



Downtown Development Review Board

Hybrid Virtual In-Person Meeting
Thursday, September 16, 2021, at 2:00PM

BOARD MEMBERS

Trevor Lee, Chairman

J Brent Allen, Esq., Vice Chairman

Brenna Durden, Esq., Secretary

Christian Harden, Board Member

Frederick Jones, Board Member

Matt Brockelman, Board Member

Joseph Loretta, Board Member

Craig Davisson, Board Member

William J. Schilling Jr., 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, or tab II.C, please email Ina Mezini at RMezini@coj.net.*

I. CALL TO ORDER

II. ACTION ITEMS

A. Approval of the August 12, 2021, DDRB Regular Meeting Minutes

B. DDRB 2021-013: Shipyards Deviation Request

Applicant: Cyndy Trimmer

C. DDRB 2021-010: Johnson Commons Final Approval

Applicant: Cyndy Trimmer

III. OLD BUSINESS

IV. NEW BUSINESS

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

City of Jacksonville, Edward Ball Building
214 North Hogan Street
8th Floor (Conference Room 851)
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.

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, September 16, 2021 2:00 p.m.

MEETING MINUTES

Board Members Present: B. Durden, Esq., Acting Chair, Secretary; B. Allen, Esq., Vice Chair (*via Zoom; voting*); B. Schilling; C. Davisson; C. Harden; M. Brockelman; and J. Loretta (*via Zoom; voting*)

Board Members Excused: T. Lee, Chair; and 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; and Xzavier Chisholm, Administrative Assistant.

Representing Office of General Counsel: Susan Grandin, Esq.

Council Members Present: Al Ferraro

I. CALL TO ORDER

Meeting Convened: 2:21 p.m.

Madam Chair Durden called the meeting to order at 2:21 p.m. once an in-person quorum was established.

Madam Chair Durden announced each Board Member, Staff Member, and Council Member present.

II. ACTION ITEMS

A. APPROVAL OF THE AUGUST 12, 2021 DDRB REGULAR MEETING MINUTES

Madam Chair Durden opened the floor for comment. Seeing none, Madam Chair Durden called for a vote.

A MOTION WAS MADE BY BOARD MEMBER BROCKELMAN AND SECONDED BY BOARD MEMBER HARDEN APPROVING THE AUGUST 12, 2021 DDRB MINUTES.

THE MOTION PASSED 7-0-0.

B. DDRB 2021-013: SHIPYARDS DEVIATION REQUEST

Madam Chair Durden called for the staff report.

Guy Parola reported that DDRB 2021-013 seeks a deviation request to increase the maximum distances between the inside edges of view and access corridors on the hotel parcel.

Madam Chair Durden called for the applicant's presentation.

Cyndy Trimmer provided the applicant presentation.

Madam Chair Durden opened the floor for discussion.

Ms. Trimmer responding to a question from Board Member Davisson, stated that the developer will give the City an easement for the view and access corridors and that the developer will be responsible for maintaining the view and landscaped corridor.

Madam Chair Durden called for public comment.

Seeing none, Madam Chair Durden called for any further comments from the Board.

Board Member Loretta agreed that the pedestrian connection on the centralized view corridor is important.

Madam Chair Durden recognized a member of the public attending via Zoom for public comment.

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

Conference Center's Interface with Met Park

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER BROCKELMAN RECOMMENDING APPROVAL OF A DEVIATION REQUEST FOR DDRB APPLICATION 2021-013.

THE MOTION PASSED 7-0-0.

C. DDRB 2021-010: JOHNSON COMMONS FINAL APPROVAL

Madam Chair Durden called for the staff report.

Lori Radcliffe-Meyers reported that DDRB 2021-010 seeks final approval for the construction of 91 single-family townhomes with alley-access drives. The project site is bound to the north by West Adams Street, to the east by Lee Street, to the south by Houston Street and West Forsyth Street and to the west by Stuart Street.

Madam Chair Durden called for the applicant presentation.

Cyndy Trimmer provided the applicant presentation.

Board Member Davisson stated that he will be recusing himself.

Madam Chair Durden opened the floor for questions.

Council Member Ferraro asked what is planned for the gutter system considering the gabled roofs appear to direct water to the building entrance. Nick Mousa, of GAI Consultants, responded that they are planning to route the roof drains out to the street.

Cyndy Trimmer indicated on the illustration which units have front stoops and which units are at grade for Board Member Schilling. Adding that, the topography had a significant impact on a majority of the units causing them to require stairs.

Lori Radcliffe-Meyers responding to a question from Board Member Schilling, confirmed that the developer will meet with DIA staff and come back to the board before 10-Set Review to ensure that the streetscape and hardscape are consistent with the updated design guidelines. Guy Parola noted that condition (A) within the staff recommendation for final approval would benefit from changing the word “Final” to “prior” for clarity purposes.

Nick Mousa responding to a question from Board Member Schilling, stated that sheet flow could be used as the bare minimum but that they envision piping the drainage system underground. They will need more information on existing utilities before making a final decision.

Fremont Latimer, of Marquis Latimer and Halback, confirmed for Board Member Loretta that they intend to use tree grates with tree wells and structural soil. An explanation of the benefits of structural soil was provided for Council Member Ferraro.

Madam Chair Durden called for public comment.

Seeing none, Madam Chair Durden provided closing remarks. She commented on the significant improvements made by the developer and recommended that the under-piping for the drainage be used where possible.

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER BROCKELMAN TO CHANGE THE LANGUAGE IN CONDITION (A) OF THE STAFF RECOMMENDATION REPLACING “FINAL” WITH “PRIOR,” RECOMMENDING THAT THE APPLICANT WORK WITH DIA STAFF TO PROVIDE PIPING FOR AN UNDERGROUND DRAINAGE SYSTEM WHERE POSSIBLE AND RECOMMENDING APPROVAL OF DDRB APPLICATION 2021-010.

THE MOTION PASSED 6-0-1.

III. OLD BUSINESS

Guy Parola provided a brief statement on the status of the design guideline updates, adding that a joint workshop between DIA and DDRB can be expected next month to engage in in-depth discussion.

IV. NEW BUSINESS

No new business.

V. PUBLIC COMMENTS

No public comments.

VI. ADJOURNMENT

There being no further business, Madam Chair Durden adjourned the meeting at approximately 3:15 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.