings at or near the right-of-way line, or the Private Realm edge, gives spatial definition to the Public Realm that is critical to supporting pedestrian activity.

Build-To Requirements for all new buildings:

All new buildings and structures, whether residential or non-residential, shall directly address the public street.

Buildings shall be pulled forward to the interior edge of the Pedestrian Zone and shall provide continuous frontage along public sidewalks to maintain the urban character and streetscape edge.

FINDING: Per the code for residential use at street level on the street frontage the first floor shall either be raised a minimum of three feet above the sidewalk; but no greater than six feet or set back from the required Pedestrian Zone edge a distance of between five feet and 15 feet, exclusive of stairs that are used to access the dwelling unit. The site plan shows that the new structure has been setback from the build to line along all property lines four feet. The building does not appear to be raised so as currently designed this requirement has not been met. To comply, the building will need to be set back a minimum of five feet from the build to line exclusive of stairs.

B. Urban Open Space: Open to the Public or Semi-Private

Purpose and Intent: Urban Open Spaces are effectively extensions of the Pedestrian Zone and are to be utilized for public congregation, rest, relaxation, and recreation or enjoyment adjacent to and integrated into the Public Realm corridor and serve to activate sidewalks and engage pedestrians. Urban Open Spaces shall generally be open to the public or may be Semi-Private

such as an outdoor seating restaurant open during business hours of the restaurant.

FINDING: The project is proposing a new restaurant with outdoor seating adjacent to Friendship Fountain. As part of the development a portion of the parcel is being utilized for the restaurant with the other portion being turned back over to the City to increase Friendship Fountain Park allowing for a wider view corridor to the St. Johns River. The inclusion of the restaurant will serve as a semi-private urban open space for public congregation and will help attract people to the area. The restaurant is currently not part of this Conditional Approval and will come to DDRB as a separate project for conceptual and final approval.

C. Building Massing and Form.

Purpose and Intent: It is important that future buildings are designed so that their scale and massing does not overwhelm the Public Realm and make it unattractive or inhospitable. The modulation of a block and the massing of buildings significantly impacts how the size of a building is perceived by a person at street level.

Enhance the skyline.

FINDING: See below.

Create a transition in bulk and scale

FINDING: See below.

D. Height of Buildings and Structures.

Purpose and Intent: It is the intent of this subsection to provide the greatest flexibility in creativity and design of individual projects while still respecting the surrounding character of existing patterns of development.

FINDING: Since the project is located adjacent to the St. Johns River the project must conform to part H. Waterfront Design and River Views: setbacks, height and access corridors.

E. Façade Differentiation.

Purpose and Intent: Facade differentiation is essential in order to create architectural interest at the street level, enhance the urban character, and involve the pedestrian on the street with the adjacent building. It is important that they be neither too dull nor too busy, and that they present a perceptible unity without sacrificing variety.

FINDING: The current design is reminiscent of resort style architecture which is seen in Key West FL, Seaside FL, St. Augustine, FL and other resort destinations. Staff is unsure how this fits contextually along the St. John's River in Jacksonville. The design should present a perceptible unity within the area. Surrounding buildings and developments present a contemporary, modern style as shown below. Staff would like to see the proposed architecture have some unity with the surrounding area.







F. Building Entrances.

Purpose and Intent: Development should be designed to improve the pedestrian's experience of downtown Jacksonville by respecting existing development patterns, providing frequent pedestrian entries along the street and the waterfronts, providing cover, and signaling the entrance through architectural features rather than relying solely on signage.

FINDING: The main entrance/lobby to the residential complex is located off United Way Drive.

G. Transparency.

Purpose and Intent: The purpose of the transparency requirement is to encourage continuity of retail and pedestrian consumer service uses and to provide a pleasant, rich, and diverse experience for pedestrians by visually connecting activities occurring within a structure to the adjacent sidewalk.

FINDING: The property is a residential complex.

Note: At time of final review, the developer should provide samples of exterior finishes as required by the Ordinance Code procedures for Final Approval.

H. Waterfront Design and River Views: setbacks, height and access corridors.

Purpose and Intent: It is the intent of this subsection to encourage and protect enticing views of the river from as many places in downtown as possible by providing View and Access Corridors at the street level, to maximize overall value by providing both enhanced public spaces at the riverfront and by facilitating river and creek views from as many buildings as possible, as well as managing building forms and massing to be respectful of the context of the surrounding buildings and of the pedestrian environment by stepping buildings up from the river and defining

height zones as delineated hereunder to allow views around, over and through the architecture, and, to respect the scale of the context in which development occurs.

FINDING: The property is adjacent to the St. Johns River and must conform to this regulation. Currently the development conforms to the Zone A regulation. The proposal shows an outdoor amenity space with a pool and courtyard which meets the zero-height limit. In both Zone B and Zone C the proposed height of the building is greater than what the regulation allows, however the code states that a height increase would be appropriate where the allowable building width parallel to the river is decreased and the volume of a taller building within the applicable zone is equal to or less than the permitted volume within the zone had the height requirement been met. The proposed volume in both Zone B and C is shown less than the allowed volume if the height limit had been met. Please provide the calculation to include the building width in Zone B and C parallel to the river which is being utilized in the developer's equation to come to this conclusion.

Building Volume per Riverfront Zones	Calculation	Allowance	Proposed	Difference	Information
		Cubic Ft	Cubic Ft	Cubic Ft	
Zone B	45*50*330	743,063	565,700	177,363	Zone B overage can be applied to Zone B and/or to Zone C
Zone C	75*75*330	1,857,656	930,960	926,696	Zone C overage can be applied to Zone C and/or Zone B

I. Creek Views and Creekfront Design.

FINDING: *Not applicable.*

J. Rooftops.

FINDING: The roof serves a utilitarian function but can also be seen as a tremendous amenity. It serves as the "fifth façade" when seen from taller adjacent buildings and becomes part of the cityscape. All roofs shall be considered a "fifth elevation" and should strive to be visually appealing from taller and nearby buildings. The upper-level parking deck will be seen from the upper floors of the Prudential Financial building. Applicant will need to meet this requirement by providing trees in raised planters which help visually soften the look of the parking deck roof from the adjacent building.

K. Off-Street Parking.

There are no minimum off-street parking requirements. The applicant is not requesting a deviation to increase the maximum amount of parking.

FINDING: An attached parking garage is proposed; however, even though it is interior to the site, additional detail and screening to the decking seen along the west elevation will need to be added. Per the ordinance the parking garage shall be clad in a material architecturally compatible with the other occupied floors of the building and/or compatible with the material used to cover the exterior of the abutting building. Such material shall effectively and attractively obscure the view to the interior of all parking decks. Plants may be used to augment the screen.

L. Screening and Landscaping of Surface Parking, Trash, Storage, and Loading Areas.

Purpose and Intent: These requirements are applicable to all new Accessory or On-Site parking lots, and new and existing Commercial Surface Parking lots.

FINDING: The project is proposing an attached structured parking garage. Trash and loading areas are screened by the building and are internal to the project.

M. Demolition and Vacant Lot Regulations.

Purpose and Intent: The demolition of structures not only causes disruption in the fabric of the built environment but can also cause blight and a public nuisance.

FINDING: The project is demolishing the existing River City Brewery; however, they are proposing new development. If construction does not follow the demolition in a timely manner the applicant will be required to conform to this regulation.

Sec. 656.361.6.3. - Public Realm Regulations.

Purpose and Intent: The Public Realm includes the Pedestrian Zone and the Vehicular Zone. The Pedestrian Zone Requirements are intended to promote a more walkable downtown by improving pedestrian comfort, safety and convenience. The Pedestrian Zone is further divided into three functional areas. The Pedestrian Clear Area is the middle of the pedestrian zone and primarily accommodates pedestrian circulation. The Amenity Area generally is adjacent to the street and accommodates public facilities such as street trees, ground cover, permeable paving to protect trees from compaction but also to allow water to penetrate to the roots, street furniture, trash cans, kiosks, lights, utility poles, and parking meters, signs, and other obstructions to pedestrian travel.

The “Pedestrian Zone” is comprised of the Pedestrian Clear Area (i.e. sidewalk), which is flanked by a “Frontage Area” and an “Amenity Area”.

The “Frontage Area”, which lies between the “Pedestrian Clear Area” and the building.

The “Amenity Area”, which is between the “Pedestrian Clear Area” and vehicle use areas (e.g. on-street parking, travel lanes) is a preferred 4’ in width. The “Amenity Area” is intended to contain benches, streetlights, etc.

FINDING: The submitted plans show a 10’ sidewalk along the property. The plan has not been delineated to show the required zones. Please delineate the plan to show the required Amenity Zone, Pedestrian Clear Zone, and the Frontage Zone. Street trees must be added along all

sidewalks to ensure the 40% shade requirement will be met. Please ensure that the proposed street trees are shade trees and meet the definition of such. Please ensure that the proposal also includes the required public facilities such as streetlights, benches, and trash receptacles.

C. Pedestrian Protection from the Elements.

Purpose and Intent: In the urban environment and our climate, it is essential to provide pedestrians with protection from sun and rain. Building designs should incorporate features that provide pedestrian shelter from the elements to the greatest extent possible. Protection may come in the form of structures such as overhangs, canopies and awnings, or from the shade trees on-site or in the Streetscape.

FINDING: The submitted plans show the addition of street trees. Ensure that street trees are proposed along all sidewalks to ensure the 40% shade requirement will be met. Please ensure that the proposed street trees are shade trees and meet the definition of such. Along the Riverwalk there is a 70% shade requirement. Please update the plan to show additional trees that will help meet this requirement. Landscape along the Riverwalk must conform to the Riverwalk Design Guidelines. The list does not include palm trees, as such please ensure no palms are proposed.

RECOMMENDATION

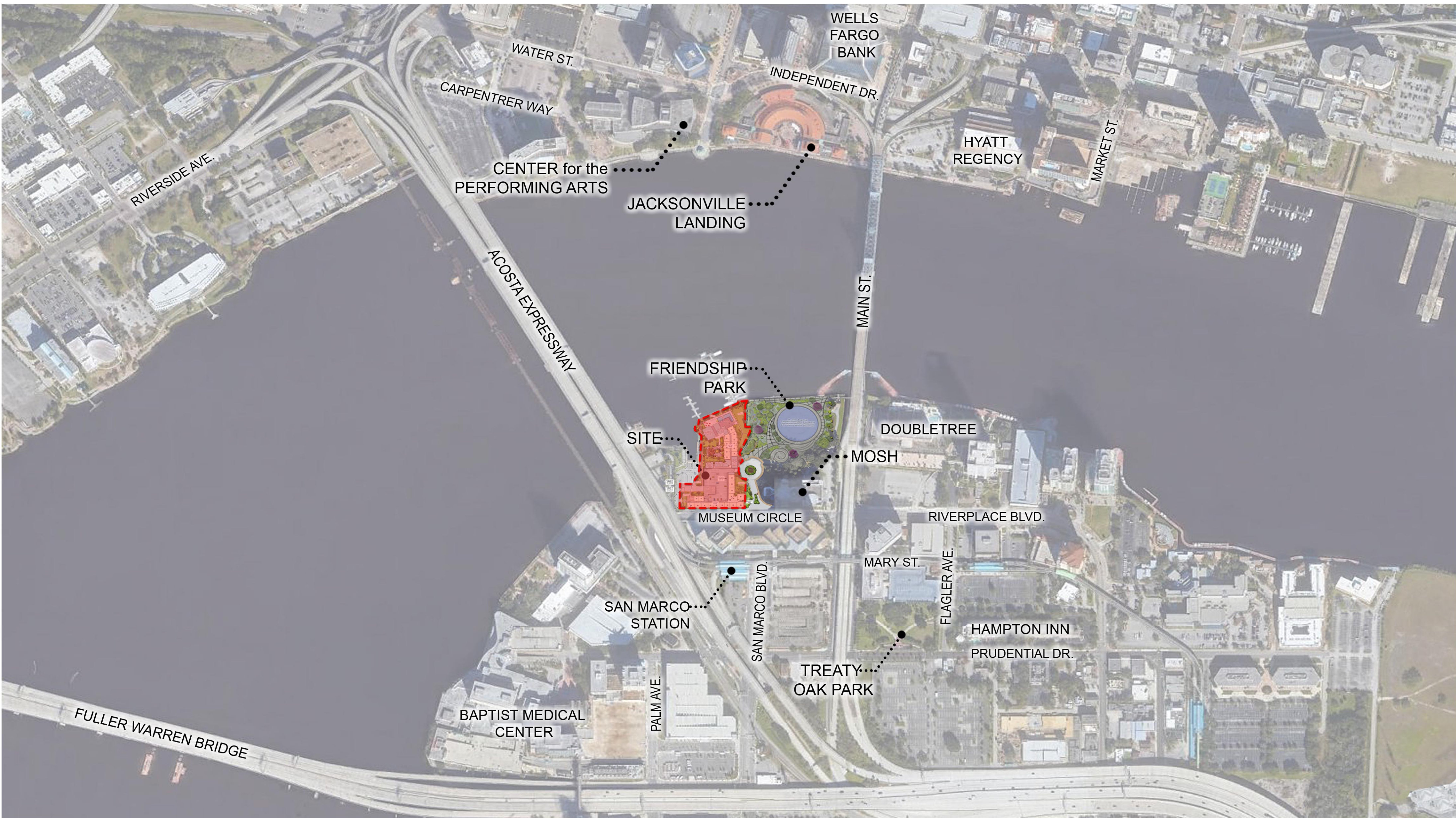
Based on the foregoing, the Downtown Development Review Board Staff supports **CONCEPTUAL APPROVAL** of DDRB Application 2020-023 with the following recommendations:

- (A) Prior to submittal for final review, the developer shall meet with staff to:
 - i) identify any deviations sought;
- (B) Elevate the Architectural Design;
- (C) Enhance the Parking Deck with additional screening and provide additional features to meet the fifth elevation requirement for the parking deck roof;
- (D) 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;”
- (E) Streetlights, benches and street furnishings shall be placed in the Amenity Area. Street furnishings (e.g. benches, trash receptacles) shall be in accordance with the Downtown Streetscape Design Guidelines;
- (F) Riverwalk design shall follow the Riverwalk Design Guidelines including landscape material proposed.

RD RIVER CITY BREWERY

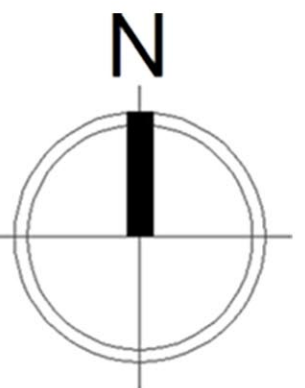
DDRB PRESENTATION

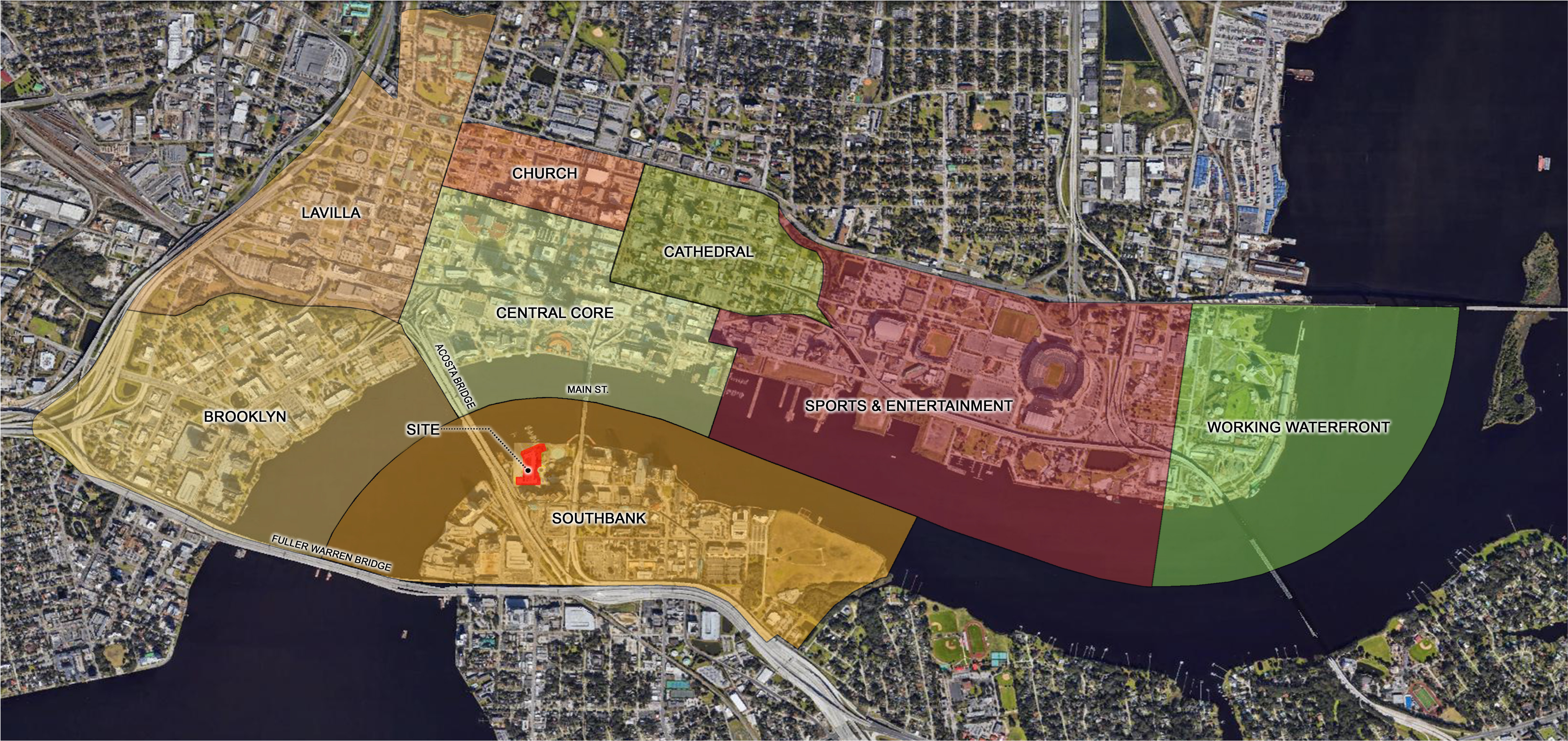
JANUARY 14TH 2021



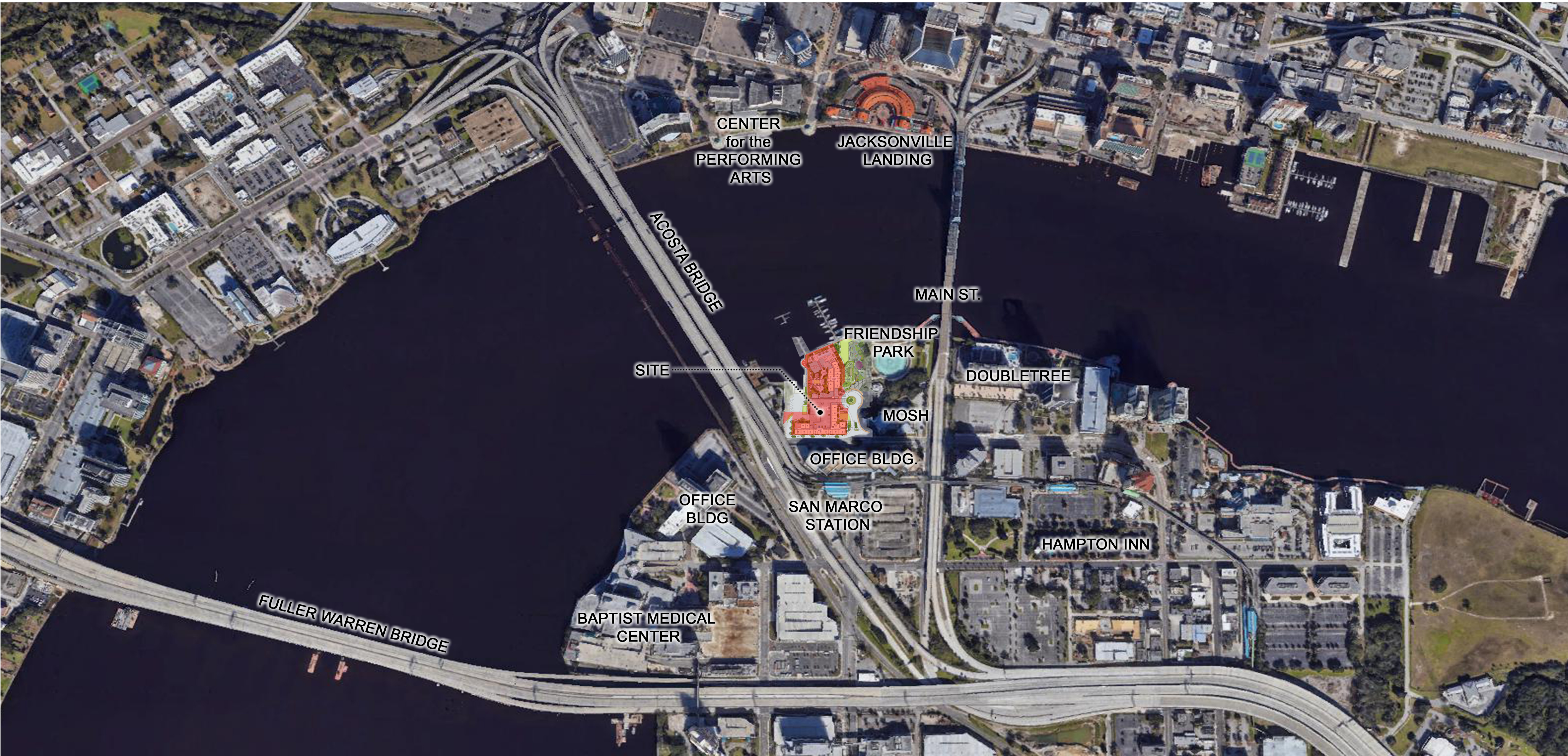
INDEX

Page	Description
Cover	Aerial Context Plan
EX-2	Overlay Districts Map
EX-3	Site Surrounding Map
EX-4	Views from Site
EX-5	Color Site Plan & Data
EX-6.1	North Color Elevations
EX-6.2	East Color Elevations
EX-6.3	South Color Elevations
EX-6.4	West Color Elevations
EX-6.5	Building Sections
EX-7	Massing - Looking South
EX-8.1	View from Site- Looking South-East
EX-8.2	View from Site - Looking South-West
EX-8.3	View from Site - Looking North East
EX-9	Massing View - Looking South-West
EX-10	Massing View - Looking West
EX-11	Volumetric Diagram





OVERLAY DISTRICTS



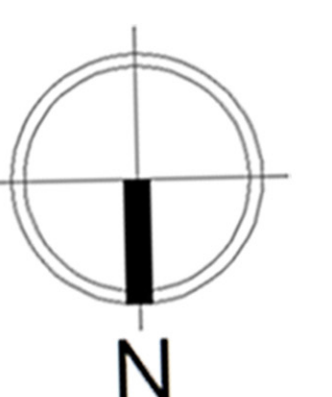
SITE SURROUNDING MAP



LEGEND

↔ PEDESTRIAN ACCESS

▶ VIEW POINTS



LEGEND

- 1 Feature palms
- 2 Landscape median w/ specimen palms
- 3 Entry court
- 4 Valet drop-off
- 5 Riverwalk waterfront promenade
- 6 Overlook w/ shade sail canopies
- 7 Active pool terrace
- 8 Fire pit
- 9 Tables and umbrellas
- 10 Summer kitchen
- 11 Pool amenity area
- 12 Florida friendly riverwalk landscape
- 13 Passive courtyard
- 14 4' aluminum picket fence
- 15 Loading zone
- 16 Reconfigured boat ramp access
- 17 Streetscape (Riverplace Blvd. Design Palette)
- 18 Project Signage
- 19 Seatwall



PARKING PROVIDED:

RESIDENTIAL	505 sp (1.51 SP / DU's)
MOSH/CITY	30 sp
GRAND TOTAL	535 sp

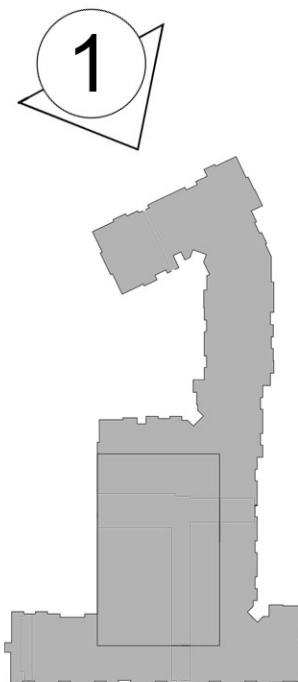
UNIT MIX				
Unit Designation	Area	# Units	% of Total	Leasable Area (NRSF)
Studios				
ST	575 sf	28	8.4%	16,100 sf
Sub-Total		28 units	8.4%	16,100 sf
1 BD				
A1	756 sf	77	23.1%	58,212 sf
A2	730 sf	40	12.0%	29,200 sf
A3	969 sf	8	2.4%	7,752 sf
Sub-Total		125 units	37.5%	95,164 sf
2 BD				
B1	1,091 sf	132	39.6%	144,012 sf
B2	1,174 sf	16	4.8%	18,784 sf
B3	1,189 sf	8	2.4%	9,512 sf
Sub-Total		156 units	46.8%	172,308 sf
3 BD				
C1	1,368 sf	24	7.2%	32,832 sf
Sub-Total		24 units	7.2%	32,832 sf
# Units Total		333 units	100.0%	316,404 sf

950 avg sf/du





1 NORTH ELEVATION
ALONG ST. JOHNS RIVER WATERFRONT
SCALE: 1/8" = 1'-0"

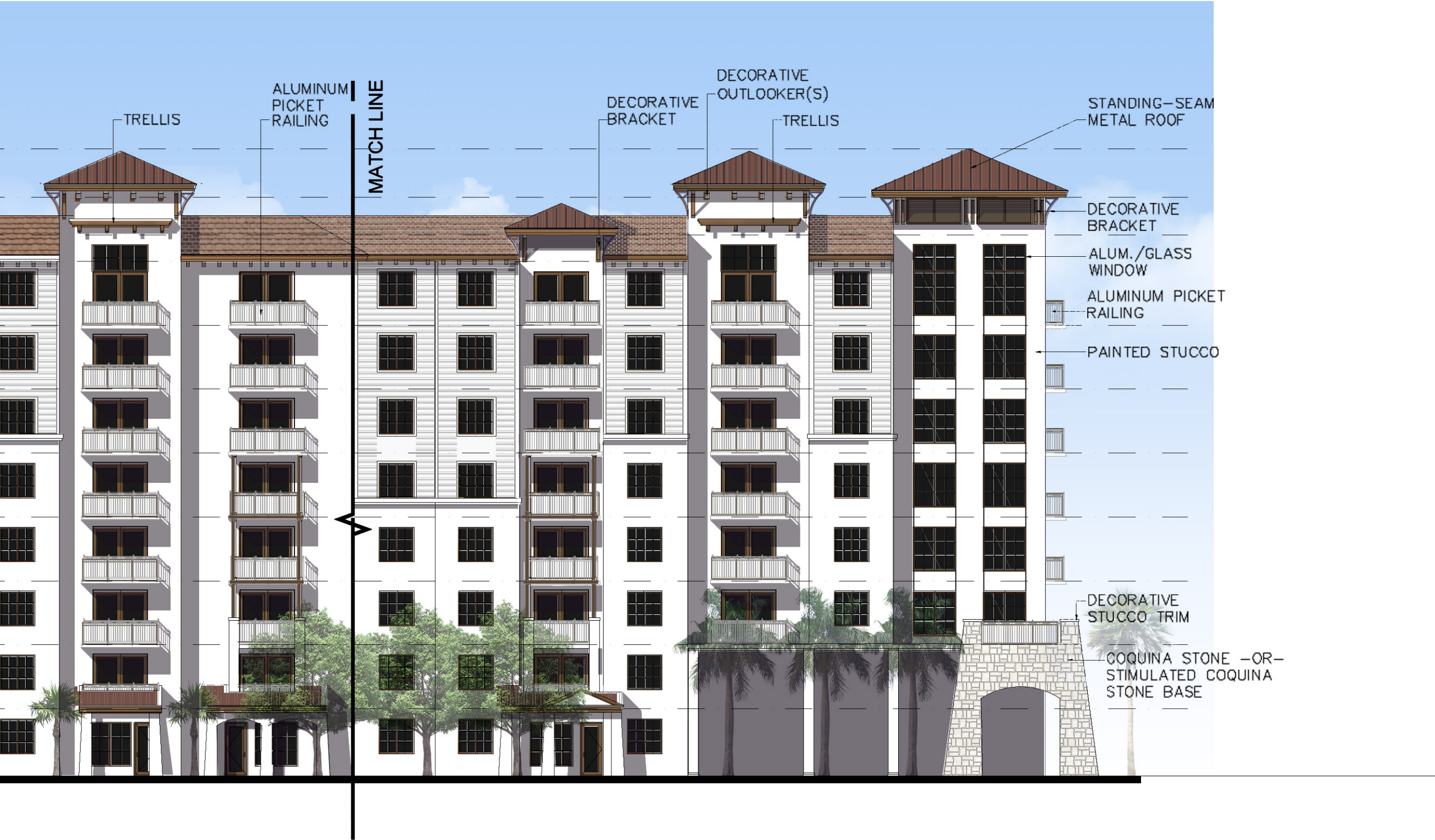


KEYPLAN

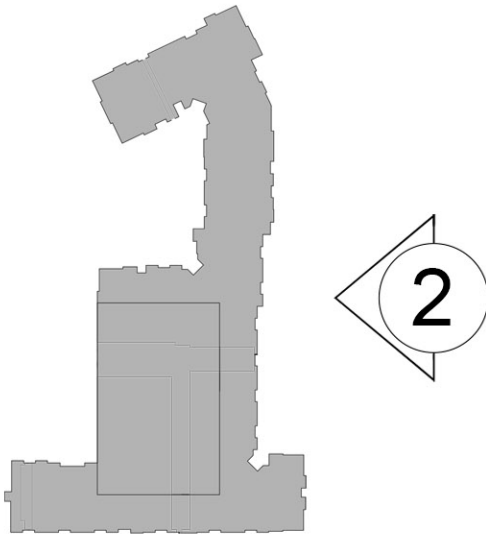
N.T.S.



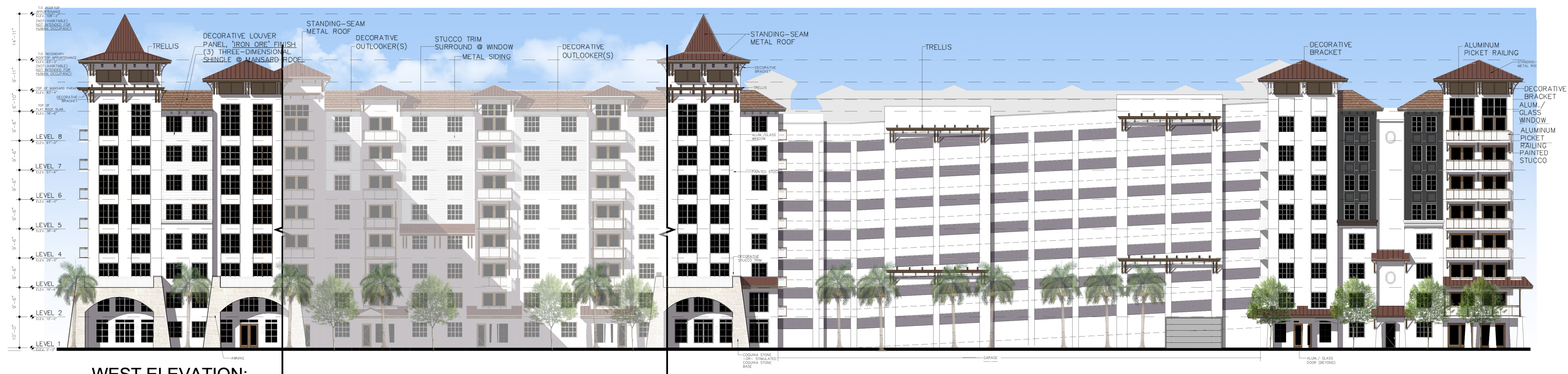
② EAST ELEVATION:
ALONG ENTRANCE DRIVE
SCALE: 1/16" = 1'-0"



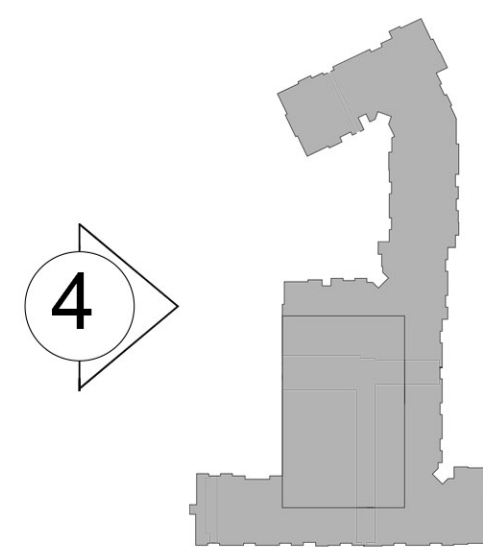
② EAST ELEVATION:
ALONG ENTRANCE DRIVE
SCALE: 1/16" = 1'-0"



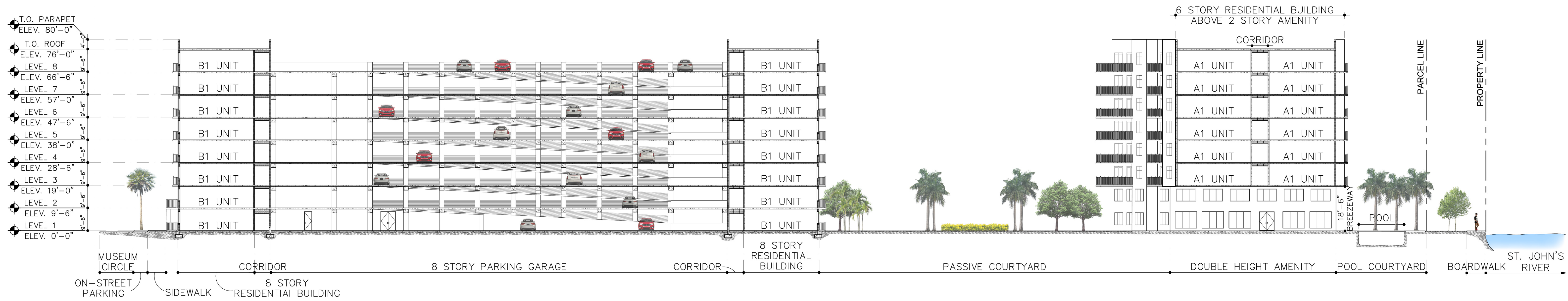
KEYPLAN
N.T.S.



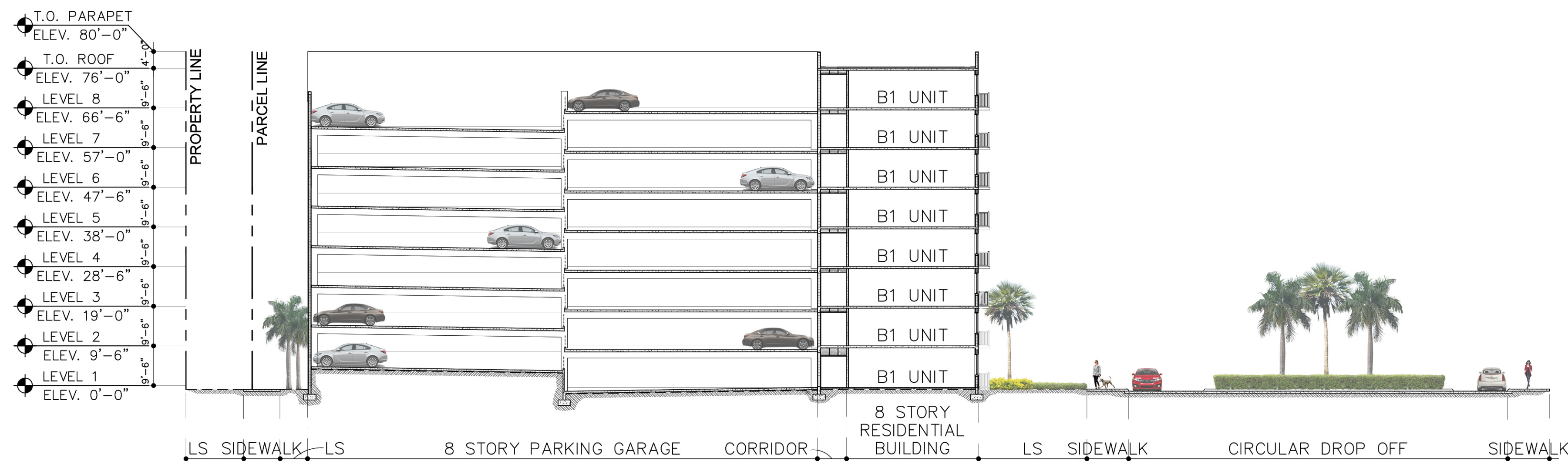
4 WEST ELEVATION:
ALONG ACOSTA WATERFRONT
SCALE: 1/16" = 1'-0"



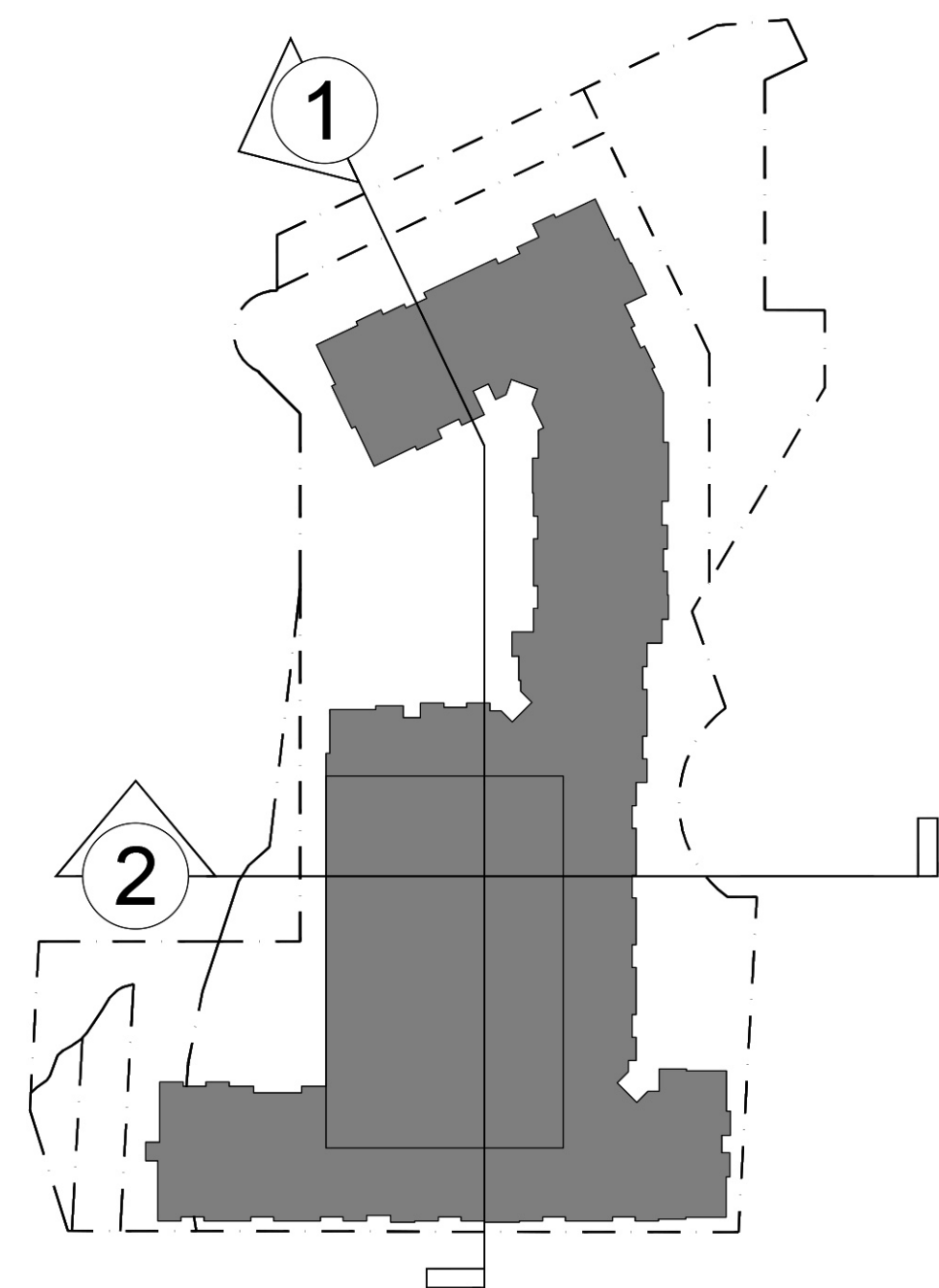
KEYPLAN
N.T.S.



1 LONG SECTION



2 SHORT SECTION



KEYPLAN

N.T.S.

BUILDING SECTIONS

SCALE: 1" = 20'-0"



VIEW LOOKING SOUTH



VIEW LOOKING SOUTH-EAST FROM ST. JOHNS RIVER



VIEW LOOKING SOUTH-WEST FROM ST. JOHNS RIVER



VIEW LOOKING NORTH-EAST FROM ACOSTA EXPRESSWAY





VIEW LOOKING WEST FROM MUSEUM CIRCLE



RESIDENTIAL STOOP IMAGE



RESIDENTIAL STOOP IMAGE

ZONE A

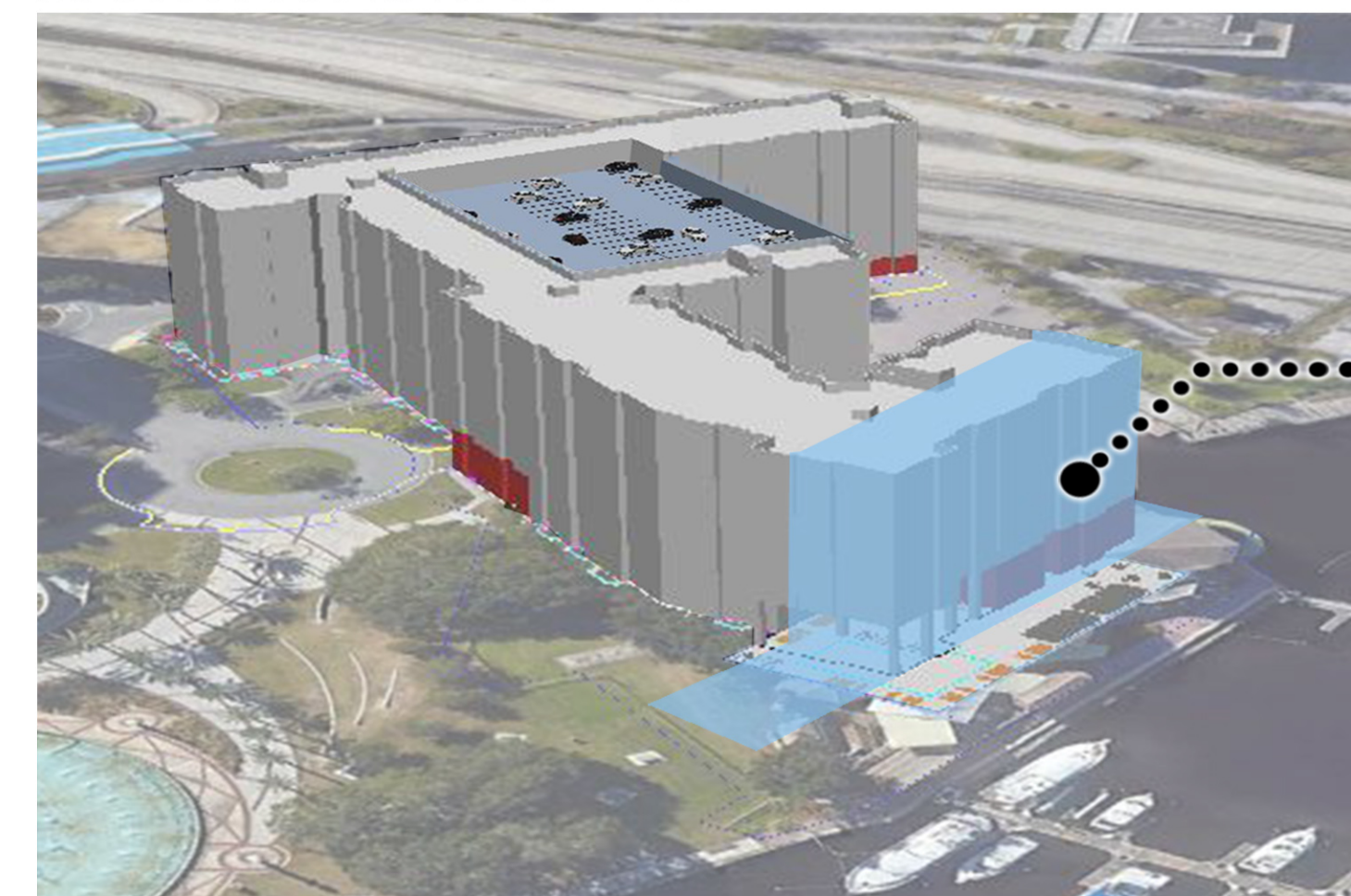
0' TO 50' FROM BULKHEAD
MAX HT ALLOWED = 0'



.....PROPOSED HT = 0'

ZONE B

50' TO 100' FROM BULKHEAD
MAX HT ALLOWED = 45'



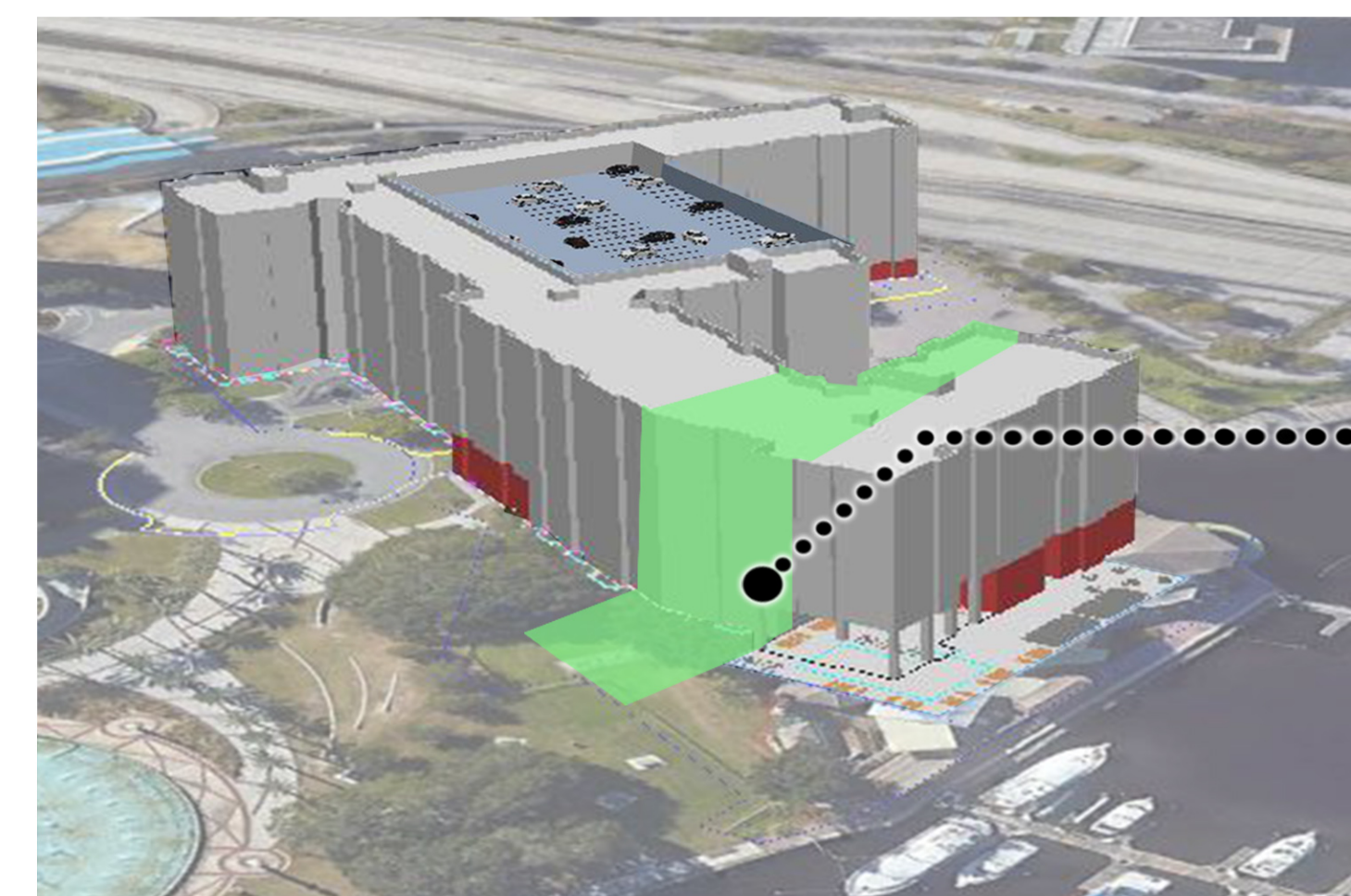
ALLOWED BLDG HT = 45'
ALLOWED BLDG VOLUME
(45' height x 50' depth x 330'-3" parcel frontage) = **743,063 ft³**

.....PROPOSED BLDG HT = 80' to top of
habitable flat roof, **110'** to top of
non-habitable architectural
treatments.

PROPOSED BLDG VOLUME = **565,700 ft³**

ZONE C

100' TO 175' FROM BULKHEAD
MAX HT ALLOWED = 75'



ALLOWED BLDG HT = 75'
ALLOWED BLDG VOLUME
(75' height x 75' depth x 219'-6" parcel frontage) = **1,857,656 ft³**

.....PROPOSED BLDG HT = 80' to top of
habitable flat roof, **110'** to top of
non-habitable architectural
treatments.

PROPOSED BLDG VOLUME = **930,960 ft³**



OPEN SPACE AREAS (Excludes Parcel B)

Courtyards, green spaces
and walkways = 48,103 SF

Pool and Pool Deck = 9,546 SF

Total Open Space = 57,649 SF

