



Downtown Development Review Board

Hybrid Virtual In-Person Meeting
Thursday, December 16, 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, or tab II.E, please email Ina Mezini at RMezini@coj.net.*

I. CALL TO ORDER

II. ACTION ITEMS

A. Approval of the November 10, 2021, DDRB Regular Meeting Minutes

B. DDRB 2021-018: One Riverside Ave Mixed-Use Development Final Approval

Applicant: Kathleen Mosley

C. DDRB 2021-020: LaVilla Center Special Sign Exception

Applicant: Kelly Varn

D. DDRB 2021-015: Artea Multi-Family Final Approval

Applicant: Cyndy Trimmer

E. DDRB 2021-021: Rivers Edge Design Guideline Modification

Applicant: Mark Shelton

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

City of Jacksonville Edward Ball Building
214 N Hogan St
1st Floor Training Room
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, December 16, 2021 2:00 p.m.**

MEETING MINUTES

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

Board Members Excused: F. Jones; B. Allen, Esq., Vice Chair; C. Harden; and M. Brockelman

DIA Staff Present: Lori Radcliffe-Meyers, Redevelopment Coordinator; Steve Kelley, Director of Downtown Real Estate and Development (via Zoom); and Xzavier Chisholm, Administrative Assistant

Office of General Counsel: Susan Grandin, Esq.

Council Members Present: Al Ferraro; and Michael Boylan

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 NOVEMBER 10, 2021 DDRB REGULAR MEETING MINUTES

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

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER LORETTA APPROVING THE NOVEMBER 10, 2021 DDRB MINUTES.

THE MOTION PASSED 5-0-0.

B. DDRB 2021-018: 1 RIVERSIDE AVE MIXED-USE DEVELOPMENT FINAL APPROVAL

DIA's Lori Radcliffe-Meyers reported that the applicant seeks final approval of a mixed-use development which includes two multi-family residential buildings with a total of 270 units, a restaurant along the riverwalk, a residential pool, a stand-alone amenity building, and a 7-deck parking garage (Katherine Mosley later noted that it is an 8-deck parking garage).

Katherine Mosley, of Tribridge, 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:

Seeing none, Chairman Lee called for board comments.

Board Member Loretta stated for the record ex-parte communication with the applicant. He also commented that the applicant addressed his concerns from conceptual approval and that he is in full support of the project.

Board Member Durden thanked the applicant for incorporating the feedback from conceptual approval.

Responding to a question from Board Member Durden, Ms. Mosley stated that the signage on the garage will have to come back separately for DDRB approval.

Responding to a question from Board Member Durden, Brad Davis, of Prosser Inc., stated that the wall of the garage ramp is intended to serve as a barrier to pedestrians and will likely be 4 to 6 ft in height with landscaping in front of it.

Mrs. Radcliffe-Meyers responding to a question from Board Member Durden, spoke to the process that will be used to select the traffic calming measures for the site.

Council Member Ferraro asked if there will be a specific amount of parking spaces for the residents, the businesses, and the public, and if they will be adding more parking for the public. Cyndy Trimmer, representing the applicant, stated that the developer has agreed to increase the number of spaces designated for public parking which will be separate from the residential and commercial spaces.

Chairman Lee asked the applicant to consider a different color to the garage screen, as opposed to gray on gray.

Chairman Lee called for a motion.

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER DURDEN RECOMMENDING FINAL APPROVAL OF DDRB APPLICATION 2021-018.

Chairman Lee called for board comments. Seeing none, Chairman Lee called for a vote.

THE MOTION PASSED 5-0-0.

C. DDRB 2021-020: LAVILLA CENTER SPECIAL SIGN EXCEPTION

Chairman Lee called for the staff report.

Mrs. Radcliffe-Meyers reported that the applicant is seeking approval for a special sign exception located at 531 W Union Street.

Chairman Lee called for the applicant presentation.

Randy Taylor 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 Urged for prohibiting advertising (informational purposes only)

Seeing no further public comment, Chairman Lee called for board comments.

Board Member Davisson asked what the maximum allowed lumen is for electronic signs. Ms. Radcliffe-Meyers responded that the building prohibits bulbs with a rating exceeding 40 percent of the lumen output of a 100-Watt bulb. Mr. Taylor added that the boards have an auto-dimming feature.

Board Member Schilling asked if there is anything in the code that regulates what can be displayed on the sign. Ms. Radcliffe-Meyers responded that there is. Any information not pertaining to the African American Veterans Group (LaVilla Center) programming would be considered an off-site non-conforming sign.

Board Member Loretta stated that he would need to see examples of the sign before moving forward with it.

In response to concerns brought forth by Board Member Durden and Chairman Lee, Susan Grandin, with OGC, verified that the DDRB can incorporate a condition on whether future businesses can use the sign and recommended a personal public policy for the applicant regarding how the sign can be used.

The board agreed to defer the application until more information can be gathered. DIA staff will work with the applicant in gathering the necessary information.

DEFERRED

D. DDRB 2021-015: ARTEA MULTI-FAMILY FINAL APPROVAL

Chairman Lee called for the staff report.

Mrs. Radcliffe-Meyers read a Form 8B into the record for Board Member Schilling.

Mrs. Radcliffe-Meyers reported that the applicant seeks final approval for a 4 story 340-unit multi-family development with an attached 4 level parking garage. The site is located off of Broadcast Place at 0 Montana Street.

Chairman Lee called for the applicant presentation.

Ms. Trimmer and Fremont Latimer 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:

Seeing none, Chairman Lee called for board comments.

Board Member Durden suggested pushing in the wall [recessing the leasing amenity space] to create an “enclave” and add to the architectural uniqueness.

Board Member Schilling stated that he will not be voting or commenting on the item due to a voting conflict.

Board Member Davisson and Chairman Lee commented that they believe the leasing amenity space does not need any changes.

Chairman Lee asked what kind of brick is being displayed in the design renderings of the leasing amenity space. Ms. Trimmer responded that it is True Brick running up through the first floor and some areas of the second.

Council Member Boylan commented that the sidewalk could use more covering.

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER DAVISSON RECOMMENDING FINAL APPROVAL OF DDRB APPLICATION 2021-015.

THE MOTION PASSED 4-0-1.

Billy Zeist, of Corner Lot Development Group, thanked the board members and staff for their feedback throughout the process.

E. DDRB 2021-021: RIVERSEDGE DESIGN GUIDELINE MODIFICATION

WITHDRAWN

III. OLD BUSINESS

None.

IV. NEW BUSINESS

Mrs. Radcliffe-Meyers suggested that the board establish a working committee to collect board comments regarding updates to the ordinance code. Chairman Lee agreed.

Board Member Loretta asked for comment from Susan Grandin and OGC regarding voting conflict laws in order to avoid losing board members due to their professional work with past, present, and future clients.

V. PUBLIC COMMENTS

No public comments.

VI. ADJOURNMENT

There being no further business, Chairman Lee adjourned the meeting at approximately 3:53 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 Xzavier Chisholm at 904-255-5302 or xchisholm@coj.net.