



Downtown Development Review Board

Hybrid Virtual In-Person Meeting
Thursday May 13, 2021 at 1:00PM

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., tab II.D., tab II.E., tab II.F., tab II.G., tab II.H., or tab II.I., please email Ina Mezini at RMezini@coj.net.*

I. CALL TO ORDER

II. ACTION ITEMS

A. Approval of the April 08, 2021 DDRB Regular Meeting Minutes

B. DDRB 2020-018: 600 Park St Final Approval

Applicant: Cyndy Trimmer

C. DDRB 2016-012: The District Modification

Applicant: Bill Schilling

D. DDRB 2020-015: 218 W Church St Adaptive Reuse Final Approval

Applicant: Brooke Robbins

E. DDRB 2020-016: 424 N Hogan St Adaptive Reuse Final Approval

Applicant: Brooke Robbins

F. DDRB 2021-009: 220 Riverside Ave. Special Sign Exception

Applicant: Cyndy Trimmer

G. DDRB 2021-006: Concealment Express Special Sign Exception

Applicant: Cyndy Trimmer

H. DDRB 2021-008: River City Restaurant Conceptual Approval

Applicant: Cyndy Trimmer

I. DDRB 2020-023: RD River City Brewery Final 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.

PHYSICAL LOCATION

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

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.

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>



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Meeting ID: 985 9686 8344

Passcode: 698693

One tap mobile

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

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Find your local number: <https://zoom.us/j/98596868344>



**Downtown Development Review Board (DDRB)
Meeting
Hybrid Virtual In-Person Meeting
Thursday, May 13, 2021 1:00 p.m.**

MEETING MINUTES

Board Members Present: T. Lee, Chair; B. Allen, Esq., Vice Chair; B. Durden, Esq., Secretary; B. Schilling; M. Brockelman; C. Davisson; and F. Jones (via Zoom)

Board Members Excused: J. Loretta; and C. Harden.

DIA Staff Present: Guy Parola, Operations Manager; Steve Kelley, Director of Downtown Real Estate and Development; Lori Radcliffe-Meyers, Redevelopment Coordinator; Ina Mezini, Marketing and Communications Specialist; Jackie Mott, Financial Analyst; and Xzavier Chisholm, Administrative Assistant.

Representing Office of General Counsel: Susan Grandin, Esq.

I. CALL TO ORDER

Meeting Convened: 1:04 p.m.

Chairman Lee called the meeting to order at 1:04 p.m.

II. ACTION ITEMS

A. APPROVAL OF THE APRIL 8, 2021 DDRB MEETING MINUTES

Chairman Lee opened the floor for discussion. Seeing none, Chairman Lee called for a vote.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER BROCKELMAN APPROVING THE APRIL 8, 2021 DDRB MINUTES.

THE MOTION PASSED 6-0-0.

Board Member Jones stated that he will be participating online.

B. DDRB 2020-018: 600 PARK ST FINAL APPROVAL

Mr. Parola reported that DDRB Application 2020-018 is requesting final approval for a six-story 10,700 sq ft hotel with 100 rooms and associated surface parking. The proposal does not meet the ordinance code for the surface parking lot and seeks approval for a deviation from the Board.

Chairman Lee asked for the applicant's presentation.

Cyndy Trimmer and Andrew Davis provided the applicant presentation.

Chairman Lee called for public comment.

Steve Congro expressed his support for the project.

William Stanley expressed his support for the project.

Chairman Lee opened the floor for discussion by the Board.

Board Member Allen stated his support for the project, adding that the project site being located next to the overpass and away from central downtown merits approval of the City Ordinance surface parking deviation.

Board Member Brockelman stated his support for the project and the City Ordinance deviation.

Board Member Jones stated his support of the project and the City Ordinance deviation.

Board Member Schilling stated his support of the project and the City Ordinance deviation.

Board Member Durden stated her support of the project.

Chairman Lee called for a motion to approve the deviation.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER BROCKELMAN RECOMMENDING APPROVAL OF A DEVIATION FROM CITY ORDINANCE.

THE MOTION PASSED 6-0-0

Chairman Lee called for a motion for final approval.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER JONES RECOMMENDING APPROVAL OF DDRB APPLICATION 2021-018.

THE MOTION PASSED 6-0-0

Kelly Slay thanked the Board and DIA Staff for their feedback and for working with them to ensure a better project.

C. DDRB 2016-012: THE DISTRICT MODIFICATION

Ms. Radcliffe-Meyers reported that DDRB Application 2016-012 is requesting a modification of the previously approved master plan design guidelines. The request includes creation of parcels, proposed height changes, and defining uses.

Chairman Lee asked for the applicant's presentation and stated that Board Member Schilling is recusing himself from voting or commenting.

Bill Schilling stated that he filed a Form 8B and provided the applicant presentation.

Chairman Lee called for public comment.

Ramiro Albarran, of Preston Hollow Capital and Elements Development, thanked the Board and DIA Staff and expanded on Mr. Schilling's comments.

Board Member Davisson arrived.

Seeing no further public comment, Chairman Lee opened the floor for discussion.

Board Member Allen stated his support for the project.

Board Member Brockelman stated his support for the project and asked for clarification regarding the DIA's position. Mr. Parola responded that the DIA's recommendation is based on the best outcome for the public using the boardwalk, as the boardwalk is a city asset. Mr. Parola stated concern for the eye-to-eye contact between 1st floor residents and individuals utilizing the boardwalk.

Board Member Durden stated she will be recusing herself from discussion and voting due to a conflict.

Board Member Jones stated his support for the project but asked if the condition of the DIA can be kept with the understanding that the granular details will be worked through.

Mr. Schilling clarified for the Board that the applicant does not take issue with all of the conditions, it is only the third and fourth sentences that there is issue.

Board Member Durden asked for clarification regarding mislabeled items in the staff report. Ms. Radcliffe-Meyers clarified that it should read A through H.

Mr. Parola reiterated for the Board that DIA staff does not have issue with the built side of the equation, the staff recommendation is based on the public who will be using the boardwalk. Mr. Parola proposed a condition that the DIA staff review any landscape and buffer plans prior to going into 10-Set Review to which Mr. Schilling agreed.

A MOTION WAS MADE BY BOARD MEMBER BROCKELMAN AND SECONDED BY BOARD MEMBER ALLEN RECOMMENDING APPROVAL OF DDRB APPLICATION 2016-012.

THE MOTION PASSED 4-0-2

D. DDRB 2020-015: 218 W CHURCH ST ADAPTIVE REUSE FINAL APPROVAL

Ms. Radcliffe-Meyers reported that DDRB Application 2020-015 is requesting final approval for an adaptive reuse of the Baptist Convention building that will feature two mercantile suites, a restaurant space, and 24 studio and one-bedroom apartments. The building is a locally designated landmark and has received both NPS and HPC approval.

Chairman Lee asked for the applicant's presentation.

Brooke Robins provided the applicant presentation.

Chairman Lee called for public comment.

Chairman Lee opened the floor for discussion.

The Board thanked the applicant and expressed support for the project.

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER DURDEN RECOMMENDING APPROVAL OF DDRB APPLICATION 2020-015.

THE MOTION PASSED 7-0-0

E. DDRB 2020-016: 424 N HOGAN ST ADAPTIVE REUSE FINAL APPROVAL

Ms. Radcliffe-Meyers reported that DDRB Application 2020-016 is requesting final approval for an adaptive reuse of the Federal Reserve Building that will feature mixed-use development with 18,430 sq ft of restaurant and event space. The building has received both NPS and HPC approval.

Chairman Lee asked for the applicant's presentation.

Brooke Robins provided the applicant presentation.

Chairman Lee called for public comment.

Chairman Lee opened the floor for discussion.

Board Member Davisson commented that there are three projects coming together which is the type of synergy needed for the good of the whole area.

Board Member Durden declared a conflict.

Board Member Jones left the meeting.

A MOTION WAS MADE BY BOARD MEMBER BROCKELMAN AND SECONDED BY BOARD MEMBER SCHILLING RECOMMENDING APPROVAL OF DDRB APPLICATION 2020-016.

THE MOTION PASSED 5-0-1

F. DDRB 2021-009: 220 RIVERSIDE AVE. SPECIAL SIGN EXCEPTION

Ms. Radcliffe-Meyers reported that DDRB Application 2021-009 is requesting a special sign exception to allow for the modification of the approved master sign package for additional tenant identification signage located at 220 Riverside Avenue.

Chairman Lee asked for the applicant's presentation.

Cyndy Trimmer provided the applicant presentation.

Chairman Lee called for public comment.

Chairman Lee opened the floor for discussion.

Ms. Radcliffe-Meyers clarified for Board Member Durden that the request is for additional signage that was not included in the master sign package.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER SCHILLING RECOMMENDING APPROVAL OF DDRB APPLICATION 2021-009.

THE MOTION PASSED 6-0-0

G. DDRB 2021-006: CONCEALMENT EXPRESS SPECIAL SIGN EXCEPTION

Mr. Parola reported that DDRB Application 2021-006 is requesting a special sign exception to allow for a 24 sq ft sign attached to a vertical element at 1451 Louisa Street.

Chairman Lee asked for the applicant presentation.

Cyndy Trimmer and Michael Brown provided the applicant presentation.

Chairman Lee called for public comment.

Chairman Lee called for comment from the Board.

Board Member Schilling stated that the new design looks more proportionate.

Ms. Trimmer clarified for Board Member Allen that the height is 23ft and that the roof will be done in a carbon fiber kydex material that resembles one of the holster patterns that the business offers.

A MOTION WAS MADE BY BOARD MEMBER BROCKELMAN AND SECONDED BY BOARD MEMBER DAVISSON RECOMMENDING APPROVAL OF DDRB APPLICATION 2021-006.

THE MOTION PASSED 6-0-0

H. DDRB 2021-008: RIVER CITY RESTAURANT CONCEPTUAL APPROVAL

Ms. Radcliffe-Meyers reported that DDRB Application 2021-008 is seeking conceptual approval of a project featuring 3,500 sq ft of indoor/outdoor restaurant space located at 0 Museum Circle.

Chairman Lee called for the applicant presentation.

Cyndy Trimmer and Beatriz Hernandez provided the applicant presentation.

Chairman Lee called for public comment.

Chairman Lee opened the floor for discussion.

Discussion occurred regarding the redevelopment agreement. Ms. Trimmer clarified for Board Member Allen that the agreement requires the applicant to get the Certificate of Completion for the restaurant at the same time as the Certificate of Occupancy for the multifamily. Mr. Parola clarified that the redevelopment agreement will have to go through City Council but that the language can be mirrored in the final order. Ms. Trimmer agreed.

Discussion occurred regarding the egress and ingress condition. Ms. Trimmer stated she is confident they will work out how to orient the building and they have considered how best to activate the circle drop-off space. Board Member Brockelman asked if the condition can be softened so that it does not prevent the applicant from applying for final approval. Mr. Parola agreed to work with the applicant in this regard.

Board Member Davisson commented on the potential colors and materials of the building and asked that the applicant provide more visuals next time.

Board Member Schilling reiterated the need for providing flexibility to the applicant and stated a need for increased accessibility to the site.

Ms. Radcliffe-Meyers clarified that the applicant is not seeking any deviations.

Board Member Schilling reiterated the need for more visuals and stated his support for the project.

Board Member Durden stated that she would like to see the elevations.

Discussion occurred regarding the plans for the Marina and boat launch area next to the site. The city is still working on the configuration for the Marina and boat launch and the final configuration will have an influence on the restaurant pad.

Mr. Parola stated the revised conditions, that DIA staff will work with the applicant to identify egress and ingress for the restaurant side prior to submitting for final approval, whereas the rest of the condition language is stricken. Ms. Trimmer agreed.

Discussion occurred regarding the language of the redevelopment agreement, as it pertains to the restaurant and the Certificate of Completion.

Chairman Lee recommended to the Board adopting the conditions as amended.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER BROCKELMAN RECOMMENDING APPROVAL OF DDRB APPLICATION 2021-008.

THE MOTION PASSED 6-0-0

I. DDRB 2020-023: RD RIVER CITY BREWERY FINAL APPROVAL

Mr. Parola reported that DDRB Application 2020-023 is seeking final approval for a project featuring an 8-story 329-unit multi-family residential complex, a 511-space attached parking garage, and a future 5,000 sq ft restaurant space located at 0 Museum Circle.

Chairman Lee asked for the applicant presentation.

Cyndy Trimmer and Beatriz Hernandez provided the applicant presentation.

Chairman Lee called for public comment.

Chairman Lee opened the floor for discussion.

Ms. Trimmer clarified for Board Member Schilling that they are still working on signage and that they do expect to request a special sign exception for a monument in the vicinity of the traffic circle.

Ms. Trimmer explained how the restaurant and the building will tie together for Board Member Schilling.

The Board stated their appreciation and support for the work that has been done on the project.

A MOTION WAS MADE BY BOARD MEMBER BROCKELMAN AND SECONDED BY BOARD MEMBER SCHILLING RECOMMENDING APPROVAL OF DDRB APPLICATION 2020-023.

THE MOTION PASSED 6-0-0

III. OLD BUSINESS

No old business.

[CONTINUED ON NEXT PAGE]

IV. NEW BUSINESS

No new business.

V. PUBLIC COMMENTS

No public comments.

VI. ADJOURNMENT

There being no further business, Chairman Lee adjourned the meeting at approximately 4:12 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 Xavier Chisholm at 904-255-5302 or xchisholm@coj.net.