



## **Downtown Development Review Board**

City Hall at St. James Building  
117 W. Duval Street, First Floor, Lynwood Roberts Room  
Jacksonville, FL 32202  
November 14, 2019

### **NOVEMBER 14, 2019 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  
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  
Jason Teal, Esq., General Counsel

#### **I. CALL TO ORDER**

#### **II. NEW BUSINESS**

#### **III. ACTION ITEMS**

- A. Approval of the October 10, 2019 DDRB Regular Meeting Minutes
- B. DDRB 2018-011: Final Approval – Ashley Square
- C. DDRB 2018-012: Final Approval – JEA Headquarters
- D. DDRB 2019-013: Final Approval – Florida Blue Garage
- E. DDRB 2019-015: Conceptual Approval “That Bar at the Arena”
- F. DDRB 2019-016: Conceptual Approval Independent Life Building
- G. DDRB 2019-017: One Enterprise Center Special Sign Exception

#### **IV. PRESENTATIONS**

- A. Southbank Crossing

#### **V. OLD BUSINESS**

#### **VI. PUBLIC COMMENTS**

#### **VII. ADJOURNMENT**



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

*Thursday, November 14, 2019*

## **MEETING MINUTES**

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

**Board Members Not Present:** F. Jones

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

**Representing Office of General Counsel:** Jason Teal and Susan Grandin

**Public Works:** Bill Killingsworth, Planning and Development Director

### **I. CALL TO ORDER**

**Meeting Convened: 2:02 p.m.**

Chairman Harden called the meeting to order at 2:03 p.m., and the members identified themselves for the record.

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.

### **II. PRESENTATIONS**

Bill Killingsworth provided a presentation at the request of the Mayor regarding the census and Duval Counts Program. The Census Bureau will be working with residents from April 1<sup>st</sup> to the end of the year to get all the forms filled out.

Chairman Harden reported that agenda items C, DDRB 2018-012 and Item E, DDRB 2019-015 have been deferred.

**III. ACTION ITEMS**

**A. APPROVAL OF THE OCTOBER 10, DDRB MEETING MINUTES.**

**A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER SCHILLING APPROVING THE OCTOBER 10, 2019 DDRB MINUTES.**

**THE MOTION PASSED UNANIMOUSLY 7-0-0.**

**B. DDRB 2018-011: FINAL APPROVAL – ASHLEY SQUARE**

Mrs. Lori Radcliffe-Meyers reported that DDRB Application 2018-011 seeks Final approval for a 120-unit senior living complex. This project received conceptual approval from the Board on April 18, 2018.

Chairman Harden pointed out if anybody in the audience wished to speak on a particular item to fill out a blue speaker card and provide it to Karen.

Theresa Barton Aging True CEO provided an overview and presentation to the members. Shawn Wilson, Blue Sky Communities was also present and stated that they have a strategic partnership with Aging True. Jose Perez, Principal with PQH group stated that they have worked very hard with Mr. Parola and Mrs. Radcliffe-Meyers to make sure the public and private realm scenarios were in compliance.

Board Member Loretta reported that he had a meeting with Jay Devine Landscape Architect regards to the project and briefly discussed the new code that has ensued.

**A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER ALLEN GRANTING FINAL APPROVAL OF DDRB APPLICATION 2018-011, SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Incorporate 42” high screening along the second level parking deck railing located along the westerly façade, to shield automobile headlights from the adjacent apartment complex.

**THE MOTION PASSED UNANIMOUSLY 7-0-0.**

**AN AMENDED MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER LEE GRANTING APPROVAL WITH THE APPLICANT WORKING WITH STAFF TO EVALUATE THE REAR ELEVATION AND THE HEIGHT OF THE PARKING WALL HANDRAIL.**

**THE MOTION PASSED UNANIMOUSLY 7-0-0.**

C. **DDRB 2018-012: FINAL APPROVAL – JEA HEADQUARTERS**

**DEFERRED**

D. **DDRB 2019-013: FINAL APPROVAL – FLORIDA BLUE FOREST STREET PARKING GARAGE**

Guy Parola reported DDRB Application 2019-013 seeks Final approval for a four story, free standing parking structure. Application 2019-013 was granted conceptual approval with seven (7) recommendations. Each recommendation and staff analysis/discussion was provided on the staff report.

Phillip Robbie, architect with RS&H, Michael Coffey, Project Manager with RS&H and John Trevathan, representing owner and Andre Wheeler RS&H provided a presentation to the board.

**A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER SCHILLING GRANTING FINAL APPROVAL OF DDRB 2019-013 WITH THE FOLLOWING CONDITIONS:**

- 1) In lieu of palm tree, the developer shall use shade trees within the public realm (i.e.) urban open space, pedestrian zone) to achieve the minimum 40% shade requirement.
- 2) The color will be changes from current shade to a more appropriate shade that might present an opportunity for a mural in the future.
- 3) To include the pedestrian crosswalk consideration, the review of the pedestrian crosswalk and the landscape architecture plan with Board Member Loretta.

**THE MOTION PASSED UNANIMOUSLY 7-0-0.**

E. **DDRB 2019-015 CONCEPTUAL APPROVAL “THAT BAR AT THE ARENA**

**DEFERRED**

F. **DDRB 2019-016 CONCEPTUAL APPROVAL INDEPENDENT LIFE BUILDING**

Mrs. Radcliffe-Meyers reported general information for DDRB 2019-016. This project is seeking Conceptual approval for an adaptive reuse of the Independent Life Building originally built in 1966 and located at 233 Duval Street.

Tom Hurst, Dasher Hurst Architect and Doug Skiles, Civil Engineer provided a presentation to the Board. This building was the JEA headquarters in the “90’s and is being renovated using historic tax credits.

Board Member Loretta requested to omit the landscape island in the middle of the parking lot and beef up the landscaping on the edged. Parking should be screened by a screen wall because it makes it difficult for a car to see a pedestrian.

Board Member Schilling inquired if there were any additional plans for parking. Mr. Hurst replied that the downtown regulations don't require any because they are going into a historic building.

Chairman Harden stated that it was a terrific project and will be beneficial to have some more residential closer to the Urban Core.

**A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER DURDEN GRANTING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2019-01 with the following Recommendations:**

- (A) **At final review, the developer shall provide enough detail so as to illustrate that urban open space meets the definition of such in the Ordinance Code, and meets the various requirements and design / amenity features for urban open space;**
- (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) **At final review, the developer shall provide enough detail so as to illustrate that Screening and Landscaping of Surface Parking meets the definition of such in the Ordinance Code, and meets the square footage and depth required;**
- (D) **Cobra head streetlights shall be replaced with the historic “double acorn” streetlights, which is the standard for Downtown;**
- (E) **Streetlights, benches and street furnishings shall be placed in the Amenity Area;**
- (F) **Street furnishings (e.g. benches, trash receptacles) shall be in accordance with the Downtown Streetscape Design Guidelines.**

**THE MOTION PASSED UNANIMOUSLY 7-0-0.**

**G. DDRB 2019-017: ONE ENTERPRISE CENTER SPECIAL SIGN EXCEPTION**

Mrs. Radcliffe-Meyers advised that DDRB Application seeks approval for a special sign exception to allow for the installation of two monument style directory signs which will be incorporated within the terraced planters at 225 Water Street.

Chad Forbes, Brown Enterprises and Larry Shelton, owner of One Enterprise Center provided a presentation to the Board.

**A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER LORETTA GRANTING APPROVAL FOR SPECIAL SIGN EXCEPTION TO; TWO (2) MONUMENT STYLE DIRECTORY SIGNS.**

**THE MOTION PASSED UNANIMOUSLY 7-0-0.**

**IV. PRESENTATION:**

**A. Southbank Crossing**

Mrs. Radcliffe-Meyers noted that the staff met with the applicant, and they are proposing to remove one of the buildings. Per the ordinance with removal of the building, they are proposing to add additional surface parking.

Ms. Trimmer was present on behalf of the applicant. Mike Balanky and Doug Skiles were available for any questions.

The Reddi Arts Site project is located between Hendricks and Kings and they are proposing two standalone buildings, taking off the one along Kings and do the amenity zone and the pedestrian zone and then do the buffer between the parking areas and that pedestrian zone.

Katy Figg, Colliers Retail Services Director is working with Chase Properties to market the site not only to local restaurant groups. This project will activate both corridors and help to draw more restaurants and more retail to the area.

The Board members provided feedback.

Board Member Loretta recommended having conceptual and final at one time.

Board Member Lee commented for them to think about another block there so that they don't have a big open parking lot when driving down Kings Avenue. Board Member Durden liked that idea.

Board Member Schilling asked if there would be a way to tabletop pedestrian crossing on the connector road.

**Public Comment**

Linzee Ott, San Marco Preservation Society stated that she was excited to see the concept as it evolves and tying in some of the San Marco character history as moving forward. Mr. Balanky and the team met with Councilwoman Cumber.

**V. NEW BUSINESS**

**None**

**VI. OLD BUSINESS**

**None**

**VII. ADJOURNMENT**

There being no further business, Chairman Harden adjourned the meeting at approximately 4:58 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](mailto:karenu@coj.net).