



Downtown Development Review Board

Thursday August 20, 2020

2:00PM

BOARD MEMBERS

Trevor Lee, Chairman
Christian Harden, Board Member
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

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I. CALL TO ORDER

II. ACTION ITEMS

- A. Approval of the July 09, 2020 DDRB Regular Meeting Minutes
- B. DDRB 2020-013: Park Street Road Diet
Applicant: Will Lyons
- C. DDRB 2020-012: Brooklyn Yard
Applicant: Joseph Loretta

III. OLD BUSINESS

IV. NEW BUSINESS

Voting on Nominating Committee's recommendation for Board Vice-Chair and Secretary

V. PUBLIC COMMENTS

VI. ADJOURNMENT

Interested persons desiring to attend this meeting can only do so via Zoom (including by computer or telephone) using the following meeting access information:

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**Downtown Development Review Board (DDRB) Meeting
Zoom Meeting**

Thursday, August 20, 2020, 2:00 p.m.

MEETING MINUTES

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

Board Members Not Present: F. Jones

DIA Staff Present: Guy Parola, Operations Manager, Lori Radcliffe-Meyers, Redevelopment Coordinator, Ina Mezini, Marketing, and Communications Specialist and Karen Underwood-Eiland

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 read through the COVID-19 executive order for holding public meetings. Chairman Lee called on Ina Mezini to walk through the Zoom toolbar for the public. Chairman Lee discussed the meeting operating procedures.

II. ACTION ITEMS

A. APPROVAL OF THE JULY 9, 2020 DDRB MEETING MINUTES.

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER LORETTA APPROVING THE JULY 9, 2020 DDRB MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. DDRB 2020-013: PARK STREET ROAD DIET – APPLICANT WILL LYON

Lori Radcliffe-Meyers reported that DDRB Application 2020-013 seeks Final Approval for the proposed Park Street Road Diet. The Downtown Investment Authority (DIA) commissioned a study that identified Park Street as a roadway corridor in the Brooklyn Neighborhood, where improvements could initiate a dynamic revitalization process.

Shawn Bliss, Principal, Prosser, and Will Lyon, Prosser, the applicant, provided a presentation shared by the screen.

Chairman Lee called for Public Comments.

A public comment from Nancy Powell was read into the record. Ms. Powell commented about the Park Street Road Diet.

The Board Members discussed the project.

Board Member Durden commented that this was her first time reviewing the project. She inquired about the landscaping ratio between the Oaks and Crape Myrtles and transit. Mr. Lyon responded that he thought it was roughly 50/50, but not 100 percent sure.

Mr. Parola reported that the conceptual had a lot of public input during the initial design. He will have a conversation with Public Works about taking this back to get the potential 90 percent review by this Board after this meeting. Board Member Durden stated it would be helpful for the Board to see.

Board Member Schilling addressed the lane width and asked the applicant to expand on some of the research and feedback made to arrive at the ten (10) foot lane and the seven (7) foot parking lane. Mr. Lyon provided input to the members regarding the ten (10) foot lane and the seven (7) foot parking flexibility.

Board Member Davisson asked the applicant to define the Jackson and Park Street intersection and to describe how they were separating the materials.

Mr. Lyon stated they met with staff after the conceptual and decided not to do pavers. Mr. Bliss reported that they went through a cost analysis and maintaining a differentiation of pavement. Board Member Davisson suggested keeping it simple instead of doing bands and stripes.

Chairman Lee concurs with Board Member Davisson's report, and the construction drawings helped clarify it quite a bit.

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER SCHILLING RECOMMENDING APPROVAL OF DDRB APPLICATION 2020-013 AS SUBMITTED FOR FINAL APPROVAL

THE MOTION PASSED UNANIMOUSLY 7-0-0.

C. DDRB 2020-012: BROOKLYN YARD – APPLICANT JOSEPH LORETTA

Lori Radcliffe-Meyers reported that DDRB Application 2020-012 seeks Conceptual Approval for new mixed-use development. The project is located at the corner of Forest Street and Riverside Avenue in the Brooklyn Overlay District.

Board Member Lee opened the floor for public comments.

Ina Mezini read Curtis Lofting's comments into the record regarding safety concerns.

Ina Mezini read Nancy Powell's comments to allow one or two large shade trees and access points for beer and delivery trucks on Riverside Avenue.

Joseph Loretta, the applicant, presented the project.

Joseph Cronk, March, ICAA and Cliff Duch, A1A, ICAA, Cronk Duch Architecture & Planning were also available to present the project's architecture portion. Ladd Roberts, Landwise Design and Cyndy Trimmer, Commercial Real Estate/Land Use, and Zoning Attorney were also in attendance.

The Board Members discussed the project.

Board Member Schilling commented about jazzing up the knee-wall area.

Board Member Loretta mentioned that they would connect with staff about removing pavers and other amenities.

Board Member Durden addressed the pedestrian zones concerns as a critical section for River and Forest's improvement to draw more people. She asked staff to update if any impact would be on that intersection as revisions are made to the project.

Guy Parola commented that he would encourage the applicant to contact Kelsey Cox, Professional Engineer at Public Works, City of Jacksonville.

Board Member Harden stated it would be good to have a conversation with the adjacent property owner regarding the access for trash and deliveries on Riverside Avenue.

A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER ALLEN RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2020-012 WITH THE FOLLOWING RECOMMENDATIONS:

- (A) Prior to submittal for final review, the developer shall meet with staff to:
 - i) identify any deviations sought;
- (B) At final review, the developer shall provide enough detail so as 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.

THE MOTION PASSED UNANIMOUSLY 6-0-1 (Loretta).

Nancy Bateh commented and provided her concerns regarding delivery services along the May Street cul-de-sac. Mr. Cronk responded that the cul-de-sac had enough space.

III. OLD BUSINESS

None

IV. NEW BUSINESS

Election of Vice-Chair and Secretary:

Board Member Schilling reported the recommendations from the nominating committee for Vice-Chair and Secretary. Board Member Allen was nominated as Vice-Chair and Board Member Durden as Secretary.

Chairman Lee opened the floor for additional nominations for Vice-Chair. There were no additional nominations.

A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER SCHILLING NOMINATING BOARD MEMBER ALLEN AS VICE-CHAIR.

THE MOTION PASSED UNANIMOUSLY 7-0-0

Chairman Lee opened the floor for additional nominations for Secretary. There were no additional nominations.

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER LORETTA NOMINATING BOARD MEMBER DURDEN AS SECRETARY.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

V. PUBLIC COMMENTS

None

VI. ADJOURNMENT

There being no further business, Chairman Lee adjourned the meeting at approximately 3:59 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

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Karen Underwood-Eiland, Downtown Investment Authority, at (904) 255-5302 or by email at karenu@coj.net.