



Downtown Development Review Board

Hybrid Virtual In-Person Meeting
Thursday, September 8, 2022, at 2:00PM

BOARD MEMBERS

Matt Brockelman, Chair
Joseph Loretta, Board Member
Craig Davisson, Board Member
William J. Schilling Jr., Board Member
Linzee Ott, Board Member

Trevor Lee, 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. please email Ina Mezini at RMezini@coj.net.*

I. CALL TO ORDER

II. ACTION ITEMS

- A. Approval of the August 11, 2022, DDRB Regular Meeting Minutes
- B. DDRB 2022-007: Cathedral Commons Multi-Family
 - i. Request for Deviations
 - ii. Request for Final Approval
- C. DDRB 2022-012: LaVilla Place Conceptual Approval
- D. DDRB Officer Elections

III. OLD BUSINESS

IV. NEW BUSINESS

- A. Special Committee on Downtown Sign Code Revisions
- B. DIA Staff Presentation re: incentive programs

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

PLEASE NOTE: The multipurpose room will **not be accessible through the Main Street entrance**. The Main Street entrance will be closed. Please use the Laura Street entrance to enter 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.

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, September 8, 2022 2:00 p.m.**

****REVISED****

MEETING MINUTES

Board Members (BM) Present: M. Brockelman, Chair; C. Davisson; F. Jones; T. Lee; J. Loretta; G. Monahan; L. Ott; and B. Schilling.

Board Members Excused: C. Harden

DIA Staff Present: Susan Kelly, Redevelopment Coordinator; Xzavier Chisholm, Administrative Assistant; Ina Mezini, Communication and Market Specialist (via Zoom); and Antonio Posey.

Office of General Counsel: Susan Grandin, Esq. (via Zoom) and Carla Lopera, Esq.

Council Members Present: Al Ferraro

I. CALL TO ORDER

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

II. ACTION ITEMS

A. APPROVAL OF THE AUGUST 11, 2022 DDRB REGULAR MEETING MINUTES

Having called for corrections or other edits by his fellow board members and after receiving none, Chairman Brockelman asked for a motion and second on the item.

A MOTION WAS MADE BY BM SCHILLING AND SECONDED BY BM LORETTA APPROVING THE AUGUST 11, 2022 DDRB MINUTES.

THE MOTION PASSED 8-0-0.

B. DDRB 2022-007: CATHEDRAL COMMONS MULTI-FAMILY

i. Request for Deviations

Jason Faulkner, with Studio 9 Architecture, spoke to the applicant's deviation requests. The two deviations are:

- Sec. 656.361.6.3.B.3(a) Moving the Frontage Line Closer than the Build-to Line Allows
- Sec. 656.361.6.2.A.2(m)(1) Private Realm Regulations

BM Davisson stated that he has recused himself from voting due to his involvement with the project. He then described the justifications for the deviations, as summarized below.

- The purpose of the first deviation is so that the applicant can continue to utilize the existing on-street parking by designing and enhancing the pedestrian friendly buffers, new landscaping, decrease the amount of existing asphalt, and add angled-parking. The new design incorporates the required amenity zone and pedestrian zone but there is not enough room for the required 2ft Frontage Area.
- The purpose of the second deviation is to provide relief from the height requirement due to unique elevation changes throughout the site. The objective is to eliminate or reduce visible ramps with handrails from the buildings so that the building designs are more pleasing and compatible with the existing historic neighborhood.

BM Jones commented that he believes the deviation requests are warranted and the project will benefit from the enhanced streetscape.

BM Schilling stated for the record that he has a conflict of interest and will be recusing himself from the vote.

BM Loretta stated for the record that he has a conflict of interest and will be recusing himself from the vote.

ii. Final Approval

DIA's Susan Kelly reported that the applicant is seeking final approval for the construction of a multi-family development that includes 175 apartments within 18 three-story buildings. The project is located at 501 Duval Street and 315 Washington Street.

Mr. Faulkner confirmed for BM Lee that all the air conditioning units will be located on the ground.

Councilman Ferraro thanked the applicant for the clear explanation regarding the slope of the site and expressed his support for the project.

OGC's Susan Grandin and Carla Lopera confirmed that deviation requests require a 2/3 vote by the board, and determined that due to there being three abstentions, the board does not have enough voting members to proceed; therefore, they must first vote to waive the 2/3 voting approval requirement.

A MOTION WAS MADE BY BM JONES AND SECONDED BY BM LEE TO SUSPEND THE 2/3 VOTE REQUIREMENT AS IT PERTAINS TO THE DEVIATION REQUESTS.

THE MOTION PASSED 5-0-0.

Responding to BM Ott regarding potential off-site parking, Mr. Adler stated that he is in conversations with Alex Sifakis for nearby parking opportunities.

BM Ott asked what the thought process was behind the two doors depicted adjacent to the pool area. Mr. Adler responded that the two doors will serve as an egress for the floor units and agreed with BM Ott that they will need to consider them from a life safety perspective.

Mr. Adler confirmed for BM Loretta that he is aware of the staff recommendations concerning improvements to the curb, and overall streetscape, screening, and landscaping, and their financial impact to the total project costs.

BM Loretta commented that the applicant will need to consult with a pool contractor or pool engineer regarding code compliance for the proposed pool area, and suggested minimizing the landscape buffer on Broad Street to meet code which would provide for more courtyard space.

Responding to BM Loretta regarding the fence on the property, Mr. Adler stated that there is an existing aluminum fence that the previous owner installed but they plan to remove it. BM Loretta suggested pulling the fence in the illustration back to provide more courtyard space.

BM Davisson reiterated BM Lee's earlier comments regarding the need to see more information provided in the architectural illustrations. Specifically, the proposed fence that divides the outdoor pool amenity area from the parking lot and street curb.

A MOTION WAS MADE BY BM LORETTA AND SECONDED BY BM MONAHAN RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2022-012 INCLUSIVE OF STAFF RECOMMENDATIONS AND CONDITIONS.

THE MOTION PASSED 8-0-0.

D. OFFICER ELECTIONS

Chairman Brockelman presented the slate of officers as brought forth at the August DDRB meeting.

Vice Chair: Linzee Ott

Secretary: Gary Monahan

Chairman Brockelman opened the floor for any further officer nominations. Seeing none, the chair called for a motion.

A MOTION WAS MADE BY BM SCHILLING AND SECONDED BY BM LEE RECOMMENDING APPROVAL OF THE SLATE OF OFFICERS.

THE MOTION PASSED 8-0-0.

The new officers will officially take office October 1st.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

A. Special Committee on Downtown Sign Code Revisions

Chairman Brockelman thanked the board for working with staff to determine who will be serving on the committee. Ms. Kelly will be coordinating the meeting time and place in the coming weeks.

B. DIA Staff Presentation on Incentive Programs

DIA's Antonio Posey gave a brief presentation on the various incentive programs offered by the DIA, particularly the storefront façade grant program and the parking screening grant.

Mr. Posey confirmed for BM Loretta that new construction projects are eligible for the parking screening grant. Detailed information on each incentive program can be found on the DIA website (<https://dia.coj.net>).

V. PUBLIC COMMENTS

Nancy Powell	Spoke in support of both projects presented during the meeting and commented on the importance of adaptive reuse projects.
--------------	--

VI. ADJOURNMENT

There being no further business, Chairman Brockelman adjourned the meeting at approximately 3:16 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.