

Downtown Development Review Board (DDRB)
City Hall 117 W. Duval Street
1st Floor Lynwood Roberts Room
Thursday, April 21, 2016 – 2:00 PM

Downtown Investment Authority



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
Trevor Lee, Board Member		Michael Sands, PW/Dev. Mgt., Ex-Officio Member
Craig Davisson, Board 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
		Karen Underwood, DDRB Executive Secretary
I.	CALL TO ORDER – Chairman Caldera	
II.	ACTION ITEMS – Chairman Caldera	
	A. Approval of March 10, 2016 DDRB Meeting & March 24, 2016 DDRB Workshop Minutes	
	B. DDRB-2016-004 Gate Station, Forest and Park, request for Final Approval	
	1. Deviation to Sec. 656.361.11 - Setback or “Built to” lines	
	2. Deviation to Sec. 656.361.13.-Entrances	
	3. Deviation to Sec.656.361.16- Off-Street Parking Overlay	
	4. Deviation to Sec.656.361.17- Landscape Screening	
	5. Deviation to Sec. 656.361.18.-Transparency	
	6. Deviation to Sec. 656.361.20.-Streetscape Standards	
	DDRB 2016-004, Gate Station, Forest and Park, Special Sign Exception, 2 monument signs and multiple building signs for Final Approval	
	C. DDRB- 2016- 006, 600 Park Street Medical Bldg., request for Final Approval	
	1. Deviation to Sec.656.361.16.- Off-Street Parking Overlay	
	2. Deviation to Sec.656.361.17.- Landscape Screening	
	D. DDRB-2016-07, La Villa Lofts, Vestcor for Conceptual Approval	
III.	INFORMATION/DISCUSSION ITEMS – Chairman Caldera	
	A. DDRB- 2016-008, Hemming Park, stage enclosure at existing stage location	
IV.	OLD BUSINESS – Chairman Caldera	
V.	NEW BUSINESS – Chairman Caldera	
VI.	PUBLIC COMMENTS – Chairman Caldera	
VII.	ADJOURNMENT – Chairman Caldera	
	Next Scheduled Meeting: (TBD May 12, 2016, tentative)	



Thursday, April 21, 2016 - 2:00 p.m.

MEETING MINUTES

Board Members Present: Chair R. Caldera, Vice Chair F. Jones, W. Bowers, C. Davisson, T. Lee, R. Udenze and C. Worsham

Board Members Not Present: Secretary J. Loretta

DIA Board Members Present: Chair Bailey

DIA Staff Present: Aundra Wallace, Chief Executive Officer, 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

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.

The newest Board Member Trevor Lee was introduced to the Board. He will be replacing Board Member Udenze and will become a voting member at the next meeting.

II. ACTION ITEMS

A. Approval of the DDRB March 10, 2016 Regular Meeting Minutes and DDRB March 24, 2016 Workshop Minutes

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER JONES APPROVING DDRB MARCH 10, 2016 DDRB REGULAR MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 6-0.

A MOTION WAS MADE BY BOARD MEMBER BOWERS AND SECONDED BY BOARD MEMBER WORKSHAM APPROVING DDRB MARCH 24, 2016 MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 6-0.

B. DDRB 2016-004 GATE STATION, FOREST AND PARK, REQUEST FOR FINAL APPROVAL

Mr. Klement reviewed the staff report and provided an outline of DDRB Application 2016-004 dated April 21, 2016.

Steve Diebenow provided a presentation along with Brad Davis, Engineer; Tim Miller, Architect; Janet Whitmill, Landscape Architect and John Cox Harbinger Signs.

Public Comment

Kay Ehas made the following comments below:

- Having canopy trees along Park Street to provide shade on the sidewalks. She asked how wide the sidewalks were. Janet Whitmill responded 15 feet on Park street with a 4x4 cut out and 12 ½ feet on Edison. Kay Ehas also stated that 36 ft. wide drives are wide in an urban environment and asked if they need to be 36ft.
- Trash receptacles on Park and Forest Street and to reduce the height of the sign. She also commented that it was a bad precedence to set for Park Street.
- There is no building façade on Park Street and questioned how the criteria was met.
- Suggested flipping the building so that pumps are in the back of the convenient store to load off of Rosselle Street.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER BOWERS APPROVING DDRB APPLICATION 2016-004 FOR APPROVAL OF A DEVIATION TO SEC. 656.361.11. - SETBACK OR "BUILD TO" LINES ALLOWING INCREASED BUILDING SETBACKS FOR THE DEVELOPMENT FROM FOR PARK STREET, EDISON AVENUE, CHELSEA STREET, AND FOREST STREET. THE MOTION PASSED 5-0-1 (DAVISSON)

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER BOWERS APPROVING DDRB APPLICATION 2016-004, FOR APPROVAL OF A DEVIATION TO SEC.656.361.13.- ENTRANCES ALLOWING A REDUCTION OF ENTRANCE REQUIREMENTS FOR FOREST STREET FRONTAGE. THE MOTION PASSED 5-0-1 (DAVISSON)

A MOTION WAS MADE BY BOARD MEMBER JONES AND SECONDED BY BOARD MEMBER WORSHAM APPROVING DDRB APPLICATION 2016-004 FOR APPROVAL OF A DEVIATION TO SEC.656.361.16.- OFF-STREET PARKING

OVERLAY TO ALLOW AN INCREASE FROM THE REQUIRED PARKING TO PROVIDE 26 VEHICLE SPACES. THE MOTION PASSED 5-0-1 (DAVISSON)

A MOTION WAS MADE BY BOARD MEMBER JONES AND SECONDED BY BOARD MEMBER WORSHAM APPROVING DDRB APPLICATION 2016-004 FOR APPROVAL OF A DEVIATION TO SEC. 656.361. 17.- LANDSCAPE SCREENING TO ALLOW AN ALTERNATIVE LANDSCAPE PLAN SCREENING PARKING AND VEHICLE CIRCULATION FOR THE PROPOSED DEVELOPMENT ALONG FOREST STREET, PARK STREET, CHELSEA STREET AND EDISON AVENUE STREET FRONTAGE. THE MOTION PASSED 5-0-1 (DAVISSON)

A MOTION WAS MADE BY BOARD MEMBER BOWERS AND SECONDED BY BOARD MEMBER WORSHAM APPROVING DDRB APPLICATION 2016-004 FOR APPROVAL OF A DEVIATION TO SEC.656.361.18.-TRANSPARENCY ALLOWING A REDUCTION IN TRANSPARENCY REQUIREMENTS FOR THE DEVELOPMENT TO A ZERO REQUIREMENT OR AS SHOWN ON ATTACHED BUILDING DRAWINGS SUBMITTED WITH FINAL DEVELOPMENT PLANS APPROVED BY DDRB. THE MOTION PASSED 5-0-1 (DAVISSON)

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER BOWERS APPROVING DDRB APPLICATION 2016-004 FOR APPROVAL OF A DEVIATION TO SEC.656.361.20.-STREETSCAPE STANDARDS ALLOWING AN ALTERNATIVE STREETSCAPE DESIGN FOR FOREST STREET, PARK STREET, CHELSEA STREET, AND EDISON AVENUE. THE MOTION PASSED 5-0-1 (DAVISSON)

A MOTION WAS MADE BY BOARD MEMBER JONES AND SECONDED BY BOARD MEMBER WORSHAM FOR FINAL APPROVAL OF DDRB 2016-004 SITE DEVELOPMENT PLAN WITH THE FOLLOWING CONDITIONS:

- A) THE LANDSCAPE SHALL INCORPORATE CANOPY TREES ALONG FOREST STREET**
- B) THE PARK STREET SIDEWALK PAVEMENT TREATMENT SHALL BE CARRIED THRU THE PARKSTREET VEHICLE ENTRANCE DRIVE**

Mr. Klement introduced the special sign exception.

FINAL APPROVAL OF SPECIAL SIGN EXCEPTION TO ALLOW 2 MONUMENT SIGNS; ONE LOCATED ON FOREST STREET FRONTAGE AND ONE LOCATED AT THE CORNER OF PARK STREET AND EDISON AVENUE AND MULTIPLE BUILDING SIGNS AS SHOWN ON ATTACHED BUILDING DRAWINGS SUBMITTED WITH FINAL DEVELOPMENT PLANS APPROVED BY DDRB. THE MOTION PASSED 5-0-1(DAVISSON)

C. DDRB APPLICATION 2016-006, MEDICAL OFFICE @ 600 & 616 PARK STREET REQUEST FOR FINAL APPROVAL

Mr. Klement reviewed the staff report provided an outline of DDRB Application 2016-006 dated April 21, 2016.

Board Member Carol Worsham stated that she received ex-parte communication with Jeff Thompson about revising the project.

Board Member Davisson stated that he too, received ex-parte communication.

Jeff Lane, Applicant/Agent/Architect along with Jeff Thompson provided a presentation and answered questions.

The Board made relevant comments.

A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BY BOARD MEMBER WORSHAM FOR DDRB APPLICATION 2016-006 RECOMMING APPROVAL OF A DEVIATION TO SEC.656.361.16.-OFF-STREET PARKING OVERLAY TO INCREASE THE REQUIRED PARKING ALLOWED PERMITTING 57 VEHICLE SPACES. THE MOTION PASSED UNANIMOUSLY 6-0.

A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BYBOARD MEMBER WORSHAM FOR DDRB APPLICATION 2016-006 RECOMMENDING APPROVAL OF A DEVIATION TO SEC.656.361.17. – LANDSCAPE SCREENING TO PROVIDE AN ALTERNATIVE LANDSCAPE FOR ROSSELLE AND PARK STREET FRONTAGE. THE MOTION PASSED UNANIMOUSLY 6-0.

A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BY BOARD MEMBER DAVISSON FOR DDRB APPLICATION 2016-006 RECOMMENDING FINAL APPROVAL OF DDRB 2016-006 SITE DEVELOPMENT PLAN WITH THE FOLLOWING CONDITIONS:

A) THE LANDSCAPE SHALL INCORPORATE CANOPY TREES ALONG PARK AND ROSSELLE STREETS

B) THE DEVELOPMENT SHALL OBTAIN STAFF APPROVAL OF FAÇADE AND ROOF COLOR AND MATERIALS PRIOR TO CONSTRUCTION DRAWINGS SUBMITTAL FOR PERMITS.

A conversation ensued regarding shade trees. Janet Whitmill commented why the Washingtonian palms were chosen. Board Member Jones suggested replacing four (4) Washingtonians with crepe myrtles. Board Member Udenze seconded.

D. DDRB APPLICATION 2016-007, LAVILLA LOFTS, VESTCOR FOR CONCEPTUAL APPROVAL

Mr. Klement reviewed the staff report provided an outline of DDRB Application 2016-007 dated April 21, 2016.

Ryan Hoover, Applicant and Vice President of TVC Development provided a presentation along with his team Bob Ross, Lavilla and Janet Whitmill.

The Board made relevant comments.

A MOTION WAS MADE BY BOARD MEMBER UDNENZE AND SECONDED BY BOARD MEMBER WORSHAM FOR THE APPROVAL OF DDRB APPLICATION 2016-007 RECOMMENDING Conceptual Approval which included the following conditions:

- 1. THE DEVELOPER SHALL RECEIVE A DEVIATION FROM *SEC.656.361.1.- OFF-STREET PARKING OVERLAY* TO REDUCE THE REQUIRED PARKING TO PROVIDE 162 VEHICLE PARKING SPACES, PRIOR TO FINAL APPROVAL FROM THE DDRB.**
- 2. THE DEVELOPER SHALL RECEIVE A DEVIATION FROM *SEC.656.361.20. - STREETSCAPE DESIGN STANDARDS* TO PROVIDE AN ALTERNATIVE STREETSCAPE DESIGN ON WATER STREET, BAY STREET AND LEE STREET AND PROVIDE ADDITIONAL DRAWINGS AND SPECIFICATIONS CLARIFYING COMPLIANCE AND IMPROVEMENTS TO STREETSCAPES PRIOR TO FINAL APPROVAL FROM THE DDRB. THE MOTION PASSED UNANIMOUSLY 6-0**

III. INFORMATION/DISCUSSION ITEMS

Jim Klement provided Resolution 2016-04-01.

Chainman Caldera read the Resolution into the record.

A RESOLUTION OF THE DOWNTOWN DEVELOPMENT AND REVIEW BOARD (“DDRB”) COMMENDING AND RECOGNIZING THE CONTRIBUTIONS OF MR. ROLAND UDNENZE TO THE DDRB AND FOR HIS DEDICATION AND SERVICE IN PROMOTING THE SUCCESSFUL REVITALIZATION AND REDEVELOPMENT OF DOWNTOWN JACKSONVILLE AS A BOARD MEMBER OF THE DDRB. THE MOTION PASSED UNANIMOUSLY 5-0

Board Member Udenze thanked the Board and provided a change to reflect 2004 to be added to the resolution.

IV. OLD BUSINESS

DDRB-2016-008, HEMMING PARK, STATE ENCLOSURE AT EXISTING STAGE LOCATION

Dr. Wayne Wood and Vince Cavin, Friends of Hemming Park provided a presentation to the full Board.

V. NEW BUSINESS

Chairman Caldera informed the Board that Board Member Udenze left the Board. He was the contact person the Broadstone Riverhouse. A workshop will be held regarding signage.

Mr. Klement briefly commented about the Jacksonville Regional Transportation Committee.

The Board reviewed the active Board members and will bring forth and update at the next meeting.

VI. PUBLIC COMMENT

None

VII. ADJOURNMENT

There being no further business, Chair Caldera adjourned the meeting at approximately 5:06 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, Downtown Investment Authority at (904) 630-3492 or by email at karenu@coj.net.