



Downtown Development Review Board

Hybrid Virtual In-Person Meeting
Thursday February 11, 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., or tab II.C., please email Ina Mezini at RMezini@coj.net.*

I. CALL TO ORDER

II. ACTION ITEMS

A. Approval of the January 14, 2021 DDRB Regular Meeting Minutes

B. DDRB 2021-002: Project 323

Applicant: John Allmand

C. DDRB 2021-001: Laura Trio

Applicant: Tom Hurst

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.

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PHYSICAL LOCATION

Jacksonville Public Library-Main Library/Downtown
303 North Laura Street
Multipurpose Room (located in the Conference Center)
Jacksonville, Florida 32202

At present, all visitors are subject to a COVID-19 screening upon entering a City of Jacksonville building. In addition, a mandatory face covering requirement is in place for all public buildings pursuant to Emergency Executive Proclamation 2020-005.

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>

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, February 11, 2021 2:00 p.m.**

MEETING MINUTES

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

Board Members Excused: F. Jones.

DIA Staff Present: Lori Boyer, CEO, Guy Parola, Operations Manager, Lori Radcliffe-Meyers, Redevelopment Coordinator, Ina Mezini, Marketing and Communications Specialist, and John Crescimbeni, Contract and Regulatory Compliance Manager.

Representing Office of General Counsel: Jason Teal.

I. CALL TO ORDER

Meeting Convened: 2:00 p.m.

Chairman Lee called the meeting to order at 2:00 p.m. Chairman Lee commented on holding a hybrid meeting. Chairman Lee walked through the procedures for anyone participating by Zoom.

Chairman Lee stated that an informational item that was not listed on the agenda was going to be presented and called on Ms. Lori Radcliffe-Meyers to introduce the project.

Lori Radcliffe-Meyers presented the First Baptist Church recladding project and called on Jerry Traino to discuss the proposal.

Jerry Traino discussed the project. He spoke about the recladding of the building, the cleaning and repainting of the cast concrete.

Chairman Lee called on the Board to discuss.

The Board had no objections or questions for Jerry Traino.

Chairman Lee thanked Jerry Traino for the presentation.

II. ACTION ITEMS

A. APPROVAL OF THE JANUARY 14, 2021 DDRB MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER SCHILLING APPROVING THE JANUARY 14, 2021 DDRB MINUTES.

THE MOTION PASSED 8-0-1.

B. DDRB 2021-002: PROJECT 323 CONCEPTUAL APPROVAL
APPLICANT – JOHN ALLMAND

Lori Radcliffe-Meyers reported that DDRB Application 2021-002 is requesting Conceptual Approval for the adaptive reuse of the building located at 323 E Bay Street to create a music venue and rooftop bar and lounge.

Chairman Lee asked for the applicant presentation.

John Allmand, the Applicant/Agent presented Project 323.

John Allmand discussed the project and provided background information on the interior and exterior renovations proposed.

Chairman Lee called for Public comment.

There was no public comment.

Chairman Lee called for Board comment.

The Board provided positive feedback. They were glad to see the adaptive reuse of the building.

Board member Davisson discussed the roof top bar and provided feedback in the design.

John Allmand discussed the historic process and the design of the roof top bar. He thanked Board member Davisson for the input.

Chairman Lee called for a motion.

Jason Teal asked John Allmand about the historic preservation process and where they were at in that process.

John Allmand discussed the historic process and told Jason Teal they were just starting in the process.

Jason Teal had some concern regarding the timing. He discussed an opinion of appropriateness.

Lori Radcliffe-Meyers stated that the project would have to come back to the Board for a second conceptual approval if significant changes were made due to input by historic.

Chairman Lee thanked Ms. Radcliffe-Meyers for the clarification.

Chairman Lee called for a motion.

A MOTION WAS MADE BY BOARD MEMBER BROCKELMAN AND SECONDED BY BOARD MEMBER HARDEN RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2021-002.

THE MOTION PASSED 8-0-1.

C. DDRB 2021-001: LAURA STREET TRIO CONCEPTUAL APPROVAL APPLICANT – TOM HURST

Lori Radcliffe-Meyers reported that DDRB Application 2021-001 is requesting Conceptual Approval for the adaptive reuse of the three historic buildings known as the Laura Trio along with a new 8 story Hotel located at 51 W Forsyth Street.

Chairman Lee asked for the applicant presentation.

Stephen Atkins, Principal and Managing Director of the Southeast Development Group provided background information on the project.

Stephen Atkins called on Tom Hurst, the Applicant/Agent to present the Laura Street Trio project.

Tom Hurst discussed the project and provided detail on the renovations and the new development.

Chairman Lee called for Public comment.

Ina Menzini read a comment from Steve Congro. There was concern regarding the Vystar Garage entry/exit.

Nancy Powell was excited to see this project. She stated It has been a long time coming.

Chairman Lee called for Board comment.

Board member Harden discussed the life/safety issues. He asked about materials on the new building and asked about the balcony railings.

Tom Hurst stated that the design on the balcony railings reflected a pattern that was used in the terra cotta that was found on the historic buildings.

Board member Davisson discussed the architecture and how well done the new development works with the historic buildings.

Board member Durden applauded the design and was happy to see the activation along the streets. She voiced concern about the comment from Steve Congro. She stated that she really liked the project and she was happy to see the reuse of these buildings.

Board member Schilling stated it was an exciting project. He applauded the entire team on the conceptual presentation.

Board member Loretta discussed the presentation graphics. He asked about the Florida National Bank Building and the roof.

Tom Hurst discussed the use of the building.

Board member Loretta asked specifically about what was on the roof.

Tom Hurst stated it was an existing skylight.

Board member Loretta said it was an amazing project. He did recall the issue with parking garage being brought up but hoped that it had been dealt with.

Board member Allen congratulated both Mr. Atkins and Mr. Hurst on a job well done.

Board member Brockelman recused himself from the vote. He appreciated his colleague's comments.

Chairman Lee discussed the ground floor retail and the sensitivity of the architecture. He applauded the quality of the presentation.

Chairman Lee called for a motion.

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER SCHILLING RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2021-001.

THE MOTION PASSED 7-0-1 Board Member Brockelman recused.

III. OLD BUSINESS

None

IV. NEW BUSINESS

Ms. Lori Boyer, CEO DIA, provided a presentation to the Board on Capital Improvement Projects located on the Southbank.

V. PUBLIC COMMENTS

None

VI. ADJOURNMENT

There being no further business, Chairman Lee adjourned the meeting at approximately 3:13 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 Ina Menzini at 904-255-5693 or RMezini@coj.net.