



**Downtown Development Review Board (DDRB)**  
**City Hall**  
**St. James Building, 117 W. Duval Street**  
**1<sup>st</sup> Floor Lynwood Roberts**  
**Jacksonville, FL. 32202**

**Thursday, June 15, 2017 – 2:00 PM**

**Revised**

<b>Members:</b>	<b>Ex-Officio and Staff Distribution:</b>
Frederick Jones, Chairman	Bill Joyce, Public Works Department
Joseph P Loretta, Vice Chairman	Council Member, Aaron Bowman
Craig Davisson, Secretary	Dr. Johnny Gaffney, Mayor’s Office
Rafael Caldera, Board Member	Brad Thoburn, JTA Representative
William J. Schilling, Jr. Board Member	Jacob Gordon, DVI, Ex-Officio Member
Carol Worsham, Board Member	Michael Sands, PW/Dev. Mgt., Ex-Officio Member
Trevor Lee, Board Member	Public Affairs Office, James Croft
Christian Harden, Board Member	
<b>Staff Distribution:</b>	<b>Office of General Counsel: Jason Teal, Esq.</b>
Aundra Wallace, DIA CEO	
Jim Klement, DDRB Development Coordinator	
Guy Parola, DIA Redevelopment Mgr.	
Karen Underwood-Eiland, DDRB Executive Secretary	

<b>I.</b>	<b>CALL TO ORDER – Chairman</b>
<b>II.</b>	<b>ACTION ITEMS – Chairman</b>
	A. Approval of June 1, 2017 DDRB Meeting Minutes
	B. DDRB 2017-014 River place Blvd Bicycle & Pedestrian Improvement – Final DDRB
	C. DDRB 2017-013 Bank BBQ & Bakery, Special Sign Exception – <b>Deferred</b>
	D. DDRB 2017-015 - Ordinance 2017-0399 – Amend Chapter 656 (Zoning Code) – Part III
<b>III.</b>	<b>INFORMATION/DISCUSSION ITEMS Chairman</b>
	A. <i>Presentation of the DIA Phase I Urban Arts Projects – Cultural Council</i>
<b>IV.</b>	<b>OLD BUSINESS – Chairman</b>
<b>V.</b>	<b>NEW BUSINESS – Chairman</b>
<b>VI.</b>	<b>PUBLIC COMMENTS – Chairman</b>
<b>VII.</b>	<b>ADJOURNMENT – Chairman    Next Scheduled Meeting: July (TBD) 2017</b>



Downtown Development Review Board (DDRB)

Ed Ball Building, 214 N Hogan Street  
Training Room, 1st Floor

*Thursday, June 15, 2017 - 2:00 p.m.*

### MEETING MINUTES

**Board Members Present:** F. Jones, Chair; J. Loretta Vice Chair; R. Caldera; C. Harden; B. Schilling and C. Worsham.

**Board Members Not Present:** C. Davisson and Trevor Lee

**DIA Chairman Present:** Jim Bailey

**DIA Staff Present:** Aundra Wallace, CEO; Guy Parola, Operations Manager; Jim Klement, Development Redevelopment Coordinator and Karen Underwood-Eiland Assistant

**Representing Office of City Council:** Council President Lori Boyer

**Representing Office of the Mayor:** None

**Representing Office of General Counsel:** Jason Teal

#### **I. CALL TO ORDER**

**Meeting Convened: 2:00 p.m.**

Chairman Jones called the meeting to order at 2:07 p.m. and the members identified themselves for the record.

Chairman Jones asked anyone wishing to speak on a particular project to complete a public speaker card and deliver to Karen Underwood. He also 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 JUNE 1, 2017 DDRB MEETING MINUTES**

**A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER HARDEN APPROVING THE JUNE 1, 2017 DDRB MEETING MINUTES.**

**THE MOTION PASSED UNANIMOUSLY 5-0.**

Board Member Caldera entered the proceedings.

**B. DDRB APPLICATION 2017-014: RIVERPLACE BOULEVARD BICYCLE & PEDESTRIAN IMPROVEMENT – FINAL DDRB APPROVAL**

Jim Klement provided an overview of the project. Application 2017-014 is before the DDRB seeking final approval for the proposed bicycle and pedestrian improvement to River place Boulevard from the Main Street to Prudential Drive.

Nicholas Mousa AICP; Director, Florida Market Initiatives provided the PowerPoint presentation to the Board. Matthew Bolyard, Sr. Project Engineer and Kevin Aust, Landscape Architect was also present.

The floor was opened for public comments and then closed due to no public comments.

Council President Lori Boyer, District 5 stated that this project is the result of a series of public meetings that were held when JTA was considering their BRT line. She commented about the signage and asked the board to replicate signage in other river walk access point locations. She is looking forward to its implementations soon.

CEO Wallace discussed urban art in the Southbank. He noted that once the North bank project was completed, another conversation can be made about the success in the area of what was done in regards to potential urban art in the Southbank.

Chairman Jones asked if anyone was present from Public Works for comments. Mr. Mousa responded that the conversation was had about the connection of bicycle facilities. COJ Traffic engineer is not willing to take that on without seeking the approval first.

**A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER SCHILLING CONFIRMING FINAL APPROVAL FOR A DEVIATION TO SEC 656.361.20 PREVIOUSLY APPROVED VIA DDRB APPLICATION 2016-03.**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER LORETTA RECOMMENDING FINAL APPROVAL FOR DDRB APPLICATION 2017-017, RIVERPLACE BOULEVARD BICYCLE & PEDESTRIAN IMPROVEMENT**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**C. DDRB 2017-015 ORDINANCE 2017-0399 AMEND Chapter 656 (ZONING CODE) PART III**

Guy Parola reported that Section 656.361.5 will allow the production of alcohol for on-site consumption where production does not exceed 10,000 barrels per year, and off-site sales do not exceed 75% of production as a permissible use by exception. Section 656.361.6 will allow outside sale and service in conformance with Part 4 of the Zoning Code as an additional permitted use in all Downtown Overlay Districts except for the Church District. A handout was provided in the meeting packet.

**A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER WORSHAM APPROVING ORDINANCE 2017-399.**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**III. INFORMATION/DISCUSSION ITEMS**

**A. PRESENTATION OF THE DIA PHASE I URBAN ARTS PROJECTS – CULTURAL COUNCIL**

Christina Parrish commended Board Member Harden for raising the public connection on the Southbank. She was selected as chair for the selection panel for Phase I of the DIA project. Mr. Parola was also one of the panelists.

Mason Martin, Cultural Council provided a presentation.

**IV. OLD BUSINESS  
NONE**

**V. NEW BUSINESS  
NONE**

**VI. PUBLIC COMMENTS  
NONE**

**VII. ADJOURNMENT**

There being no further business, Chairman Jones adjourned the meeting at approximately 4:04 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-Eiland, Downtown Investment Authority at (904) 630-3492 or by email at [karenu@coj.net](mailto:karenu@coj.net).