



Downtown Development Review Board

Hybrid Virtual In-Person Meeting
Wednesday, November 10, 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, tab II.C, tab II.D, or tab II.E, please email Ina Mezini at RMezini@coj.net.*

I. CALL TO ORDER

II. ACTION ITEMS

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

B. DDRB 2021-014: 1 Riverside Ave Master Site Plan Final Approval

Applicant: Cyndy Trimmer

C. DDRB 2021-018: One Riverside Ave Multi-Family Development Conceptual Approval

Applicant: Kathleen Mosley

D. DDRB 2021-017: Lofts at Cathedral Conceptual Approval

Applicant: Ryan Hoover

E. DDRB 2021-019: 1037 Hendricks Conceptual 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

City Hall at St. James Building
117 West Duval Street
First Floor, Lynwood Roberts Room
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.

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
Wednesday, November 10, 2021 2:00 p.m.**

MEETING MINUTES

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

Board Members Excused: F. Jones

DIA Staff Present: Guy Parola, Operations Manager; Lori Radcliffe-Meyers, Redevelopment Coordinator; Steve Kelley, Director of Downtown Real Estate and Development (via Zoom), Ina Mezini, Marketing and Communications Specialist (via Zoom); and Xzavier Chisholm, Administrative Assistant.

Office of General Counsel: Susan Grandin, Esq.

I. CALL TO ORDER

Meeting Convened: 2:00 p.m.

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

II. ACTION ITEMS

A. APPROVAL OF THE OCTOBER 14, 2021 DDRB REGULAR MEETING MINUTES

Chairman Allen opened the floor for comment. Seeing none, Chairman Allen called for a vote.

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

THE MOTION PASSED 8-0-0.

B. DDRB 2021-014: 1 RIVERSIDE AVE MASTER SITE PLAN FINAL APPROVAL

DIA's Guy Parola reported that DDRB 2021-014 seeks final approval of a "Master Development Plan" for a mixed-use development which includes a Grocer, Retail Shops and Residential. The site plan also includes the realignment of McCoy's Creek and a new park. The proposed development will be located at 1 Riverside Ave, formerly known as the Florida Times Union property.

Jill Enz, with the Parks Department, provided a brief overview of the park component as well as the status on the McCoy's Creek capital improvement project. Responding to a question from Board Member Durden, Mrs. Enz stated that a pedestrian bridge is the only bridge being contemplated at this point, noting that a regular bridge is not warranted from a cost standpoint. The goal is to create a more

Board Member Harden reiterated the need for 12 ft sidewalks through the site.

Chairman Allen asked if the parking spots within the roundabout are necessary. Mrs. Mosley responded that they are critical for the functionality of the retail and leasing office.

Board Member Brockelman stated for the record ex-parte communication with the applicant.

Board Member Durden stated for the record ex-parte communication with the applicant.

Chairman Allen stated for the record ex-parte communication with the applicant.

A MOTION WAS MADE BY BOARD MEMBER BROCKELMAN AND SECONDED BY BOARD MEMBER LORETTA RECOMMENDING FINAL APPROVAL OF DDRB APPLICATION 2021-014 WITH STAFF RECOMMENDATIONS AND THE FOLLOWING CONDITIONS:

- 1) THE PATHWAY BETWEEN THE RIVERWALK AND SOUTHWESTERN MULTI-FAMILY DEVELOPMENT IS AT MINIMUM OF 12 FEET; AND**
- 2) THE TRAFFIC CALMING MEASURE EXTEND THE WIDTH OF THE LEILA STREET CROSSWALK**

Mrs. Trimmer responding to a question from Board Member Schilling regarding the pathway crossing over McCoy's Creek into the park, stated that the applicant is not responsible for developing the pathway, the City is.

Chairman Allen called for a vote.

THE MOTION PASSED 8-0-0.

Chairman Allen called for a 10-minute intermission.

Board Member Harden left the meeting.

C. DDRB 2021-018: 1 RIVERSIDE AVE MULTI-FAMILY DEVELOPMENT CONCEPTUAL APPROVAL

Chairman Allen called for the staff report.

DIA's Lori Radcliffe-Meyers provided the staff report, stating that the applicant is seeking conceptual approval for the construction of a mixed-use development which includes two multi-family residential buildings with 270 units, a riverfront restaurant, a residential pool, a stand-alone amenity building, and a 7-deck parking garage. Adding that, staff would like to add the following condition to their recommendation:

- 1) The multi-family development site plan will conform to the approved master site plan for 1 Riverside Ave

Chairman Allen called for the applicant presentation.

Mrs. Mosley provided the applicant presentation.

Chairman Allen called for public comment. Seeing none, Chairman Allen called for comment from the board.

Mrs. Mosley responding to a question from Board Member Loretta, stated that the garage façade will feature real landscaping.

Board Member Loretta stated that he would like to see the pedestrian crosswalk that goes straight through to the leasing office and suggested changing the garage ramp from 15 percent to 18 percent to get an extra 5 feet and increase visibility. He also expressed his support for the project.

Board Member Schilling urged the applicant to revisit the cladding and screening on the garage and suggested using a variation of color or pattern.

Board Member Davisson asked about the material of the garage. Mrs. Mosley responded that there's two levels of podium with 5 levels of type-3 construction.

Mrs. Mosley asked for further direction on the board's desire for the garage. Board Member Schilling stated that he would like to see more color and Board Member Davisson stated it is up to the applicant but that they should stay away from anything "trendy."

Board Member Lee stated that the applicant should focus more on improving the architecture of the garage so that it fits in with the level of detail and quality of the other buildings.

Board Member Schilling stated for the record ex-parte communication with the applicant.

Board Member Brockelman stated for the record ex-parte communication with the applicant.

Board Member Durden stated for the record ex-parte communication with the applicant.

Chairman Allen stated for the record ex-parte communication with the applicant.

Chairman Allen stated he is in favor of the development, particularly the architecture, but would like to see the garage given more attention.

Chairman Allen called for a motion.

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER DURDEN RECOMMENDING CONCEPTUAL APPROVAL FOR DDRB APPLICATION 2021-018 WITH THE STAFF RECOMMENDATIONS.

THE MOTION PASSED 7-0-0.

D. DDRB 2021-017: LOFTS AT CATHEDRAL CONCEPTUAL APPROVAL

Chairman Allen called for the staff report.

Mrs. Radcliffe-Meyers reported that the applicant seeks conceptual approval for the construction of a mixed-income community consisting of two residential buildings totaling 120-units located at 325 and 327 East Duval Street.

Chairman Allen called for the applicant presentation.

Mr. Ryan Hoover provided the applicant presentation.

Chairman Allen 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:

| | |
|----------------|--|
| Greg Radlinks | Opposes the development due to inadequate design |
| Kate Moorehead | Opposes the development due to inadequate design |
| Rick Stein | Opposes the development due to inadequate design |
| Sid Gervin | Opposes the development due to inadequate design |
| Ginny Myrick | Opposes the development due to inadequate design |
| Michael Dunlap | Opposes the development due to inadequate design |
| Ted Pappas | Opposes the development due to inadequate design |
| Wyatt Bowers | Urged for varied architecture and to work with the applicant |

Chairman Allen allowed a PowerPoint from Cathedral Jax to be entered into the record.

Board Member Davisson stated for the record ex-parte communication with the applicant.

Board Member Davisson stated that he does not believe there has been substantial change [to the building design] since the public workshop and still believes the design does not “respect” the [cathedral] district’s architecture.

Board Member Schilling stated for the record ex-parte communication with the applicant.

Board Member Schilling agreed with Board Member Davisson, adding that the overall design is still underwhelming. He also thanked the applicant for improving the landscape screening.

Board Member Durden stated that the two buildings [YWCA and the proposed new residential development] are not cohesive.

Board Member Durden stated for the record ex-parte communication with the applicant.

There was unanimous agreement amongst board members to table the item until a later date.

E. DDRB 2021-019: 1037 HENDRICKS CONCEPTUAL APPROVAL

Chairman Allen called for the staff report.

Ms. Radcliffe-Meyers reported that the application seeks conceptual approval for the redevelopment of four existing buildings to proposed retail and restaurant uses. The project site is located at 1037 Hendricks Avenue.

Chairman Allen called for the applicant presentation.

Mrs. Trimmer provided the applicant presentation, followed by Dorina Bakiri, architect for g4 Design, Inc.

Chairman Allen called for public comment. Seeing none, Chairman Allen opened the floor for comment from the board.

Board Member Loretta stated that it is hard to follow what issues the property may have without knowing what is being demolished and what is being kept. He further commented that the site plan is underwhelming.

Allen Stevens, of Dav-Lin Interior Contractors, Inc., spoke to the current state of the property and provided an overview of the proposed site plans.

Board Member Durden suggested narrowing the internal driveway space and would like to see more attention given to the street front.

Board Member Schilling spoke to when Chase Properties proposed a development on the site. He added that he dislikes the site design as appearing too industrial suburban.

Board Member Davisson spoke favorably of the site design, stating he feels the site design is light industrial and minimalist.

Board Member Lee spoke favorably of the site design, stating he feels it is clean, open, and inviting, but could use some improvements as well as better design renderings.

Chairman Allen suggested removing the palm trees but spoke in support of the project. Further commenting that he likes the pass-through and suggested incorporating a garage door.

Board Member Loretta suggested that the applicant bring in materials showing the elevations and hardscapes. He also suggested incorporating more greenery in the back parking as well as improving the pedestrian connection.

Mrs. Trimmer confirmed for Chairman Allen that building A does slope as indicated in the illustration.

A MOTION WAS MADE BY BOARD MEMBER DAVISSON AND SECONDED BY BOARD MEMBER LEE RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2021-019 WITH STAFF RECOMMENDATIONS.

THE MOTION PASSED 6-1-0.

III. OLD BUSINESS

Mr. Parola reminded the board to notify him of any changes to the design guidelines that they would like to see incorporated in the upcoming design guidelines update.

IV. NEW BUSINESS

A. Ethics Training November

Ms. Radcliffe-Meyers reminded board members that there is a mandatory knowledge check prior to the ethics training session on Thursday, November 18th from 12:00-1:00 p.m.

Chairman Allen urged the board to be wary spending a lot of time on agenda items that do not merit it, noting that the board should consider being less forgiving and more sensitive to tax payer dollars.

V. PUBLIC COMMENTS

No public comments.

VI. ADJOURNMENT

There being no further business, Chairman Allen adjourned the meeting at approximately 6:01 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.