



Downtown Development Review Board

City Hall at St. James Building
117 W. Duval Street, First Floor, Lynwood Roberts Room
Jacksonville, FL 32202
January 09, 2020

JANUARY 09, 2020 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 December 12, 2019 DDRB Regular Meeting Minutes
- B. DDRB 2020-001: Conceptual Approval FIS New World Headquarters

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, January 9, 2020

MEETING MINUTES

Board Members Present: C. Harden, Chair; T. Lee, Vice Chair; B. Schilling; Brent Allen, Esq.; J. Loretta; F. Jones.

Board Members Not Present: C. Davisson; and B. Durden, Esq.

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

I. CALL TO ORDER

Meeting Convened: 2:00 p.m.

Chairman Harden called the meeting to order at 2:00 p.m., and the members identified themselves for the record.

II. NEW BUSINESS

A letter was provided to the Members from Lori Boyer, DIA Chief Executive Officer. Mr. Parola reported that this letter was regarding the Downtown Overlay Riverfront Setbacks.

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.

III. ACTION ITEMS

A. APPROVAL OF THE DECEMBER 12, 2019 DDRB MEETING MINUTES.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER LEE APPROVING THE DECEMBER 12, 2019 DDRB MINUTES.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

B. DDRB 2020-001: Conceptual Approval FIS New World Headquarters

Mrs. Lori Radcliffe-Meyers reported that DDRB Application 2020-001 seeks Conceptual approval for the development of a 12-story office tower and an 8-story parking structure which will provide 1,603 spaces along with 3,600 square feet of mixed-use office space. The project site is 5.71 acres and is located in the Brooklyn Overlay District.

Mrs. Radcliffe-Meyers presented Lane Gardner, Hines, and Development Manager for FIS Headquarters.

Mr. Gardner, Kristopher Stuart, Gensler, Christian Lemon, Lemon Brooke Landscape Architects, and T.R. Hainline, Rogers Towers provided a presentation to the Board.

Chairman Harden had a questions regarding requirement G that states, Due to the unconventional size of the retail office space proposed, the use shall be identified at the time of issuance of CO.

Mrs. Radcliffe-Meyers responded to Chairman Harden that staff decided to make that recommendation by stating prior to issuance of CO; they would have to show that they already have a tenant or user in place, to show that that space would be activated.

Board Member Allen inquired if the code requires the user of the space to be open to the public. Mr. Parola responded that it does not, but doesn't mean staff doesn't want to see the same hallmarks as if it were.

Mr. Gardner commented that he was not seeking any deviations and agrees with all of the staff's recommendations. They will incorporate those when they move to final design.

Public Comment:

M.C. Ceree Harden, General Partner for Riverside Avenue Partners stood in for Paul Harden. They are the developers of the TIAA Bank Building and have been occupying that space for 11 years and excited about the opportunity to work with Hines.

He addressed concerns below as the project is finalized:

- Traffic logistics of how it impacts the access and egress from the building, the F&F Building and the Black Knight Buildings.
- The impact of the view corridors of their tenants.
- The landscape plans.

They will continue having conversations with Hines.

Stanley Scott commented that he supports this project 100 percent.

Board Member Schilling reported ex parte communications with Mr. Hainline and inquired about the location of the green wall. Mr. Gardner replied that it will be located at the bottom of Forest Street extension.

Board Member Schilling asked about the size of the retail space. Mr. Gardner responded that the total square footage is 3,600. They spent extensive time with Lori Boyer on the overlay.

Board Member Lee asked about the number of employees that are going to work at FIS in this location. Mr. Gardner responded that they are looking for growth up to about 1,800 employees.

Board Member Lee asked was there a direct connection from FIS to the Riverwalk. Mr. Gardner replied yes. He also inquired about the proposed dock. Mr. Gardner reported that was yet to be determined.

Board Member Loretta inquired about the project not meeting all the portions of the design guidelines and went through them with the developers.

Board Member Allen disclosed ex parte communication with Mr. Chris Hagan. He agreed with Mr. Scott's comments that this is a wonderful opportunity for Jacksonville.

Board Member Jones disclosed ex parte communications with Mr. Jim Gilmore. He noted the public art opportunity was critical and there may be an opportunity to work with the Cultural Council to commission some artists to do something genuinely in Jacksonville. He agreed with Board Member Loretta's point regarding the sidewalk issue along Forest Street corridor. He did not want to have garages being the focal point of the corridor. This is a great project and should be celebrated. Mr. Gardner thanked him for his feedback.

Chairman Harden disclosed ex parte communication with Mr. Jim Gilmore. He concurred with Board Member Lee's feedback and recommended more transparency on Riverside Avenue. Mr. Gardner said that they will revisit both sides of it. Chairman Harden also recommended having the sidewalk go all the way from Riverside to the Riverwalk from a safety standpoint to avoid the pedestrians getting lost by not having direct access along the block to cross the street.

Chairman Harden also mentioned the exodus of folks from the current F&F campus down Riverside Avenue towards the Fresh Market with zero shade.

A brief discussion ensued about looking at other alternatives to the street scape consistency issue of Riverside Avenue.

Chairman Harden pointed out the landscape portion, materials on the garage having realistic elevations and actual photos of that louvered ribbed treatment to be provided for Final approval.

Jason Teal asked if the signage that is depicted in the presentation their final package or were they anticipating changes to the signage. Mr. Gardner responded yes, they need to add specificity to the package for the signage.

Chairman Harden recommended lighting treatment around the upper garage levels to avoid the look of a barren wall.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER LORETTA GRANTING CONCEPTUAL APPROVAL OF DDRB 2020-001 FIS NEW WORLD HEADQUARTERS WITH THE FOLLOWING RECOMMENDATIONS:

- (A) 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”;
- (B) Streetlights, benches and street furnishings shall be placed in the Amenity Area. Street furnishings (e.g. benches, trash receptacles) shall be in accordance with the Downtown Streetscape Design Guidelines;
- (C) Interactive Public Art, Public Art or Sculptures shall be placed within the Urban Open Space areas which are identified on the Landscape Plan as Special Features;
- (D) At Final the detailed Landscape Plan must show all required items, to include a detail for the proposed green wall;
- (E) Continue the visual aesthetics between the two buildings by incorporating the landscape treatment (trees) utilized on the open balcony of the main tower to the upper level parking deck perimeter. This will help visually tie the two buildings together and soften the view of the deck from the upper floors of the office complex;
- (F) Signs to and from the Riverwalk shall follow the Riverwalk Design Criteria for signage;
- (G) Due to the unconventional size of the retail/office space proposed, a user shall be identified at the time of issuance of a Certificate of Occupancy.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

IV. PRESENTATIONS:

None

V. OLD BUSINESS

None

VI. PUBLIC COMMENTS

None

VII. ADJOURNMENT

There being no further business, Chairman Harden adjourned the meeting at approximately 2:57 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.