

Downtown Development Review Board (DDRB)

City Hall 117 W. Duval Street

2nd Floor Conference Room C

Thursday, May 12, 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 April 21, 2016 Meeting Minutes		
	B. DDRB-2016-008 , COJ Planning Application E-16-16, Commercial Surface Parking Lot, 601 Adams St		
III.	INFORMATION/DISCUSSION ITEMS – Chairman Caldera		
IV.	OLD BUSINESS – Chairman Caldera		
V.	NEW BUSINESS – Chairman Caldera		
VI.	PUBLIC COMMENTS – Chairman Caldera		
VII.	ADJOURNMENT – Chairman Caldera		
	Next Scheduled Meeting: (TBD May 19, 2016, tentative)		



Thursday, May 12, 2016 - 2:00 p.m.

MEETING MINUTES

Board Members Present: Chair R. Caldera, Secretary, J. Loretta, C. Davisson, T. Lee, and C. Worsham

Board Members Not Present: W. Bowers, and Vice Chair F. Jones

DIA Board Members Present: Chair Bailey

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

Representing Office of City Council: Albert Ferraro, Jax. Waterways Commission

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.

II. ACTION ITEMS

A. Approval of the DDRB April 21, 2016 Regular Meeting Minutes

A correction was made on page one (1) removing CVP Boyer from attending the meeting and adding Dr. Gaffney as representing the Office of the Mayor at the 4/21/2016 meeting.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER LORETTA APPROVING DDRB APRIL 21, 2016 DDRB REGULAR MEETING MINUTES AS AMENDED.

THE MOTION PASSED UNANIMOUSLY 5-0.

B. DDRB 2016-008 COJ PLANNING APPLICATION E-16-16, COMMERCIAL SURFACE PARKING LOT, 601 E. ADAMS STREET GATE STATION, FOREST AND PARK, REQUEST FOR FINAL APPROVAL

Guy Parola noted that more zoning applications are showing up. He explained that the property sits under a couple of overpasses, tucked away and obscured.

Mr. Klement reviewed the staff report and provided an outline of DDRB Application 2016-008.

Wyman Duggan, presenting Attorney for the applicant, Duval County Land Trust provided a brief background of the property to the Board. He provided a 1977 aerial of the property.

The Board made relevant comments:

- Landscape islands
- Downtown Master Plan for Emerald Necklace regarding landscaping
- Overpasses are a gateway in downtown. Trees at 15 feet below create greenbelt for driving in.
- No cross access way islands for vehicular circulation was a concern

Andrew Hetzel, Planning and Development Department, City Planner, commented that the Planning and Development Department didn't think it was viable to locate plant material because the overpasses limit where and what landscaping materials could be placed on site.

Jim Klement stated that the owners are asking for the exception and a legal conforming use for the property with mitigation allows a commercial surface parking lot.

A conversation ensued regarding the heavily contaminated site being resurfaced and applying conditions.

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER DAVISSON APPROVING THE REQUEST FOR DDRB 2016-008 (E-16-16), TO ALLOW A COMMERCIAL SURFACE PARKING LOT AND STORAGE OF MAINTENANCE EQUIPMENT IN A SHIPPING CONTAINER OR SIMILAR STRUCTURE WITH THE FOLLOWING CONDITIONS:

1. THE WESTERN PROPERTY LINE SHALL BE SCREENED AND LANDSCAPED IN ACCORDANCE WITH CHAPTER 656, PART 12 OF THE JACKSONVILLE CODE OF ORDINANCES, AND CONSISTENT WITH §656.361.17(C) 4(V)-(VI) OF THE JACKSONVILLE CODE OF ORDINANCES. NOT-WITHSTANDING; ALLOWING FOR THE INTERIOR LANDSCAPE REQUIREMENTS TO BE MITIGATED TO PERIMETER AREAS, AS NOTED IN CONDITION 11 BELOW.

2. THE PROPERTY WILL BE SECURED AFTER HOURS

3. A SIX-FOOT (6') HIGH BLACK METAL PICKET FENCE SHALL BE MAINTAINED ALONG THE EAST, NORTH AND SOUTH PROPERTY BOUNDARIES.

4. AT SUCH TIME A PATH (E.G., SIDEWALK) IS CONSTRUCTED ON THE EASEMENT LOCATED ON THE EAST SIDE OF THE PROPERTY AND BORDERING ON THE WESTERN SIDE OF HOGAN CREEK, A PEDESTRIAN ACCESS FROM THE PROPERTY TO THE PATH WILL BE PROVIDED BY THE PROPERTY OWNERS.

5. PROPERTY DIRECTLY FRONTING ADAMS STREET SHALL BE SCREENED AND LANDSCAPED IN ACCORDANCE WITH CHAPTER 656, PART 12 OF THE JACKSONVILLE CODE OF ORDINANCES, AND CONSISTENT WITH §656.361.17(C)4 OF THE JACKSONVILLE CODE OF ORDINANCES, PROVIDED, HOWEVER, THAT THE EXISTING STORM WATER RETENTION/WETLAND AREA ON THE ADAMS STREET FRONTAGE SHALL NOT BE DISTURBED, MAINTENANCE IS ALLOWED.

6. ALL ADA REQUIREMENTS SHALL BE MET.

7. THE PROPERTY SHALL BE IMPROVED TO PREVENT THE PONDING OF STANDING WATER, AND PAVING SHALL BE MAINTAINED IN GOOD REPAIR SUBJECT TO JTA EASEMENT RIGHTS AND MAINTENANCE OBLIGATIONS.

8. PARKING SPACES AND VEHICLE USE AREAS (I.E. DRIVE AISLES AND DRIVE LANES) SHALL BE DESIGNED IN ACCORDANCE WITH THE JACKSONVILLE CODE OF ORDINANCES MEETING PARKING SPACE DIMENSIONS AND ALLOWING FOR SPECIAL DESIGN FOR UP TO TWENTY-FIVE PERCENT (25%) OF THE SPACES TO BE DESIGNED FOR COMPACT CARS.

9. NO DEAD END PARKING LANES ARE ALLOWED

10. THE PARKING LAYOUT WILL SHOW A DRIVE LANE AS APPROVED BY DEVELOPMENT SERVICES DIVISION BETWEEN EACH GROUP OF 30 PARKING SPACES.

11. THE REQUIRED INTERIOR TREE PLANTINGS WILL BE MITIGATED TO THE PERIMETER ALLOWING FOR CREDIT OF EXISTING TREES ON SITE EXCEEDING THE LANDSCAPE REQUIREMENT.

12. PRIOR TO DETERMINATION OF COMPLIANCE OF THE PROPOSED PLAN, A FINAL SITE PLAN WILL BE PRESENTED TO DDRB STAFF AND 1 DDRB BOARD MEMBERS (SUGGESTED JOSEPH LORETTA) FOR FINAL REVIEW AND APPROVAL.

THE MOTION PASSED UNANIMOUSLY 6-0.

III. INFORMATION/DISCUSSION ITEMS

None

IV. OLD BUSINESS

Chairman Caldera reported about Broadstone Riverhouse sign design being assigned to Board Member Lee and Board Member Loretta as Mr. Udenze's term has ended.

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER LEE TO BE INVOLVED IN THE BROADSTONE RIVER HOUSE WORKSHOPS FOR SIGNS. THE MOTION PASSED UNANIMOUSLY 5-0.

V. NEW BUSINESS

Chairman Caldera asked Dr. Gaffney to assistance to fill Board vacancies. Dr. Gaffney agreed.

VI. PUBLIC COMMENT

None

VII. ADJOURNMENT

There being no further business, Chair Caldera adjourned the meeting at approximately 4:16 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.