



Downtown Development Review Board

Hybrid Virtual In-Person Meeting
Thursday, July 14, 2022, at 2:00PM

BOARD MEMBERS

Trevor Lee, Chairman

Joseph Loretta, Board Member

Craig Davisson, Board Member

William J. Schilling Jr., Board Member

Linzee Ott, Board Member

Matt Brockelman, Board Member

Christian Harden, Board Member

Frederick Jones, Board Member

Gary Monahan, 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. please email Ina Mezini at RMezini@coj.net.*

I. CALL TO ORDER

II. ACTION ITEMS

- A. Approval of the June 9, 2022, DDRB Regular Meeting Minutes
- B. DDRB 2022-006: Brooklyn Mixed Use Final Approval
- C. DDRB 2022-011: 501 Riverside Avenue Special Sign Exception

III. OLD BUSINESS

IV. NEW BUSINESS

- A. DDRB Officer Elections

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

Jacksonville Public Library-Main Library/Downtown
303 North Laura Street
Multipurpose Room (located in the Conference Center)
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.

Directions to Multipurpose Room: Upon entering Laura Street entrance to the Library, follow directions and signage for temperature check, then proceed into the Main Library. Walk counterclockwise around the grand staircase and you will see signs for the public elevators. Take the elevator down to level C for Conference Level. Exit the elevator and follow hallway out. Turn left out of the hallway and proceed through glass doors into Conference Center. The Multipurpose Room is the first room on the left.

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, July 14, 2022 2:00 p.m.**

MEETING MINUTES

Board Members (BMs) Present: T. Lee, Chair; J. Loretta; Gary Monahan; B. Schilling; M. Brockelman; L. Ott; C. Harden (late arrival); and C. Davisson

Board Members Excused: F. Jones

DIA Staff Present: Guy Parola, Operations Manager; Susan Kelly, Redevelopment Coordinator; and Ina Mezini, Communication and Marketing Specialist

Office of General Counsel: Susan Grandin, Esq.

Council Members Present:

I. CALL TO ORDER

Chairman Lee called the meeting to order at **2:00 p.m.**

II. ACTION ITEMS

A. APPROVAL OF THE JUNE 9, 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 CHAIRMAN LEE AND SECONDED BY BOARD MEMBER SCHILLING APPROVING THE JUNE 9, 2022 DDRB MINUTES.

THE MOTION PASSED 7-0-0.

B. DDRB 2022-006: BROOKLYN MIXED USE FINAL APPROVAL

DIA's Susan Kelly read a Form 8B of Voting Conflict into the record for BM Schilling.

Mrs. Kelly reported that the applicant is seeking final approval for a mixed-use 5-story apartment complex over a two-story parking deck and commercial/retail space at 390 Park Street. The proposal includes retail/restaurant space along with 341 apartments and 428 parking spaces.

BM Harden arrived to the meeting.

Ryan Akin, of Columbia Ventures, provided the applicant presentation.

Chairman Lee called for public comments. Seeing none, Chairman Lee called for board comments.

Speaking to comments made at a previous board meeting, Mr. Akin stated that they have addressed the screening of the condensing units by pulling them back from the façade so that they're 30 feet off and not visible from the pedestrian view.

BM Brockelman asked what reasoning went behind the decision to fence the intersection of Forest and Myrtle instead of using the green space as a pocket park. Mr. Akin responded that the parcel is owned by FDOT but they are in discussions to acquire it. The fence depicted in the illustration is only for rendering purposes, but they would love to make it some type of public green space.

Chairman Lee stated that condition “E” has been met so it will be removed, and a new condition “E” will be added for screening of the parking garage.

BM Harden suggested the DIA write a letter or make a recommendation to FDOT urging them to work with the applicant on the parcel at the intersection of Forest and Myrtle.

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER LORETTA RECOMMENDING APPROVAL OF STAFF RECOMMENDATIONS INCLUDING THE CHANGES TO CONDITION “E” AS DESCRIBED BY CHAIRMAN LEE FOR DDRB APPLICATION 2022-006.

THE MOTION PASSED 6-0-1. (ABSTAIN: SCHILLING)

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER LORETTA RECOMMENDING FINAL APPROVAL OF DDRB APPLICATION 2022-006 WITH STAFF RECOMMENDATIONS.

THE MOTION PASSED 6-0-1. (ABSTAIN: SCHILLING)

C. DDRB 2022-011: 501 RIVERSIDE AVENUE SPECIAL SIGN EXCEPTION

Mrs. Kelly reported that the applicant is seeking approval to allow for the installation of two (2) wall signs to replace two (2) existing signs located on non-street frontage elevations at 501 Riverside Avenue.

Jill Riley, with Harbinger Signs, provided the applicant presentation.

Chairman Lee called for public comments.

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:

Nancy Powell

Spoke in concern of special sign exceptions as they relate to the visual harmony of Jacksonville’s built environment and particularly the downtown skyline; Urged the board to take a more long-term, strategic approach toward the skyline and consider things such as the uniqueness of building architecture.

Mrs. Kelly confirmed for BM Schilling that the special sign exceptions are needed due to the signs not having street frontage.

BM Davison suggested that the board revisit the criteria for special sign exceptions in the near future.

BM Harden recused himself and stated he has filed a Form 8B of Voting Conflict.

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER BROCKELMAN RECOMMENDING APPROVAL OF DDRB APPLICATION 2022-011.

THE MOTION PASSED 6-0-1. (ABSTAIN: HARDEN)

III. OLD BUSINESS

None.

IV. NEW BUSINESS

Chairman Lee called for discussion regarding a letter of recommendation from the DIA to FDOT encouraging them to engage with the applicant to beautify and enhance the intersection of Forest and Myrtle. Mr. Parola suggested that the board consider making their support contingent upon the space being used for public use.

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER LORETTA DIRECTING STAFF TO PROVIDE SUPPORT AND ENGAGE WITH FDOT AND THE APPLICANT TO ENHANCE THE PARCEL AT THE INTERSECTION OF FOREST STREET AND S MYRLE AVENUE CONTINGENT UPON THE SPACE BEING USED FOR PUBLIC USE.

THE MOTION PASSED 7-0-0.

At the direction of Chairman Lee, Mr. Parola agreed to review the bylaws and initiate a formal process for the board to reassess the criteria for special sign exceptions. Mr. Parola will provide a report at the next meeting.

A. DDRB Officer Elections

Chairman Lee provided a summary of the DDRB Officer Election process. The board will elect its next Chair to serve for one year. The new Chair will then appoint two members to serve on the Nominating Committee who will meet to discuss a slate for Vice Chair and Secretary. The slate will be presented to the board at the regularly scheduled August board meeting. At the regularly scheduled September board meeting, the Nominating Committee will report the slate to the board who will then elect, by voice vote, the officers to serve for one year.

Chairman Lee nominated BM Brockelman as Chair and opened the floor for other nominations. There being no other nominations, BM Brockelman accepted the nomination.

A MOTION WAS MADE BY BOARD MEMBER MONAHAN AND SECONDED BY BOARD MEMBER HARDEN NOMINATING BOARD MEMBER BROCKELMAN AS DDRB CHAIR.

THE MOTION PASSED 7-0-0.

BM Brockelman recognized Chairman Lee for his superb leadership and thanked him for his guidance and moving the board forward.

Chairman Brockelman appointed BMs Lee and Schilling to the Nominating Committee.

V. PUBLIC COMMENTS

None.

VI. ADJOURNMENT

There being no further business, Chairman Brockelman adjourned the meeting at approximately 2:43 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 Xzavier Chisholm at 904-255-5302 or xchisholm@coj.net.