



Downtown Development Review Board

City Hall at St. James Building
117 W. Duval Street, First Floor, Lynwood Roberts Room
Jacksonville, FL 32202
Thursday, March 12, 2020

March 12, 2020 DDRB AGENDA

BOARD MEMBERS

Christian Harden Chairman
Trevor Lee, Vice Chair William
J Brent Allen, Esq. Board Member
Frederick Jones, Board Member

Craig Davisson, Board Member
William J. Schilling Jr., Board Member
Brenna Durden, Esq. Board Member
Joseph Loretta, Board Member

ELECTED OFFICIAL DISTRIBUTION

Council President Scott Wilson, District 4
Council Member Reggie Gaffney, District 7
Council Member Michael Boylan, District 6

STAFF DISTRIBUTION

Lori Boyer, DIA
Lori Radcliffe-Meyers, DIA
Guy Parola, DIA
Karen Underwood-Eiland, DIA
Jason Teal, Esq., General Counsel

I. CALL TO ORDER

II. NEW BUSINESS

III. ACTION ITEMS

- A. Approval of the February 13, 2020 DDRB Regular Meeting Minutes
- B. DDRB 2020 – 005: The Doro Conceptual Approval
- C. DDRB 2020 - 006: Dialysis Clinic Inc. Special Sign Exception

IV. PRESENTATIONS

V. OLD BUSINESS

VI. PUBLIC COMMENTS

VII. ADJOURNMENT



Downtown Development Review Board (DDRB) Meeting
City Hall at St. James Building
117 West Duval Street, 1st Floor, Lynwood Roberts Room

March 12, 2020, 2:00 p.m.

MEETING MINUTES

Board Members Present: J. Brent Allen, Esq., Acting Chair; C. Davisson; B. Schilling; B. Durden Esq and J. Loretta

Board Members Not Present: C. Harden, Chair; T. Lee, Vice-Chair; and F. Jones

DIA Staff Present: Guy Parola, Operations Manager, Lori Radcliffe-Meyers, Redevelopment Coordinator, and Karen Underwood-Eiland, Assistant

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

Meeting Convened: 2:00 p.m.

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

II. ACTION ITEMS

A. APPROVAL OF THE FEBRUARY 13, 2020 DDRB MEETING MINUTES.

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER DURDEN APPROVING THE FEBRUARY 13, 2020 DDRB MINUTES.

THE MOTION PASSED UNANIMOUSLY 5-0-0.

Acting Chairman Allen moved to take up item (c) Dialysis Clinic Sign Exception.

B. DDRB 2020-006: DIALYSIS CLINIC INC. SPECIAL SIGN EXCEPTION

Lori Radcliffe-Meyers reported that DDRB Application seeks approval for a unique sign exception to allow for the installation of (1) monument sign, which will be located at the new Dialysis Clinic, Inc at 615 Park Street. The monument sign requires a special sign exception. The other sign met the ordinance code.

Lara Diettrich, Diettrich Planning, presented the project to the Board.

A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER SCHILLING RECOMMENDING APPROVAL OF DDRB

APPLICATION 2020-006 FOR A SPECIAL SIGN EXCEPTION TO THE DOWNTOWN OVERLAY DISTRICT TO ALLOW FOR ONE (1) MONUMENT SIGN AS IDENTIFIED IN THE “SIGNAGE APPLICATION REQUEST FOR APPROVAL.”

THE MOTION PASSED UNANIMOUSLY 5-0-0.

C. DDRB 2020-005: THE DORO CONCEPTUAL APPROVAL

Lori Radcliffe-Meyers reported that DDRB Application 2020-005 seeks Conceptual approval for the construction of a new 8-story, 247 unit mixed-use development project which will include a courtyard, a roof deck amenity space and interior parking.

Matt Marshall, RISE Real Estate Vice President, provided a little background on their company and selected the site.

Nicholas Hill, Niles Bolton Associates, and Paul Harden presented the project on behalf of the applicant.

Acting Chairman Allen opened the floor for public comments.

Kat Ott commented not to tear it down.

David Ott was against the demolition.

Space J. L. Baker requested to preserve and protect the historical building, venues, et cetera.

Nancy Powell requested changes to the application to integrate the existing Doro Building into a new apartment plan.

Rhonda McDonald concurs with Nancy Powell's comment and applauds the diversity and ambition of the project.

Meredith Corey commented that it was up to the city to put developers to the challenge of incorporating existing architecturally significant buildings.

Cindy Corey was in opposition to the demolition of the Doro Buildings.

Lana Gwetts requested time for consideration on the Doro Building.

Lew Weld agreed with Lana Gwetts.

Christy Frazier requested to keep the building historic.

Van Nostrand requested to change all three pictures of the building.

The Board Members discussed the project.

Jason Teal pointed out that the building has already been reviewing the State's Historic Preservation Office and did not exhibit the requisite number of criteria under the Secretary of Interior Standards.

Guy Parola commented about taking a long-term approach to have the decks open for more than special events.

Board Member Durden recommended a friendly amendment that the applicant would come back to ask for final approval of a demolition permit and encourage the characteristics of the existing building into the construction and reconsider Randolph and Adams's corner.

Board Member Schilling did not support the additional first recommendation for the demolition permit.

Board Member Durden encouraged the redesign of the northeast corner and incorporated characteristics of the two-story Doro Building into the façade of the new structure.

Jason Teal stated motion and second was pending and a request for a friendly amendment to Mr. Schillings for the three items referenced by Mrs. Durden. He asked Mr. Schilling to decide if he wants to incorporate any or all of those additional provisions.

Board Member Schilling understood Board Member Durden's concerns and was not inclined to add to a motion. He recommended amending F. to encourage redesigning the northeast corner of the project/building and incorporating characteristics of the existing Doro Building.

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER DAVISSON RECOMMENDING CONCEPTUAL APPROVAL OF DDRB 2020-005 WITH THE FOLLOWING RECOMMENDATIONS:

A. Before submittal for final review, the developer shall meet with staff to:

i) Identify any deviations sought;

B. A final review, the developer shall provide enough detail to illustrate that the "Pedestrian Zone" meets the definition of such in the Ordinance Code, and meets the various requirements and design/amenity features for the "Pedestrian Zone;"

C. Streetlights, benches and street furnishings shall be placed in the Amenity Area. Street furnishings (e.g. benches, trash receptacles) shall be in accordance with the Downtown Streetscape Design Guidelines;

D. Provide additional Retail Space entrances along with A. Philip Randolph;

E. Interactive Public Art, Public Art, Sculptures or Water Features shall be placed within the Urban Open Space areas;

F. Encourage the redesign of the northeast corner of the project/building;

G. Incorporate characteristics of the existing Doro building.

THE MOTION PASSED 3-2 (LORETTA AND DURDEN) -0

III. PUBLIC COMMENTS

None

IV. ADJOURNMENT

There being no further business, Chairman Harden adjourned the meeting at approximately 4:09 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 Karen Underwood-Eiland, Downtown Investment Authority, at (904) 255-5302 or by email at karenu@coj.net.