



Downtown Development Review Board

Hybrid Virtual In-Person Meeting
Thursday May 12, 2022, at 2:00PM

BOARD MEMBERS

Trevor Lee, Chairman

Joseph Loretta, Board Member

Craig Davisson, Board Member

William J. Schilling Jr., Board Member

Linzee Ott, Board Member

Matt Brockelman, Board Member

Christian Harden, Board Member

Frederick Jones, Board Member

Gary Monahan, 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 21, 2022, DDRB Regular Meeting Minutes

B. DDRB 2022-005: High Reason Special Sign Exception

Applicant: Will Ketchum

C. DDRB 2022-006: Brooklyn Mixed-Use Conceptual Approval

Applicant: Cyndy Trimmer

D. DDRB 2022-007: JWB Cathedral Commons Multi-Family Conceptual Approval

Applicant: Alan Cottrill

E. DDRB 2022-008: The Den Adaptive Reuse Conceptual Approval

Applicant: Cyndy Trimmer

F. DDRB 2022-009: Toll Brothers Townhomes Modification

Applicant: Mark Shelton

G. DDRB 2022-002: Furchgott's Adaptive Reuse Final Approval

Applicant: Brooke Robbins

H. DDRB 2020-021: 404 Julia Adaptive Reuse Final Approval

Applicant: Tom Hurst

I. DDRB 2021-013: Shipyards 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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Thursday May 12, 2022, at 2:00PM

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 12, 2022 2:00 p.m.**

MEETING MINUTES

Board Members (BMs) Present: C. Davisson (acting Chair); J. Loretta; C. Harden (late arrival); Gary Monahan; B. Schilling; M. Brockelman; and Linzee Ott

Board Members Excused: T. Lee, Chair and F. Jones

DIA Staff Present: Guy Parola, Operations Manager; Lori Radcliffe-Meyers, Redevelopment Coordinator; and Ina Mezini, Communication and Marketing Specialist

Office of General Counsel: Susan Grandin, Esq.

Council Members Present: Al Ferraro and Michael Boylan

I. CALL TO ORDER

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

DIA's Lori Radcliffe-Meyers read a Form 8B of Voting Conflict into the record for BM Loretta regarding Project 2022-004.

Mrs. Radcliffe-Meyers read a Form 8B of Voting Conflict into the record for Chairman Davisson regarding Project 2022-007.

Mrs. Radcliffe-Meyers read a Form 8B of Voting Conflict into the record for Chairman Davisson regarding Project 2022-008.

Mrs. Radcliffe-Meyers read a Form 8B of Voting Conflict into the record for BM Loretta regarding Project 2022-007.

Mrs. Radcliffe-Meyers read a Form 8B of Voting Conflict into the record for BM Schilling regarding Project 2022-009.

Mrs. Radcliffe-Meyers read a Form 8B of Voting Conflict into the record for BM Schilling regarding Project 2022-006.

Mrs. Radcliffe-Meyers read a Form 8B of Voting Conflict into the record for BM Schilling regarding Project 2022-007.

Mrs. Radcliffe-Meyers read a Form 8B of Voting Conflict into the record for BM Schilling regarding Project 2022-008.

II. ACTION ITEMS

A. APPROVAL OF THE APRIL 21, 2022 DDRB REGULAR MEETING MINUTES

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

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER BROCKELMAN APPROVING THE APRIL 21, 2022 DDRB MINUTES.

THE MOTION PASSED 6-0-0.

B. DDRB 2022-005: HIGH REASON SPECIAL SIGN EXCEPTION

Mrs. Radcliffe-Meyers reported that the applicant is seeking a special sign exception to allow for the installation of one wall sign on a non-street frontage located at 1023 Kings Avenue totaling 15.56 sq ft.

Chairman Davisson called for comment from the Board.

BM Harden arrived at 2:07 p.m.

Seeing none, Chairman Davisson called for public comment.

Seeing none, Chairman Davisson called for the applicant presentation.

Will Ketchum, of High Reason agency, provided the applicant presentation.

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER SCHILLING RECOMMENDING APPROVAL OF DDRB APPLICATION 2022-005.

THE MOTION PASSED 7-0-0.

C. DDRB 2022-007: JWB CATHEDRAL COMMONS MULTI-FAMILY CONCEPTUAL APPROVAL

Mrs. Radcliffe-Meyers reported that the applicant seeks conceptual approval for a multi-family development which includes 175 apartments within 18 3-story buildings located on multiple parcels – 501 East Duval Street and 315 Washington Street – bifurcated by East Duval Street.

Jason Faulkner, of Studio 9 architecture, provided the applicant presentation. Matt Journey, of Kimley-Horn, spoke to the landscape architecture.

Chairman Davisson called for comment from the Board.

BM Loretta suggested that the pitch of the corner building on page 20 be a little higher, but expressed his support for the overall project.

BM Brockelman complimented the applicant for working with the community on the designs.

Councilman Ferraro asked how many parking spaces are anticipated. Mr. Faulkner responded that there will be one for every bedroom, but they don't have a confirmed count yet.

Chairman Davisson 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	Expressed support for the momentum of in-fill projects increasing vibrancy and residential density downtown; Complimented the applicant's designs.
Ginny Myrick	Complimented the applicant's designs; Inquired as to what is planned for the Duval Street ramp.
Stanley Scott	Commented that the design looks old.

Councilman Boylan asked what is planned for the lighting in the parking areas. Mr. Journey responded that the designs have not been completed yet but there will be lighting that meets requirements.

A MOTION WAS MADE BY BOARD MEMBER BROCKELMAN AND SECONDED BY BOARD MEMBER OTT RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2022-007 WITH STAFF RECOMMENDATIONS.

THE MOTION PASSED 4-0-3. (ABSTAIN: SCHILLING, LORETTA, AND DAVISSON)

D. DDRB 2022-006: BROOKLYN MIXED-USE CONCEPTUAL APPROVAL

Mrs. Radcliffe-Meyers reported that the applicant is seeking conceptual approval for a mixed-use development including retail/restaurant space, 341 apartment units, and 428 parking spaces. The project will feature a five-story apartment complex over a two-story parking deck along with commercial/retail space located at 390 Park Street.

Ryan Akin, of Columbia Ventures, LLC, provided the applicant presentation. Chris Van Kley, of Studio Architects, spoke to the massing and architectural features. Mr. Journey, of Kimley-Horn, spoke to the landscape and hardscape architecture.

BM Brockelman complimented the applicant and commented that the project will fill a void in the area, particularly as drivers enter Brooklyn from I-95 or I-10.

BM Harden complimented the project and asked the applicant to ensure there's screening on the rooftop as it pertains to condensing units.

In reference to the art piece illustrated on page 17, BM Loretta commented that the applicant may want to ensure that the landscape plan is aligned with the sketch (design rendering).

BM Loretta commented that he would like to see conceptual floor plans and how the retail may be utilized to ensure that it will fit. He also suggested making the retail bays 18ft larger and removing the immediately adjacent parking spaces.

BM Loretta commented that he is not a fan of the six isolated parking spaces shown on page 13 (Site Plan). Additionally, he suggested receiving approval from FDOT for the removal of a portion of Chelsea Street.

Mrs. Radcliffe-Meyers clarified for BM Loretta that the applicant may propose a reduced amenity zone under specific circumstances but would need to seek a deviation for any type of reduction. BM Loretta suggested reducing the pedestrian zone by 1 ft and the frontage zone by 1.5 ft to accommodate a 4 ft amenity zone and comply with the code. This will help to ensure that the trees are able to survive.

Cyndy Trimmer, of Driver, McAfee, Hawthorne & Diebenow, PLLC, representing the applicant, stated that the corner parcel is an FDOT parcel, and they have conceptually agreed to surplus that site but it will take time – it is not yet a defined conclusion. Ideally, they would like to program it.

Mrs. Trimmer spoke to the six surface parking spaces, stating that the code allows for six and they will be appropriately screened.

Mrs. Trimmer spoke to the removal of Chelsea Street, stating that the grid is already broken in Brooklyn, but they will be going through the legislative process to get all the utilities and anything else relocated.

BM Ott complimented the project and thanked the applicant for incorporating the oak trees.

Chairman Davisson called for public comment. Seeing none, Chairman Davisson called for a motion.

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER MONAHAN RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2022-006 WITH STAFF RECOMMENDATIONS.

THE MOTION PASSED 6-0-1. (ABSTAIN: SCHILLING)

E. DDRB 2022-008: THE DEN ADAPTIVE REUSE CONCEPTUAL APPROVAL

Mrs. Radcliffe-Meyers reported that the applicant is seeking conceptual approval for the adaptive reuse of the historic 604 Hogan Street building and the 211 Ashley Street building as well as two new six-story apartment buildings. The project proposes renovations to the historic buildings to include office/retail space, apartment commons, nine living units and a rooftop terrace. The new buildings will include a combined 175 apartment units along with 89 parking spaces.

Mrs. Trimmer provided the applicant presentation.

DIA's Guy Parola responding to a comment from BM Loretta regarding the lack of commercial space on the southwest corner, stating that staff's goal when working with the applicant was to prioritize and frontload Hogan Street due to the forthcoming Hogan Street Cycle Track and the significant public investment going into the Hogan Street corridor (Emerald Trail).

BM Harden commented that he appreciates what the applicant has done with the hardscape, but that the site plan is lacking overall. He noted that the elevations, color, and materiality leave more to be desired.

BM Monahan commented that he appreciates the inclusion of the balconies and some of the variance in design paying homage to the historic structure, however, also agreeing with BM Harden regarding a need for enhanced architectural features and uniqueness.

Responding to a question from BM Monahan regarding external parking, Mrs. Timmer stated that they are looking at utilizing both the adjacent First Baptist garages as well as on-site parking.

BM Ott commented that she appreciates the adaptive reuse of a historic building but agrees with previous Board Members' sentiments regarding monotonous materiality.

Councilman Boylan commented that he is unsure of how viable retail will be at the location.

Councilman Ferraro stated that he likes the design of the rooftop and the interaction with the Emerald Trail.

Chairman Davisson called for public comment. Seeing none, Chairman Davisson called for a motion.

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER OTT RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2022-008 WITH STAFF RECOMMENDATIONS.

THE MOTION PASSED 4-1-2. (NAY: HARDEN; ABSTAIN: SCHILLING AND DAVISSON)

Chairman Davisson called for a 10-minute intermission.

F. DDRB 2022-009: TOLL BROTHERS TOWNHOMES MODIFICATION

Mrs. Radcliffe-Meyers provided the staff report, stating that the applicant is requesting modifications to allow for a change to the build-to line, façade glazing, adding additional materials and to allow for garages to serve as an allowable pedestrian entrance. The modifications are specific to Parcels 3A and 9B only.

Mark Shelton, of Kimley-Horn and Associates, Inc., provided the applicant presentation.

BM Ott expressed reservations regarding the modification that the articulation of building walls be listed as N/A and how flat facing garages will interact with whatever 9A will eventually become (e.g., retail, residential, etc.).

BM Ott asked the applicant to speak to the architectural theme. Blair Knighting, of Kimley-Horn Associates, Inc., described the contemporary design elements that the modern glazing will pair with, such as the railings and the cantilever awnings. She also spoke to their intentions for significant landscaping and screening of the tower.

Mr. Parola spoke to the residential buildings' interaction with the boardwalk.

Chairman Davisson called for public comment. Seeing none, Chairman Davisson called for a motion.

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER LORETTA RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2022-009 WITH STAFF RECOMMENDATIONS.

THE MOTION PASSED 6-0-1. (ABSTAIN: SCHILLING)

G. DDRB 2022-002: FURCHGOTT'S ADAPTIVE REUSE FINAL APPROVAL

Mrs. Radcliffe-Meyers provided the staff report, stating that the applicant is seeking final approval for the adaptive reuse of the historic Furchgott's building to include 40 one and two-bedroom apartment units on the upper floors and retail, office, and an amenity space on the first floor with another amenity space and tenant storage in the basement. The building is located at 128 West Adams Street and has been designated a local Jacksonville landmark.

Brooke Robbins, of Brooke Robbins Design Studio, provided the applicant presentation.

Councilman Boylan expressed support for the project and asked if the applicant has an idea of what kind of retail is anticipated for the ground floor. Mrs. Robbins responded that it is still unknown, but they are looking at a restaurant for the corner.

Chairman Davisson called for public comment. Seeing none, Chairman Davisson called for a motion.

A MOTION WAS MADE BY BOARD MEMBER OTT AND SECONDED BY BOARD MEMBER HARDEN RECOMMENDING FINAL APPROVAL OF DDRB APPLICATION 2022-002.

THE MOTION PASSED 7-0-0.

H. DDRB: 2020-021: 404 JULIA ADAPTIVE REUSE FINAL APPROVAL

Mrs. Radcliffe-Meyers provided the staff report, stating that the applicant seeks final approval for the adaptive reuse of the building located at 404 North Julia Street and construction of a new 8-story apartment building with attached 8-story parking deck. The project proposes a renovation of the historic building into the main lobby of the complex, creating an additional 29 residential apartments and adding 3240 sq ft of commercial/retail space. The new construction includes 103 apartment units as well as a parking structure to provide 487 parking spaces.

Tom Hurst, of DASHER HURST Architects, provided the applicant presentation.

BM Harden expressed his support for the project and suggested revisiting the parking structure façade to try a creative color scheme and make it more distinguished. He also suggested improving the Downtown Overlay Zoning Code regarding parking structure façades.

BM Schilling suggested a mural or artwork for the blank façade that was formally windows.

Responding to a comment from BM Brockelman, Mr. Hurst asked for clarification regarding the design of the top of the parking structure. Mrs. Radcliffe-Meyers stated that the zoning code speaks to the visibility of parking structure rooftops and integrating a pattern or design on the rooftop so that it looks more appealing. Mr. Hurst stated that he does not see any issue complying with that condition or with the urban open space condition.

BM Schilling left the meeting at 5:02 p.m.

BM Ott expressed her support for the project and suggested an oak tree for shade at the northwest corner of the site, as well as incorporating artwork on the blank façade. She also suggested increasing the visibility in and out of the parking structure from a safety perspective.

Chairman Davisson called for public comment. Seeing none, Chairman Davisson called for a motion.

A MOTION WAS MADE BY BOARD MEMBER BROCKELMAN AND SECONDED BY BOARD MEMBER HARDEN RECOMMENDING FINAL APPROVAL OF DDRB APPLICATION 2020-021 WITH STAFF RECOMMENDATIONS.

THE MOTION PASSED 6-0-0.

Chairman Davisson called for a 5-minute intermission.

I. DDRB 2021-013: SHIPYARDS FINAL APPROVAL

Mrs. Radcliffe-Meyers presented the staff report, stating that the applicant is seeking final approval for the construction of a mixed-use development including a 4 Seasons Hotel, residential units, office tower, and River Club. The site is located at 1406 Gator Bowl Boulevard and includes both Kids Kampus and Metropolitan Park.

Mrs. Trimmer provided the applicant presentation.

BM Harden left the meeting at 5:15 p.m.

The Board complimented the applicant.

Chairman Davisson 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:

Stanley Scott	Advocated for using JSEB businesses; advocated for mixed-income products in downtown development.
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A MOTION WAS MADE BY BOARD MEMBER BROCKELMAN AND SECONDED BY BOARD MEMBER HARDEN RECOMMENDING FINAL APPROVAL OF DDRB APPLICATION 2021-013 WITH STAFF RECOMMENDATIONS.

THE MOTION PASSED 5-0-0.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

RESOLUTION 2022-05-01: RECOGNITION AND APPRECIATION OF LORI RADCLIFFE-MEYERS

A RESOLUTION OF THE DOWNTOWN DEVELOPMENT REVIEW BOARD (“DDRB”) IN RECOGNITION AND APPRECIATION OF MS. LORI RADCLIFFE-MEYERS FOR HER TENURE AS THE REDEVELOPMENT COORDINATOR FOR DOWNTOWN, AS LEAD STAFF FOR THE DDRB

**AND FOR HER SERVICE IN THE REVITALIZATION OF DOWNTOWN;
PROVIDING FOR AN EFFECTIVE DATE.**

The Board thanked Mrs. Lori Radcliffe-Meyers for her service to the City and wished her well on future endeavors.

A MOTION WAS MADE BY BOARD MEMBER BROCKELMAN AND SECONDED BY BOARD MEMBER MONAHAN RECOMMENDING APPROVAL OF RESOLUTION 2022-05-01.

THE MOTION PASSED 5-0-0.

V. PUBLIC COMMENTS

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:

Stanley Scott Advocated for equitable development downtown.

VI. ADJOURNMENT

There being no further business, Chairman Davisson adjourned the meeting at approximately 5:46 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.