



# DOWNTOWN DEVELOPMENT REVIEW BOARD MEETING AGENDA

**Thursday, September 19, 2019 – 2:00 PM**

**Ed Ball Building  
214 N Hogan Street  
8<sup>th</sup> Floor  
Boardroom 851**

**Members:**

- William J. Schilling Jr., Chairman
- Trevor Lee, Vice Chairman
- Christian Harden, Secretary
- J Brent Allen, Esq. Board Member
- Craig Davisson, Board Member
- Brenna Durden, Esq. Board Member
- Frederick Jones, Board Member
- Joseph Loretta, Board Member
- Staff Distribution:**
- Lori Boyer, Chief Executive Officer
- Guy Parola, DIA Operations Mgr.
- Karen Underwood-Eiland, DDRB Executive Secretary
- Jason Teal, Office of General Counsel

**Elected Official Distribution**

- Council President Scott Wilson, District 4
- Council Member Greg Anderson, At Large Group 4
- Council Member Reggie Gaffney, District 7
- Council Member Lori Boyer, District 5

**Ex Officio Distribution**

- Nathaniel Ford, JTA CEO
- Terry Durand-Stuebben, Chair, DVI
- Tom Goldsbury, Building Official
- Bill Killingsworth, Director Planning and Dev.
- Chris LeDew, Traffic Engineer
- Jack C. Demetree, III, Vice Chair, JHPC
- Jeff Sheffield, Executive Director North FL TPO
- Honorable Darryl Willie, DCSB
- Diane Hutchings, Chair, North FL TPO
- Jacob Gordon, CEO, DVI
- Craig Gibbs, DIA Chair

<b>I.</b>	<b>CALL TO ORDER</b>
<b>II.</b>	<b>ACTION ITEMS</b>
	A. Approval of the June 26, 2019 DDRB Regular Meeting Minutes
	B. DDRB 2019-005: Ashley Street Container Project
	C. DDRB 2019-010: Special Sign Exception – Ameris Bank
	D. DDRB 2019-011: Special Sign Exception – SOBA
	E. DDRB 2019-012: Conceptual Review – JEA Headquarters
<b>III.</b>	<b>OLD BUSINESS</b>
<b>IV.</b>	<b>NEW BUSINESS</b>
<b>V.</b>	<b>PUBLIC COMMENTS</b>
<b>VI.</b>	<b>ADJOURNMENT</b>

**Next Scheduled Meeting: Thursday, October 10, 2019**



**Downtown Development Review Board (DDRB)**  
**Ed Ball Building, 214 North Hogan Street**  
**8<sup>th</sup> Floor, Board Room 851**  
**Jacksonville, FL. 32202**  
*Thursday, September 19, 2019*

## **MEETING MINUTES**

**Board Members Present:** B. Schilling, Chair; C. Harden, Secretary; B. Durden, Esq.; J. Loretta and F. Jones

**Board Members Not Present:** T. Lee, Vice Chair, J. Brent Allen Esq; and C. Davisson,

**DIA Staff Present:** Guy Parola, Operations Manager, Sondra Fetner, DIA and Karen Underwood-Eiland, Executive Assistant

**Representing Office of General Counsel:** Susan Grandin

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

**Meeting Convened: 2:08 p.m.**

Chairman Schilling called the meeting to order at 2:08 p.m., and the members identified themselves for the record.

Chairman Schilling 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. ACTION ITEMS**

#### **A. APPROVAL OF THE JUNE 26, DDRB MEETING MINUTES.**

**A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER HARDEN APPROVING THE JUNE 26, 2019 DDRB MINUTES.**

**THE MOTION PASSED UNANIMOUSLY 5-0-0.**

#### **PRESENTATION:**

Kimberly Gilliam, Architect with RS&H representing VyStar, provided a presentation for Vystar's new downtown campus. Chairman Schilling thanked Ms. Gilliam for presenting and commented that it would be great to have some signage on the VyStar buildings and other buildings downtown.

**B. DDRB 2019-003: ASHLEY STREET CONTAINER PROJECT**

Chairman Schilling shared that Kimley-Horn & Associates provides engineering services for this project and he will abstain from voting.

Mr. Parola reported that DDRB Application 2019-005 seeks Final approval for a multi-family project. Based on the Ordinance Code requirements at the time of Conceptual Approval, the following deviations are sought

1. Deviation to Sec. 656.361.16 – Off-Street Parking Overlay to reduce parking requirement from eighteen to zero; and
2. Deviation to Sec.656.361.20 – Streetscape Design Standards to provide an alternative streetscape design.
3. Deviation to Sec. 656.361.13 – Entrances.

Mr. Koppenhafer of Fisher Koppenhafer Architects provided a presentation to the Board.

Public Comment:

Dan Keifert commented that he owns all the property around this container, as well as 15 buildings on East Church Street. He addressed concerns with the parking sign and the apron. He does not agree with the 18 parking spots to 0.

Nancy Powell commented that friendliness, pedestrian friendliness is very important. She also stated that paid parking was a good solution.

**A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER JONES FOR FINAL APPROVAL OF DDRB APPLICATION 2019-005, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPER SHOULD CONSULT WITH THE CITY’S TRAFFIC ENGINEER TO:**
  - (A) CLOSE THE DRIVEWAY APRON LOCATED AT THE NORTHWEST CORNER OF THE DEVELOPER’S PARCEL’ AND**
  - (B) RELOCATE THE “NO PARKING ANYTIME: SIGN ALONG THIS PORTION OF ASHLEY STREET TO CREATE MORE OPPORTUNITY FOR OFF-STREET PARKING.**
- 1. DEVIATION TO SEC.656.361.16. - OFF-STREET PARKING OVERLAY TO REDUCE PARKING REQUIREMENT FROM EIGHTEEN TO ZERO; A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY**

**BOARD MEMBER DURDEN.**

**THE MOTION PASSED 4-0-1 (SCHILLING ABSTAINED).**

- 2. DEVIATION TO SEC.656.361.20. - STREETSCAPE DESIGN STANDARDS TO PROVIDE AN ALTERNATIVE STREETSCAPE DESIGN.  
A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER LORETTA**

**THE MOTION PASSED 4-0-1 (SCHILLING ABSTAINED)**

- 3. DEVIATION TO SEC. 656.361.13 – ENTRANCES  
A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER DURDEN.**

**THE MOTION PASSED 4-0-1 (SCHILLING ABSTAINED)**

**THE MOTION PASSED 4-0-1.**

**C. DDRB 2019-010: SPECIAL SIGN EXCEPTION AMERIS BANK**

Mr. Parola provided a summary. The applicant is seeking to replace two (2) existing building identification signs and add two (2) new logo signs on the River place Tower building located at 1301 River Place Boulevard on the South Bank.

Mr. Mark D’Alessandro provided a presentation. Mr. Koppenhafer introduced Andy Cheney, Ameris Bank Executive Team and Former Mayor John Delaney whom is on the Ameris Bank Board.

Chairman Schilling opened the floor for public comment.

Chairman Schilling asked Board Member Loretta if he could be the lighting intensity expert. Board Member Loretta agreed.

Board Member Durden moved to add a condition to the recommendations from the staff to provide for review of lumens by Board Member Loretta to determine similarity with current lumens of the Ameris Sign. Board Member Loretta requested an example of the current lumens in comparison to what they are proposing.

**A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER LORETTA RECOMMENDING AN ADDITIONAL CONDITION ALLOWING FURTHER REVIEW OF THE LUMENS OF THE SIGN.**

**THE MOTION PASSED UNANIMOUSLY 5-0-0.**

**A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER LORETTA RECOMMENDING FINAL APPROVAL OF DDRB APPLICATION 2019-010 FOR A SPECIAL SIGN EXCEPTION TO THE DOWNTOWN OVERLAY DISTRICT TO ALLOW AN INCREASE OF SIGN AREA FOR BUILDING IDENTIFICATION SIGNS AT 1301 RIVERPLACE BOULEVARD AS FOLLOWS:**

**1) INCREASE WALL SIGNAGE FROM A MAXIMUM OF 400 SQUARE FEET TO 1,356 SQUARE FEET ALONG THE NORTH AND SOUTH ELEVATIONS; AND**

**2) ALLOW FOR ADDITIONAL WALL SIGNAGE AS FOLLOWS:**

**A) EAST ELEVATION: 196 SQUARE FEET**

**B) WEST ELEVATION: 196 SQUARE FEET**

**THE MOTION PASSED UNANIMOUSLY 5-0-0.**

**D. DDRB 2019-011 SPECIAL SIGN EXCEPTION – SOBA**

Mr. Parola provided a summary for the project that was once as the Home Street Property. The applicant is seeking to install a projecting sign (i.e. “blade sign”).

Ryan Richardson, Harbinger Sign provided a presentation.

Board Member Loretta noted that he worked on this project from a site plan in landscape architect and hardscape design over a year and half ago.

Chairman Schilling opened the floor for public comments.

**A MOTION WAS MADE BY BOARD MEMBER JONES AND SECONDED BY BOARD MEMBER HARDEN RECOMMENDING FINAL APPROVAL OF DDRB 2019-011 FOR A SPECIAL SIGN EXCEPTION TO THE DOWNTOWN OVERLAY DISTRICT TO ALLOW AN INCREASE OF A SIGN AREA FOR PROJECTING (I.E. “BLADE SIGN”) FROM 24 SQUARE FEET TO A MAXIMIM OF 57 SQUARE FEET.**

**THE MOTION PASSED UNANIMOUSLY 5-0-0.**

**E. DDRB 2019-012: CONCEPTUAL REVIEW – JEA HEADQUARTERS**

Chairman Schilling reported that he is providing engineering services for the project and abstained from voting on the item.

Mr. Parola provided the staff report. DDRB Application 2019-012 seeks Conceptual approval for 220,000 square feet office building and 850 space parking deck with 8,500 squares of ground floor retail.

Cyndy Trimmer provided a presentation to the Board. Nancy Kilgo, JEA; Mike Harryman, Ryan Companies; J. J. Conners, developer's local consultant; Joe Mecca, and Blair Knighting from Kimley-Horn, with the design team were available to answer any questions.

Chairman Schilling opened the floor for public comments.

Nancy Powell inquired about the location of the parking garage street frontage activation. Ms. Trimmer responded that the screening for the garage were still being worked on

Mr. Parola reported that all of the requirements for the parking garages were recently adopted in the ordinance code.

Chairman Schilling, Board Member Durden, Board Member Harden, and Board Member Loretta provided ex-parte communication with Ms. Trimmer, and Mr. Conners.

Board Member Loretta requested to see more detail on the site plan for the streetscape plan at 20, 40 scales, not 100 scales, to fully understand what was going on.

Board Member Harden commented about the screen and agreed with Ms. Powell's comment about the garages. He also requested a larger representation prior to coming back for final approval.

Mr. Parola stated that the staff report condition recommendation A through G, were geared to Board Member Loretta's point of detail.

Board Member Durden reiterated that the screening, mural facade for the garage were extremely important.

Chairman Schilling suggested scheduling a workshop to give the other Members an opportunity for their feedback.

Board Member Jones recommended not having the gate but to use a wall with some sort of landscape treatment.

**A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER JONES AMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2019-012 WITH THE FOLLOWING RECOMMENDATIONS:**

- (A) Prior to submittal for final review, the developer shall meet with staff to:**
  - i) identify any deviations sought;**
  - ii) meet with staff to develop, if feasible, a public parking option for those 40 spaces identified as JEA customer parking during non-business hours**

- (B) **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.**
- (C) **Bollards shall be located within the Amenity area of the Pedestrian Zone;**
- (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; and**
- (G) **Pedestrian Zone paving shall follow the “Business / Inter-District” design contained in the Downtown Streetscape Design**
- (H) **Further evaluate and provide detail on the screening of the façade for the garage**
- (I) **The Julia Street activation.**
- (J) **Pocket Park detail**

**THE MOTION PASSED 4-0-1 (Schilling)**

**III. OLD BUSINESS**  
NONE

**IV. NEW BUSINESS**

Chairman Schilling introduced and welcomed Jim Klement’s replacement Lori Radcliffe-Meyers to the members.

Chairman Schilling opened the floor for nominating another Chairman of the DDRB meetings for the coming year.

**A MOTION WAS MADE BY BOARD MEMBER JONES AND SECONDED BY BOARD DURDEN APPOINTING BOARD MEMBER HARDEN AS CHAIRMAN OF THE DDRB.**

**THE MOTION PASSED UNANIMOUSLY 5-0-0.**

Chairman Harden asked Board Member Schilling and Board Member Loretta to serve on the nominating committee for Vice chairman and secretary moving forward.

Board Member Jones inquired about any replacement candidates for his position. Mr. Parola responded that a replacement is being sought to fill those vacant positions.

Chairman Harden asked the members to check their calendars for October 10<sup>th</sup> to make sure everyone was available for a quorum.

Mr. Parola mentioned having a workshop for JEA but would like to offer the applicant ample time. He will connect with the JEA applicant to figure out a reasonable timeframe and will find a date that works with everyone.

Chairman Harden stated that the intent of this board is to move things through in a timely fashion to avoid slowing down the applicant's process. November would allow more time to think through the decision. Mr. Parola said that the applicant informed him that they were good with an interim workshop in October and a Final in November. He will update the members if he hears anything different.

**V. PUBLIC COMMENTS**  
NONE

**VI. ADJOURNMENT**

There being no further business, Chairman Harden adjourned the meeting at approximately 3:58 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).