



Downtown Development Review Board

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

Thursday, February 13, 2020

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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 January 9, 2020 DDRB Regular Meeting Minutes
- B. DDRB 2020 – 001: Final Approval FIS New World Headquarters
- C. DDRB 2020 – 003: JTA Special Sign Exception
- D. DDRB 2020 – 004: 121 Financial Ballpark Special Sign Exception
- E. DDRB 2019 – 018: Final Approval - Southbank Crossing
- F. DDRB 2019 – 019: Final Approval - LaVilla Townhomes
- G. DDRB 2020 – 002: Conceptual/Final Approval – Baptist Health Parking Lot Expansion

IV. PRESENTATIONS

V. OLD BUSINESS

VI. PUBLIC COMMENTS

VII. ADJOURNMENT



Downtown Development Review Board (DDRB) Meeting
City Hall at St. James Building
1st Floor, Lynwood Roberts Room
Jacksonville, FL. 32202

Thursday, February 13, 2020 – 2:00 p.m.

MEETING MINUTES

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

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

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

City Council Members: Michael Boylan, City Council District 6

Representing Office of General Counsel: Susan Grandin

I. CALL TO ORDER

The meeting was **called to order at 2:00 p.m.** by Chairman Christian Harden and the members identified themselves for the record.

II. NEW BUSINESS

Chairman Harden asked anyone wishing to speak on a particular project to complete a public speaker card and to provide them to Karen. He also reminded Board Members to disclose any ex-parte communication with any of the applicants presenting projects today or conflicts of interest prior to the item being addressed by the Board.

Chairman Harden moved a couple of items around on the agenda by moving item B to E.

III. ACTION ITEMS

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

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

THE MOTION PASSED UNANIMOUSLY 6-0-0.

B. DDRB 2020-003: JTA SPECIAL SIGN EXCEPTION

Mrs. Lori Radcliffe-Meyers reported that DDRB Application 2020-003 seeks approval for a special sign exception to allow for the installation of one (1) monument style sign and four (4) pylon/pole style directional signs which will be incorporated onsite at the new JTA Administration Building and Bus Transfer Facility at 1101 W. Bay Street.

Mr. Martinez with POND, Michael Baker, the design firm provided a presentation.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER SCHILLING GRANTING APPROVAL OF DDRB 2020-003 JACKSONVILLE TRANSIT AUTHORITY SPECIAL SIGN EXCEPTION TO THE DOWNTOWN OVERLAY DISTRICT TO ALLOW FOR (1) MONUMENT STYLE SIGN AND FOUR (4) PYLON/POLE DIRECTIONAL SIGNS AS IDENTIFIED IN THE “SIGNAGE APPLICATION FOR APPROVAL.”

THE MOTION PASSED UNANIMOUSLY 6-0-0.

C. DDRB 2020-004: 121 FINANCIAL BALLPARK SPECIAL SIGN EXCEPTION

Mrs. Lori Radcliffe-Meyers reported that DDRB Application 2020-004 seeks approval for a sign package to allow for the installation of the renaming and rebranding signage of the Jacksonville Baseball Grounds to the new 121 Financial Ballpark Stadium located at 301 A. Philip Randolph Blvd. Staff is requesting DDRB to review of the sign package due to the sign area computation within the code.

Mr. Noel Blaha with the Jacksonville Jumbo Shrimp and Patrick Pennell with Fast signs provided a presentation.

Board Member Loretta commented that some of the signs in the right field stairwell, right field and on the outside were large and addressed concerns if they were meeting the code. Board Member Durden agreed and stated that they seemed quite large for the facility and asked if they were unlit. Mr. Blaha responded yes.

Council Member Boylan asked when it will come to City Council. Mr. Blaha responded February 25th and has a 13-year term.

Public Comment:

Nancy Powell commented about the stairwell sign meeting the code. Lori Radcliffe-Meyers reported that the street that the stairwell sits on, North Georgia Street which was a fairly lengthy street, and confirmed that the sign would meet the code.

Chairman Harden reported ex-parte communication with the applicant and their staff prior to being brought to the agenda.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER LORETTA APPROVING DDRB APPLICATION NUMBER 2020-004 SIGN PACKAGE FOR THE RENAMING AND REBRANDING OF THE JACKSONVILLE BASEBALL GROUNDS TO 121 FINANCIAL BALLPARK AS IDENTIFIED IN THE “SIGNAGE APPLICATION REQUEST FOR APPROVAL.”

THE MOTION PASSED UNANIMOUSLY 6-0-0.

D. DDRB 2020-002: CONCEPTUAL/FINAL APPROVAL – BAPTIST HEALTH PARKING LOT EXPANSION

Lori Radcliffe-Meyers reported that DDRB Application 2020-002 seeks Conceptual and Final approval for the expansion of an existing surface parking lot. The project proposes to add an additional 167 surface parking spaces to serve the existing administrative medical office buildings that are part of the Baptist Health Southbank Campus.

Zach Miller provided a presentation to the board. Kevin White from ETM was present for any landscaping questions.

Council Member Boylan inquired if this was public parking or for employees, doctors and contractors. Mr. Miller responded that it was for employees and open to the public. No fees associated.

Board Member Allen commented about there being too much parking right next to the interstate.

Board Member Loretta commented about the way the parking lot was laid out the with landscape islands.

Board Member Schilling reported that he has abstained from voting on Baptist items in the past due to Kimley-Horn providing service. He has not provided any services related to this project.

Board Member Durden proposed for a condition to be added to the board’s approval. Mr. Miller proposed, as part of their application, a license agreement for parking spaces after-hours, just to formalize the after-hours.

Susan Grandin confirmed that it could be a conditional approval. Guy Parola stated that there are several of those out there and will not take long to execute.

A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER LORETTA APPROVING DDRB APPLICATION 2020-002 SUPPORTING CONCEPTUAL AND FINAL APPROVAL AND ADDING BOARD MEMBER DURDEN’S CONDITIONAL APPROVAL.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

E. DDRB APPLICATION 2020-001: FINAL APPROVAL FIS NEW WORLD HEADQUARTERS

Lori Radcliffe-Meyers reported that DDRB Application 2020-001 seek Final Approval for the development of a 12-story office tower and an 8-story parking structure which will provide 1,603 spaces along with 6,000 square feet of mixed use office space. This project was approved for Conceptual Approval at the January 9, 2020 DDRB Meeting.

Lane Gardner, Kristopher Stuart, Gensler Architect, Christian Lemon, Lemon-Brook Landscape Architect, T.R. Hainline, Land use counsel and Civil Engineer were present to answer any questions.

Public Comments:

Nancy Powell commented about the infrastructure under the sidewalk and on the roof of the garage hoping that it will allow for the big shade trees to thrive.

Paul Harden stated that they have been meeting with Hines, T. R. Hainline and the ETM with some comments.

Board Member Davisson requested the developers to explain the concept of the Riverwalk. Mr. Gardner replied.

CEO Boyer reported answers in regards to the Riverwalk.

Board Member Durden reported that she would be abstaining from voting on this project due to the work she does for FIS. She commented about some of the issues about the accessibility, the setback, the step-back, and stair steps.

CEO Boyer reported about how the massing concept and calculations were derived.

Board Member Schilling offered some suggestions concerning retail space. Given the larger size of the current space would staff still recommend that as a condition? Mrs. Radcliffe-Meyers responded yes, if it would please the Board the condition can be added back on. Board Member Schilling supports the position where staff was now and asked questions about the Riverwalk. Mr. Lemon answered them.

Board Member Loretta reported ex-parte communication with the Harden's regarding some of the landscape aspects.

Board Member Allen commented that this project should go through without any conditions.

Council Member Boylan asked if there were any specific issues relating to the neighbors on the east of St. Joes? Mr. Gardner responded no, they have worked carefully to align their loading dock with their loading and inset the service areas to match up.

Chairman Harden asked Mr. Gardner when he would see the project finishing. Mr. Gardner replied June of 2022 was the targeted date.

Chairman Harden asked if they would be constructing the road improvements at Forest. Mr. Gardner responded that they are in discussions with the City and they are working on a mechanism that is being worked on with ETB that is separate from the project to ensure that it is done in time.

Chairman Harden reiterated Board Member Allen’s statement regarding conditions that has been eliminated. Mrs. Radcliffe-Meyers responded correct.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER SCHILLING GRANTING FINAL APPROVAL OF DDRB APPLICATION 2020-001 FIS NEW WORLD HEADQUARTERS.

THE MOTION PASSED 5-0-1(Board Member Durden Abstained from voting)

CEO Boyer addressed Board Member Loretta’s comments regarding the soil requirements about the landscaping and attempted to enter an RFP in August with Public Works assistance, to receive some design standards for what those soil requirements would look like.

Board Member Loretta stated that some of the requirements may be resolved as part of the Land Development Code rewrite.

A five minute brief recess was taken at 3:56 p.m. – 4:01 p.m.

F. DDRB 2019-018: FINAL APPROVAL SOUTHBANK CROSSING

Lori Radcliffe-Meyers reported that DDRB Application 2019-018 seeks Final Approval for the redevelopment of two existing retail buildings (Building “A” and Building “B”) to proposed restaurant/retail uses.

Board Member Allen reported ex-parte communication with Ms. Trimmer prior to conceptual

Cyndy Trimmer, attorney for the applicant, provided a presentation with Mike Balanky, Chase Properties, Noah Marks, architect Ervin, Lovett & Miller, Mark Klone, Landscape architect, Ervin, Lovett & Miller and Doug Skiles, Project Engineer were present for any questions.

Board Member Loretta reported ex-parte communication with staff and applicant.

Board Member Schilling reported ex-parte communication with Mr. Balanky, Mr. McGowan and Mr. Chase Balanky. He stated that those discussions would not cloud his judgement regarding his vote today.

Board Member Davisson commented that this was not a large-scale project and it would be a significant project in the area.

Chairman Harden asked the developers to address one of the areas that focus on some redesign on Kings Avenue. Mr. Klone responded that their hope was to enrich the streetscape and the site equally, and to have a nice view of it from their terrace.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER DURDEN REFLECTING THE STAFF REPORT FROM THE DIA FOR FINAL APPROVAL OF DDRB 2019-018 SOUTHBANK CROSSING WITH THE FOLLOWING CONDITIONS AND DEVIATIONS:

- A. Pedestrian Zone paving shall follow the “Business/Inter-District” design contained in the Downtown Streetscape Design along Hendricks Ave.;**
- B. Deviation to Sec. 656.361.6.2.K. – Off Street Parking to allow for the expansion of the parking lot from the allowed six spaces to 33 new parking spaces;**
- C. Deviation to Sec. 656.361.6.2.L. – Screening and Landscaping of Surface Parking, Trash, Storage and Loading Areas to allow for a reduction in the landscape area linear feet required from 50% to 49.3% along Hendricks Ave.**

THE MOTION PASSED UNANIMOUSLY 6-0-0.

G. DDRB 2019-019 FINAL APPROVAL LAVILLA TOWNHOMES

Lori Radcliffe-Meyers stated that DDRB Application 2019-019 seeks Final Approval for the construction of 88 townhomes in fourteen separate buildings. The project is bounded to the north by W. Adams Street, to the East by Lee Street, to the south by Houston St. and W. Forsyth Street and to the West by Stuart Street.

Ryan Hoover, Vestcor provided a presentation.

Board Member Loretta asked Mr. Hoover to consider making some of the landscape islands a little bit larger, recommend a different live oak such as the Cathedral Live Oak and better graphics in the future and to consider the ability for the trees to grow.

Chairman Harden reported ex-parte communication with Mr. Hoover.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER SCHILLING RECOMMENDING FINAL APPROVAL OF DDRB APPLICATION 2019-019 WITH THE FOLLOWING CONDITIONS:

- A. Streetscape Design shall be the Business/Inter-District design standard utilizing brick pavers which is consistent within the area.**

THE MOTION PASSED UNANIMOUSLY 6-0-0.

IV. PRESENTATIONS:

Chairman Harden commended staff for the preparation for this meeting as some applicants brought some things close to the deadline and they were able to get the packet out in advance.

V. OLD BUSINESS

None

VI. PUBLIC COMMENTS

None

VII. ADJOURNMENT

There being no further business, Chairman Harden adjourned the meeting at approximately 4:30 P.M.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments for this meeting, an audio CD is available upon request. Please contact Karen Underwood-Eiland, Downtown Investment Authority at (904) 255-5302 or by email at karenu@coj.net.