



Downtown Development Review Board

Hybrid Virtual In-Person Meeting
Thursday, March 17, 2022, at 2:00PM

BOARD MEMBERS

Trevor Lee, Chairman

Brenna Durden, Esq., Secretary

Christian Harden, Board Member

Frederick Jones, Board Member

Gary Monahan, 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 January 13, 2022 DDRB Regular Meeting Minutes

B. DDRB 2021-020: LaVilla Center Special Sign Exception

Applicant: Kelly Varn

C. DDRB 2021-017: Lofts at Cathedral Multi-Family Final 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
Thursday, March 17, 2022 2:00 p.m.**

MEETING MINUTES

Board Members Present: T. Lee, Chair; B. Durden, Esq., Secretary; J. Loretta; F. Jones; M. Brockelman; C. Harden; and Gary Monahan

Board Members Excused: C. Davisson and B. Schilling

DIA Staff Present: Guy Parola, Operations Manager; Lori Radcliffe-Meyers, Redevelopment Coordinator; and Xzavier Chisholm, Administrative Assistant

Office of General Counsel: Susan Grandin, Esq.

Council Members Present: Michael Boylan

I. CALL TO ORDER

Chairman Lee called the meeting to order at **2:05 p.m.**

DIA's Lori Radcliffe-Meyers formally introduced the DDRB's newest Board Member, Gary Monahan

II. ACTION ITEMS

A. APPROVAL OF THE JANUARY 13, 2022 DDRB REGULAR MEETING MINUTES

Chairman Lee opened the floor for comment. Seeing none, Chairman Lee called for a motion.

A MOTION WAS MADE BY BOARD MEMBER BROCKELMAN AND SECONDED BY BOARD MEMBER HARDEN APPROVING THE JANUARY 13, 2022 DDRB MINUTES.

THE MOTION PASSED 6-0-0.

Chairman Lee reorganized the agenda, stating that **item C will be taken up first.**

C. DDRB 2021-017: LOFTS AT CATHEDRAL MULTI-FAMILY FINAL APPROVAL

Ms. Radcliffe-Meyers reported that the applicant seeks final approval for the construction of a mixed income community consisting of two residential buildings totaling 121-units. The development includes the historic YWCA building as well as a new 5-story building which will include studios, one- and two-bedroom units. The project is located at 325 and 327 E Duval Street.

Board Member Jones arrived.

Cyndy Trimmer, of Driver, McAfee, Hawthorne & Diebenow, PLLC, provided the applicant presentation.

Chairman Lee 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:

Ted Pappas	Thanked the developer for the improvements that have been made and suggested giving consideration to the proportions of the buildings to the nearby churches and other buildings
Nancy Powell	Thanked the developer for the improvements and asked that the developer reconsider the colors
Ginny Myrick	Expressed dissatisfaction with the design elements of the project and brought attention to the historically and architecturally significant structures within the Cathedral district. Urged the DDRB to cognizant of the legacy it will leave behind

Chairman Lee recognized Council Member Boylan’s attendance and called for board comments.

BMs Jones, Harden, and Brockelman thanked the developer for incorporating the recommendations and feedback.

BM Durden stated that she will be voting in favor of the project but cautioned against allowing developers to build repetitive products and encouraged the other BMs to support projects that will allow the Board to be proud of what downtown will look like.

BM Loretta stated his support for the project and suggested the addition of a fourth condition: **That if during construction one of the four Live Oak Trees along Church Street were to be severely impacted, that the developer will replace it with at minimum a 6-inch Live Oak Tree.**

Council Member Boylan thanked Ms. Myrick and BM Durden for their comments and thanked the Board and developer for working together and listening to the community to elevate the design.

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER DURDEN RECOMMENDING FINAL APPROVAL OF DDRB APPLICATION 2021-017 WITH STAFF RECOMMENDATIONS.

A MOTION WAS MADE BY BOARD MEMBER BROCKLEMAN AND SECONDED BY BOARD MEMBER JONES RECOMMENDING FINAL APPROVAL OF DDRB

APPLICATION 2021-017 WITH STAFF RECOMMENDATIONS AND INCORPORATING A FOURTH CONDITION AS PROPOSED BY BOARD MEMBER LORETTA.

THE MOTION PASSED 7-0-0.

B. DDRB 2021-020 LAVILLA CENTER SPECIAL SIGN EXCEPTION

Ms. Radcliffe-Meyers reported that the applicant seeks a special sign exception to allow for the installation of a 24 sq ft electronic/changing message device on a non-street frontage wall located at 531 W Union Street.

Randy Taylor, of Taylor Sign and Design, Inc., provided the applicant presentation.

Faith Danford, representing the applicant, spoke to the purpose and intent of the sign.

Chairman Lee called for comments from the Board.

BM Loretta stated that this sign is a unique case but cautioned against setting a precedent for electronic signs downtown and suggested that if the parcel to the west ever get developed, the applicant come back to the DDRB to reevaluate the message sign.

BM Harden expressed his support for the project, and echoing BMs Loretta suggestion that the sign only be approved for the current owner and for the current intended use.

BM Jones commented that there is a need for the variable message sign due to Union Street being an expressway and expressed his support for the project.

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER MONAHAN RECOMMENDING FINAL APPROVAL OF DDRB APPLICATION 2021-020 WITH THE CONDITION THAT THE SIGN IS APPROVED FOR THE CURRENT OWNER AND FOR THE CURRENT INTENDED USE ONLY.

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER MONAHAN RECOMMENDING FINAL APPROVAL OF DDRB APPLICATION 2021-020 WITH THE CONDITION THAT THE SIGN IS APPROVED FOR THE CURRENT OWNER AND FOR THE CURRENT INTENDED USE ONLY AND LETTING THE STAFF REPORT SERVE AS FINDINGS FOR THE SPECIAL EXCEPTION.

THE MOTION PASSED 7-0-0.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

BM Harden cautioned the Board on how it may characterize developers and spoke to the need for clear expectations to be established to avoid creating a guessing game for applicants and potential developers.

V. PUBLIC COMMENTS

No public comments.

VI. ADJOURNMENT

There being no further business, Chairman Lee adjourned the meeting at approximately 3:05 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 Xavier Chisholm at 904-255-5302 or xchisholm@coj.net.