



Downtown Development Review Board

Hybrid Virtual In-Person Meeting
Thursday, October 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, tab II.D, tab II.E, tab II.F, or tab II.G, please email Ina Mezini at RMezini@coj.net.*

I. CALL TO ORDER

II. ACTION ITEMS

A. Approval of the September 16, 2021, DDRB Regular Meeting Minutes

B. DDRB 2021-016: Baptist Wolfson Children's Hospital Special Sign Exception

Applicant: Kelly Varn

C. DDRB 2021-013: Shipyards Mixed-Use Development Conceptual Approval

Applicant: Cyndy Trimmer

D. DDRB 2021-014: 1 Riverside Ave Deviation Request

Applicant: Cyndy Trimmer

E. DDRB 2021-014: 1 Riverside Ave Master Site Plan Conceptual Approval

Applicant: Cyndy Trimmer

F. DDRB 2021-015: Artea Multi-Family Development Conceptual Approval

Applicant: Cyndy Trimmer

G. DDRB 2021-012: Jacksonville Jaguars Practice Facility Final Approval

Applicant: Cyndy Trimmer

- III. **OLD BUSINESS**
- IV. **NEW BUSINESS**
 - 1. **Ethics Training in November**
- 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

City of Jacksonville, Edward Ball Building
214 North Hogan Street
8th Floor (Conference Room 851)
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.

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, October 14, 2021 2:00 p.m.**

MEETING MINUTES

Board Members Present: T. Lee, Chair; B. Allen, Esq., Vice Chair (late arrival); C. Harden (late arrival); B. Durden, Esq., Secretary; B. Schilling; C. Davisson; M. Brockelman; and J. Loretta

Board Members Excused: F. Jones

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

Representing Office of General Counsel: Susan Grandin, Esq.

I. CALL TO ORDER

Meeting Convened: 2:00 p.m.

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

II. ACTION ITEMS

A. APPROVAL OF THE SEPTEMBER 16, 2021 DDRB REGULAR MEETING MINUTES

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

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER BROCKELMAN APPROVING THE SEPTEMBER 16, 2021 DDRB MINUTES.

THE MOTION PASSED 6-0-0.

Lori Radcliffe-Meyers read a Form 8B into the record for Board Member Davisson on DDRB 2021-010: Johnson Commons.

B. DDRB 2021-016: BAPTIST WOLFSON CHILDREN'S HOSPITAL SPECIAL SIGN EXCEPTION

Ms. Radcliffe-Meyers reported that DDRB 2021-016 seeks approval for a special sign exception to allow for the installation of two monument/directional signs located at 800 Prudential Drive.

Ken May and Kelly Varn, of Taylor Sign and Design, provided the applicant presentation.

Chairman Lee called for public comment. Seeing none, Chairman Lee opened the floor for board comment.

Board Member Loretta stated that the applicant may have an issue with the sight triangle and recommended that the applicant take a close look at it when going through permitting with FDOT.

Board Member Durden stated that she has concerns with the length of the name (monument) sign, adding that she believes it should be reduced in width. She suggested reducing the sign by 10 ft.

Board Member Schilling stated that he will be recusing himself and stated for the record that he has filed a Form 8B.

Board Member Davisson stated his concern with the signs wall-like appearance.

Ms. Radcliffe-Meyers stated that, per ordinance code, the sign is under the allowed length.

Chairman Lee called for a motion.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER HARDEN RECOMMENDING APPROVAL OF A SPECIAL SIGN EXCEPTION FOR DDRB APPLICATION 2021-016.

Chairman Lee called for a vote.

THE MOTION PASSED 6-2-0.

Ms. Radcliffe-Meyers read a Form 8B into the record for Board Member Schilling regarding DDRB Application 2021-016: Baptist Wolfson Children's Hospital Special Sign Exception.

Chairman Lee reorganized the agenda, moving items D. and E. up, to be immediately followed by items C., F., and G.

C. DDRB 2021-014: 1 RIVERSIDE AVE DEVIATION REQUEST

Chairman Lee called for the staff report.

Guy Parola thanked those who have submitted public comment and reported that the application requests a deviation to allow for an increase of maximum distances between the inside edges between a View and Access Corridor from 250' to 352'.

Chairman Lee called for the applicant presentation.

Cyndy Trimmer provided the applicant presentation.

Chairman Lee called for public comment. Seeing none, Chairman Lee opened the floor for discussion from the board.

Board Member Durden suggested modifying the language to say, “up to 352 feet” as opposed to “at 352 feet.”

Board Member Harden added that he would also suggest clarifying the language to give the developer more leeway in regard to the view corridor.

Board Member Schilling added that he agrees and would suggest that the language also clarifies that the 352 ft is at the river since the view corridor is skewed so that the view corridor gets larger as you get deeper into the site.

Responding to a question from Chairman Lee regarding the need for an amendment, Mr. Parola stated that staff has worked extensively with the developer, and that there is understanding of the intended meaning and sees no need for an amendment. Ms. Trimmer agreed with Mr. Parola.

Chairman Lee called for a motion.

A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER SCHILLING RECOMMENDING APPROVAL OF A DEVIATION REQUEST FOR DDRB APPLICATION 2021-014. BOARD MEMBER DURDEN READ THE SPECIFIC DEVIATION CRITERIA IN TO THE RECORD.

THE MOTION PASSED 8-0-0.

D. DDRB 2021-014: 1 RIVERSIDE AVE MASTER SITE PLAN CONCEPTUAL APPROVAL

Chairman Lee called for the staff report.

Mr. Parola reported that the applicant seeks conceptual approval of a “Master Development Plan” for a mixed-use development which includes a Grocer, Retail Shops and Residential at the 18.84-acre old Florida Times Union property.

Chairman Lee called for the applicant presentation.

Ms. Trimmer provided the applicant presentation.

Chairman Lee called for public comment.

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

Pedestrian Experience and Vehicular Traffic

Mr. Chisholm stated that public comments received via email have been forwarded to the board.

Board Member Loretta echoed the concerns raised by Ms. Powell regarding the pedestrian experience and vehicular traffic, bringing special attention to the sidewalk width, roundabout, and structured parking.

Board Member Brockelman stated his appreciation for the public's comments, including those found in the Jaxson Magazine, but does not see any compelling solutions to the complex nature of the site and corresponding challenges.

Board Member Durden commented that May St (toward the river) is more suited for pedestrians and would like to see the vehicular component removed. She also suggested widening Leila St to enhance safety and the overall pedestrian experience.

Board Member Allen stated his concern with there being too much surface parking at the main corridor.

Board Member Harden stated for the record that he had ex-parte communication with the developer. He commented that he would like to see 3D imagery of the site to better understand viewscales and other site intricacies. Adding that, the May St terminus and the main corridor on Leila St would benefit from revisiting the pedestrian experience.

Board Member Schilling stated for the record that he had ex-parte communication with the developer. He commended the developer for their conceptual design despite the site challenges. Furthermore, he suggested increasing sidewalk width around the two May St terminuses to 15 feet as well as removing a ramp to the parking garage on the Leila St side.

Board Member Davisson stated that he is in support of the site plan but wants to see their concerns addressed moving forward.

Board Member Harden stated that he agrees.

Board Member Allen expressed his concern with wasting time and wants to see the problems addressed before proceeding.

A MOTION WAS MADE BY BOARD MEMBER BROCKELMAN AND SECONDED BY BOARD MEMBER SCHILLING RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2021-014 WITH STAFF RECOMMENDATIONS.

BOARD MEMBER BROCKELMAN RESTATED HIS MOTION TO INCLUDE CONCEPTUAL APPROVAL OF DDRB 2021-014 WITH THE TWO STAFF RECOMMENDATIONS AND THE CONDITION THAT THE APPLICANT WORK WITH STAFF TO ADDRESS ALL CONCERNS RAISED AT TODAY'S MEETING. THE MOTION WAS SECONDED BY BOARD MEMBER SCHILLING.

THE MOTION PASSED 7-1-0.

Chairman Lee called for a 10-minute intermission.

Board Member Loretta left the meeting.

E. DDRB 2021-013: SHIPYARDS MIXED-USE DEVELOPMENT CONCEPTUAL APPROVAL

Chairman Lee called for the staff report.

Ms. Radcliffe-Meyers reported that the application seeks conceptual approval for a mixed-use development which includes a Hotel, Residential Units, Office Tower, and River Club on a 24.7-acre property located at 1406 Gator Bowl Blvd.

Chairman Lee called for the applicant presentation.

Ms. Trimmer provided the applicant presentation followed by a presentation from Hillary Jones.

Chairman Lee called for public comment.

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	Commented that she would like to see the Met Park view looking Westward, adding that the 8ft wide pathway should be wider.
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Chairman Lee called for board comment.

Board Member Brockelman expressed his support for the project.

Board Member Allen expressed his support for the project and commended the developer for their project design.

Board Member Schilling stated that he believes the 8 ft wide pathway should be wider.

Board Member Durden commented that she supports the project but would like to see the pathway widened to 12 ft.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER BROCKELMAN RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2021-013 WITH STAFF RECOMMENDATIONS AND WITH THE RECOMMENDATION TO INCREASE THE WIDTH OF THE SIDEWALK IN THE CENTRAL VIEW CORRIDOR.

THE MOTION PASSED 7-0-0.

F. DDRB 2021-015: ARTEA MULTI-FAMILY DEVELOPMENT CONCEPTUAL APPROVAL

Chairman Lee called for the staff report.

Ms. Radcliffe-Meyers reported that the application seeks conceptual approval for a 340-unit multi-family development with an attached 4 level, 425 space parking garage at 0 Montana Ave.

Chairman Lee called for the applicant presentation.

Ms. Trimmer provided the applicant presentation.

Chairman Lee called for public comment. Seeing none, Chairman Lee called for board comment.

Board Member Brockelman commended the developer for taking interest in a difficult location and noting that he would like to see more glass on the south side.

Board Member Durden stated that she believes the architecture is lacking but acknowledges the challenges associated with the site.

Board Member Allen expressed his concern with accepting too many cookie-cutter residential projects downtown and urged the board to use caution moving forward.

Board Member Harden suggested that the developer consider using a higher quality material for the parking garage façade.

Chairman Lee commented that the view from I-95 will be an opportunity to incorporate a pleasing visual for Jacksonville travelers and agreed with previous board member comments that the overall project design and architecture is lacking.

Chairman Lee called for a motion.

A MOTION WAS MADE BY BOARD MEMBER DAVISSON AND SECONDED BY BOARD MEMBER HARDEN RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2021-015 WITH STAFF RECOMMENDATIONS.

BOARD MEMBER DURDEN MOVED TO AMEND THE MOTION AND WAS SECONDED BY BOARD MEMBER SCHILLING TO INCLUDE IN THE RECOMMENDATION AN EXPANSION OF THE PUBLIC ACCESS SIDEWALK ALONG THE NORTH SIDE.

THE AMENDMENT PASSED 7-0-0.

THE AMENDED MOTION PASSED 7-0-0.

Board Member Harden left the meeting.

G. DDRB 2021-012: JACKSONVILLE JAGUARGS FOOTBALL PERFORMANCE CENTER FINAL APPROVAL

Chairman Lee called for the staff report.

Ms. Radcliffe-Meyers reported that the application seeks final approval for a 127,087 sq ft facility at 1 TIAA Bank Field Drive that includes executive offices, coaches' offices, football support offices, scouts' offices, equipment room, meeting rooms, weight training and medical facilities, an indoor practice field, and two outdoor natural grass fields, with 2,300 seat bleachers, a team store, concession facilities and other ancillary improvements.

Chairman Lee called for the applicant presentation.

Ms. Trimmer provided the applicant presentation.

Chairman Lee called for public comment. Seeing none, Chairman Lee called for board comment.

Board Member Brockelman stated his support for the project.

Board Member Durden stated her support for the project.

Board Member Allen thanked the applicant for addressing previous comments made during conceptual approval and stated his support for the project.

Board Member Schilling expressed his support for the project.

Board Member Davisson asked if there will be a presentation on the artwork at a later date. Ms. Trimmer responded that she does not know at this time.

A MOTION WAS MADE BY BOARD MEMBER BROCKELMAN AND SECONDED BY BOARD MEMBER DURDEN RECOMMENDING FINAL APPROVAL OF DDRB APPLICATION 2021-012.

THE MOTION PASSED 6-0-0.

III. OLD BUSINESS

No old business.

IV. NEW BUSINESS

A. Ethics Training November

Ms. Radcliffe-Meyers reminded Board Members that the last session is Thursday, November 18th from 12:00-1:00 p.m.

Board Member Allen urged the Board to be wary of approving less-than-adequate cookie-cutter residential developments. Mr. Parola agreed and suggested providing board comments to the consultant working on the design guideline updates.

V. PUBLIC COMMENTS

No public comments.

VI. ADJOURNMENT

There being no further business, Chairman Lee adjourned the meeting at approximately 5:12 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.