

Downtown Development Review Board



Thursday November 12, 2020

2:00PM

BOARD MEMBERS

Trevor Lee, Chairman

Christian Harden, Board Member

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

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., tab II.C. or tab II. D. please email Ina Mezini at RMezini@coj.net.*

I. CALL TO ORDER

II. ACTION ITEMS

- A. Approval of the October 08, 2020 DDRB Regular Meeting Minutes
- B. DDRB 2020-020: 841 Prudential Garage Retail Addition Conceptual Approval
Applicant: Brooke Robbins
- C. DDRB 2020-021: 404 N. Julia Conceptual Approval
Applicant: Thomas Hurst
- D. DDRB 2020-019: Jacksonville Naval Museum Final Approval
Applicant: Justin Weakland

III. WORKSHOP PRESENTATION

- A. 600 Park Street

IV. OLD BUSINESS

V. NEW BUSINESS

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

PHYSICAL LOCATION

Jacksonville Public Library-Main Library/Downtown
303 North Laura Street
Multipurpose Room (located in the Conference Center)
Jacksonville, Florida 32202

At present, all visitors are subject to a COVID-19 screening upon entering a City of Jacksonville building. In addition, a mandatory face covering requirement is in place for all public buildings pursuant to Emergency Executive Proclamation 2020-005.

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/99991476478?pwd=MW8rc1pJbDU4SjBlZmRJa1NkSHBkUT09>

Meeting ID: 999 9147 6478

Passcode: 212317

One tap mobile

+1 (646) 558-8656 (New York)

+1 (312) 626-6799 (Chicago)

Find your local number: <https://zoom.us/u/adlC51cYYp>



**Downtown Development Review Board (DDRB)
Meeting
Hybrid Virtual In-Person Meeting**

Thursday, November 12, 2020, 2:00 p.m.

MEETING MINUTES

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

Board Members Excused: F. Jones.

DIA Staff Present: Lori Boyer, Chief Executive Officer, Guy Parola, Operations Manager, Lori Radcliffe-Meyers, Redevelopment Coordinator, Ina Mezini, Marketing and Communications Specialist.

Representing Office of General Counsel: Jason Teal.

I. CALL TO ORDER

Meeting Convened: 2:10 p.m.

Chairman Lee called the meeting to order at 2:10 p.m. due to a change in venue. Chairman Lee commented on holding a hybrid meeting. Chairman Lee walked through the procedures for anyone participating by Zoom.

II. ACTION ITEMS

A. APPROVAL OF THE OCTOBER 08, 2020 DDRB MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER SCHILLING APPROVING THE OCTOBER 08, 2020 DDRB MINUTES.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

B. DDRB 2020-020: 841 PRUDENTIAL GARAGE RETAIL EXPANSION CONCEPTUAL APPROVAL APPLICANT – BROOKE ROBBINS

Lori Radcliffe-Meyers reported that DDRB Application 2020-020 is requesting Conceptual Approval for a retail expansion of the existing garage located at 841 Prudential Drive.

Chairman Lee asked for the applicant presentation.

Brooke Robbins, the Applicant/Agent presented 841 Prudential Garage Retail Expansion.

Chairman Lee called for Public Comment.

No public comment.

Chairman Lee called for Board comment.

The Board Members discussed the project.

Chairman Lee called for a motion.

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER ALLEN RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2020-020 WITH THE FOLLOWING RECOMMENDATIONS:

- (A) Prior to submittal for final review, the developer shall meet with staff to:
 - i) identify any deviations sought;
- (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) 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.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

**C. DDRB 2020-021: 404 N JULIA STREET CONCEPTUAL APPROVAL
APPLICANT: TOM HURST**

Lori Radcliffe-Meyers reported that DDRB Application 2020-021 seeks Conceptual Approval for a multi-family residential complex with an associated 8-story parking garage.

Chairman Lee asked for the applicant presentation.

Tom Hurst, the Applicant/Agent presented the 404 N Julia Street project.

Chairman Lee called for Public Comment.

No public comment.

Chairman Lee called for Board comment.

The Board Members discussed the project.

Chairman Lee called for a motion.

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER BROCKELMAN RECOMMENDING APPROVAL OF DDRB APPLICATION 2020-021 WITH THE FOLLOWING RECOMMENDATIONS:

- (D) Prior to submittal for final review, the developer shall meet with staff to:
 - ii) identify any deviations sought;
- (E) 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;”
- (F) 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.

THE MOTION PASSED 7-0-1 (Davisson opposed).

D. DDRB 2020-019: JACKSONVILLE NAVAL MUSEUM FINAL APPROVAL – APPLICANT: JUSTIN WEAKLAND

Lori Radcliffe-Meyers reported that DDRB Application 2020-019 seeks Final Approval for the Jacksonville Naval Museum.

Chairman Lee asked for the applicant presentation.

Justin Weakland, the Applicant/Agent presented the Jacksonville Historic Naval Museum.

Chairman Lee called for Public Comment.

No public comment.

Chairman Lee called for Board comment.

The Board Members discussed the project.

Chairman Lee called for a motion.

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER DURDEN RECOMMENDING APPROVAL OF DDRB APPLICATION 2020-019 WITH THE FOLLOWING RECOMMENDATIONS:

Unless earlier terminated by the DIA the applicant will resubmit for Final Approval of the Jacksonville Naval Museum with an updated Landscape Plan three years (3) from the date issued on the Certificate of Occupancy; and

The request for the inclusion of the Memorial Bricks is approved unless the activity is specifically prohibited through the DIA Development Agreement with the applicant.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

III. WORKSHOP PRESENTATION

A. 600 Park Street

Cyndy Trimmer presented the project. She spoke on the overall concerns.

Ms. Boyer asked the Board some questions to think about regarding the proposed surface parking lot and meeting the intent of the ordinance.

IV. OLD BUSINESS

None

V. NEW BUSINESS

Chairman Lee spoke about the DDRB bylaws.

Chairman Lee brought up signage and lighting concerns brought up at the previous meeting.

Staff commented regarding lighting and signage.

Board member Durden asked about a staff report on the current status of signage and lighting.

Staff stated that the report had not been completed yet and told Board member Durden that they would bring the report to the December DDRB meeting.

Board member Durden agreed.

DIA CEO Lori Boyer spoke on the new design guideline updates and that she would send out the previous guidelines for the Board to review.

VI. PUBLIC COMMENTS

None

VII. ADJOURNMENT

There being no further business, Chairman Lee adjourned the meeting at approximately 4:33 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 Ina Menzini at 904-255-5693 or RMezini@coj.net.