

Downtown Development Review Board (DDRB)

Downtown Investment Authority



City Hall, 117 West Duval Street
Lynwood Roberts Room, 1st Floor

Tuesday, January 19, 2016 – 2:00 PM

Members:	Ex-Officio and Staff Distribution:
Rafael Caldera, Chairman	Bill Joyce, PW Chief Engineering & Construction Management
Frederick Jones, Vice-Chair	Terry Sandeen, PW, Traffic Operations Division
Joseph P Loretta, Secretary	Council Member, Albert Ferraro, Jax. Waterways Comm
Carol Worsham, Board Member	Jacob Gordon, DVI, Ex-Officio Member
Roland Udenze, Board Member	Joel McEachin, Historic, Ex-Officio Member
Craig Davisson, Board Member	Michael Sands, PW/Dev. Mgt., Ex-Officio Member
Greg Bruce, Board Member, Resigned	
Wiatt Bowers, Board Member	
Ex-Officio and Staff Distribution:	J. Keith Brown, JTA Representative
Aundra Wallace, DIA CEO	Jim Bailey, DIA Representative
Jim Klement, DDRB Development Coordinator	Jason Teal, Assistant General Counsel
Guy Parola, DIA Redevelopment Mgr.	Public Information Office, James Croft
Paul Crawford, OED Deputy Director	Karen Underwood, DDRB Executive Secretary
I.	CALL TO ORDER – Chairman
II.	ACTION ITEMS – Chairman
	A. Approval of December 17, 2015 DDRB Board Meeting Minutes
	B. DDRB-2015-013 Broadstone River House final approval with the following deviations: 1. <i>Sec. 656.361.11.-Setback or “Built To” Lines</i> to increase setback from Prudential Drive 2. <i>Sec.656.361.16.-Off-Street Parking Overlay</i> to reduce parking 3. <i>Sec.656.361.20.-Streetscape Design Standards</i> to provide an alternative streetscape 4. <i>Sec.656.361.21.-Waterfront Design Regulations</i> to reduce required setback from water edge /bulkhead of St. Johns River
	C. DDRB 2015-013 Broadstone River House Special Sign Exception for: 1. One roof top sign 160 sq. feet in area 2. One monument sign 32 sq. feet in area
	D. DDRB recommendation of PUD Zoning Ord 2015-0849, Broadstone Riverhouse PUD.
	E. DDRB recommendation of Conventional Zoning, Ord 2015-0842, 601 East Adams Street CRO to CCBD
	INFORMATION/DISCUSSION ITEMS Chairman
IV.	OLD BUSINESS – Chairman
V.	NEW BUSINESS – Chairman
VI.	PUBLIC COMMENTS – Chairman
VII.	ADJOURNMENT – Chairman
	Next Scheduled Meeting: (TBD February 11, 2015, tentative)



Tuesday, January 19, 2016 - 2:00 p.m.

MEETING MINUTES

Board Members Present: Chair R. Caldera, J. Loretta, C. Worsham, W. Bowers and R. Udenze

Board Members Not Present: Vice Chair F. Jones and C. Davisson

DIA Board Members Present: Chair J. Bailey

DIA Staff Present: Guy Parola, Redevelopment Manger; Jim Klement, Staff Liaison; and Karen Eiland, Executive Secretary

Representing Office of City Council: None

Representing Office of the Mayor: Dr. Johnny Gaffney, Boards & Commissions Liaison

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

Chairman Caldera convened the meeting with a quorum present and called the meeting to order at approximately 2:00 p.m.

Chairman Caldera asked anyone wishing to speak on a particular project to complete a public speaker card and reminded Board members to disclose if they had 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 December 17, 2015 DDRB BOARD MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER BOWERS APPROVING THE DECEMBER 17, 2015 DDRB MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 5-0.

Board Member Udenze attended the meeting after the minutes were approved.

B. DDRB 2015-013, BROADSTONE RIVER HOUSE FINAL REVIEW WITH FOUR (4) DEVIATIONS.

Mr. Klement reviewed the staff report dated January 19, 2016 for DDRB Application 2015-013 request for final review with deviations.

Jason Teal pointed out the Board to consider the applications and vote on the individual deviations. Jim Klement stated that this project will need to receive the COJ approval for the PUD applications prior to issuance of permits.

Jason Sheppard, Dwell Design Studio and Tim Griff provided a presentation. Wyman Duggan, Agent was available to answer any questions.

The Board Members made relevant comments.

Chairman Caldera called for comments from the public and noted that no requests to speak were received.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER LORETTA APPROVING DDRB 2015-013 DEVIATION TO SECTION 656.361.11. SETBACK OR “BUILT TO” LINES TO INCREASE THE PRUDENTIAL DRIVE SETBAK REQUIREMENT TO 8 FEET FROM THE REQUIRED 0 FEET. THE MOTION PASSED UNANIMOUSLY 5-0.

A MOTION WAS MADE BY BOARD MEMBER BOWERS AND SECONDED BY BOARD MEMBER LORETTA APPROVING DDRB 2015-013 DEVIATION TO SECTION 656.361.16 OFF STREET PARKING OVERLAY, TO REDUCE THE REQUIREMENT FROM THE REQUIRED 492 VEHICLE PARKING SPACES TO THE PROVIDED 462 VEHICLE SPACES . THE MOTION PASSED UANIMOUSLY 5-0.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER LORETTA APPROVING DDRB 2015-013 DEVIATION TO SECTION 656.361.20 STREETScape DESIGN STANDARDS TO PERMIT ALTERNATIVE STREETScape DESIGN FOR A WIDER SIDEWALK, A MODIFIED INTRA-DISTRICT STREETScape DESIGN, AND AN INCREASED LANDSCAPE PLANTING ALONG THE PRUDENTIAL DRIVE FRONTAGE. THE MOTION PASSED UNANIMOUSLY 5-0.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER LORETTA APPROVING DDRB 2015-013 DEVIATION TO SECTION 656.361.21 WATERFRONT DESIGN REGULATIONS REDUCING THE REQUIRED 50 FOOT SETBACK TO PERMIT A MINIMUM SETBACK OF 14 FEET FROM THE WATER EDGE OR BULKHEAD OF THE SAINT JOHNS RIVER FRONTAGE. THE DEVELOPER SHALL SUBMIT TO DDRB STAFF WAYFINDING GRAPHICS FOR INSTALLATION BY THE DEVELOPER TO IDENTIFY GENERAL PUBLIC ACCESS TO THE RIVERWALK FROM PRUDENTIAL DRIVE FRONTAGE AND ALSO ON THE RIVERWALK ENTRANCE TO PRUDENTIAL DRIVE FRONTAGE. THE MOTION PASSED UNANIMOUSLY 5-0.

The DDRB then took action to approve final DDRB application 2015-13 subject to the following conditions:

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER LORETTA APPROVING DDRB 2015-013 FOR FINAL APPROVAL WITH TWO (2) CONDITIONS. 1. APPLICANT SHALL RECEIVE COJ APPROVAL FOR PUD ORD. 2015-849 PRIOR TO ISSUANCE OF PERMITS FOR CONSTRUCTION. 2. PROJECT SHALL RECEIVE FINAL APPROVAL FOR SPECIAL SIGN EXCEPTION FOR ONE ROOF-TOP SIGN AND ONE MONUMENT SIGN ON PRUDENTIAL DRIVE FRONTAGE AND WHARFSIDE WAY PRIOR TO ISSUANCE OF PERMITS FOR SIGNS. THE MOTION PASSED UNANIMOUSLY 5-0

C. DDRB 2015-013 BROADSTONE RIVER HOUSE SPECIAL SIGN EXCEPTION FOR:

- 1. ONE ROOFTOP SIGN 160 SQ. FEET IN AREA**
- 2. ONE MONUMENT SIGN 32 SQ. FEET IN AREA**

The DDRB then heard the presentation for a Special Sign Exception and took action to approve final DDRB application for 2015-013 Special Sign Exception subject to the following conditions:

A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BY BOARD MEMBER WORSHAM. APPROVING 1. ONE ROOF TOP SIGN OF 160 SQUARE FEET IN AREA FACING PRUDENTIAL DRIVE FRONTAGE, LOCATED AT THE SOUTHWEST CORNER OF THE DEVELOPMENT, 2. ONE MONUMENT SIGN OF 32 SQUARE FEET IN ARE AT THE INTERSECTION OF WHARFSIDE WAY AND PRUDENTIAL DRIVE FRONTAGE THAT INCLUDES A PEDESTRIAN COMPLIMENT ALONG THE PRUDENTIAL STREET FRONTAGE. THE FINAL DESIGN OF THE MONUMENT SIGN SHALL BE APPROVED BY DDRB STAFF AND A DDRB MEMBER (PREFERRED: ROLAND UDENZE) THE MOTION PASSED UNANIMOUSLY 5-0.

D. DDRB RECOMMENDATION OF PUD ZONING ORD 2015-0849, BROADSTONE RIVERHOUSE PUD.

Andrew Hetzel, COJ Planning Department provided and overview of the report for application for rezoning Ordinance 2015-849.

Wyman Duggan, Agent was present to answer any questions.

Chairman Caldera called for comments from the public and noted that no requests to speak were received.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER UDENZE APPROVING DDRB RECOMMENDATION OF PUD

ZONING ORD 2015-849, BROADSTONE RIVERHOUSE PUD. THE MOTION PASSED UNANIMOUSLY 5-0.

E. DDRB RECOMMENDATION OF CONVENTIONAL ZONING, ORD 2015-0842, 601 EAST ADAMS STREET CRO TO CCBD.

The Board made relevant comments.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY APPROVING DDRB RECOMMENDATION OF COVENTIONAL ZONING, ORD 2015-842, 601 EAST ADAMS STREET CRO TO CCBD. THE MOTION PASSED UNANIMOUSLY 5-0.

Andrew Hetzel, COJ Planning Department provided an overview of the report for application for rezoning Ordinance 2015-842

The Board made relevant comments.

Jason Teal inquired about a deed restriction that requires a cap to remain in place. Mr. Duggan stated that he would check into it.

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER WORSHAM APPROVING DDRB RECOMMENDATION OF CONVENTIONAL ZONING, ORDINANCE 2015-842, 601 EAST ADAMS STREET CRO TO CCBD. THE MOTION PASSED UNANIMOUSLY 5-0.

III. INFORMATION/DISCUSSION ITEMS

None

IV. OLD BUSINESS

None

V. NEW BUSINESS

None

VI. PUBLIC COMMENT

None

VII. ADJOURNMENT

There being no further business, Chair Caldera adjourned the meeting at approximately 4:00 p.m.

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January 19, 2016

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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, Downtown Investment Authority at (904) 630-3492 or by email at karenu@coj.net.