



DOWNTOWN INVESTMENT AUTHORITY

117 WEST DUVAL STREETS, SUITE 310
3RD FLOOR CITY HALL AT ST. JAMES BUILDING
JACKSONVILLE, FLORIDA 32202
904-630-3492

**DIA/DDRBRB JOINT BROWN BAG LUNCH AND LEARN MEETING MINUTES
DEVELOPMENT GUIDELINE UPDATE
Lynwood Roberts Room, 1st Floor, City Hall
117 W. Duval Street**

**December 19, 2018
12:00 p.m.**

Location: Lynwood Roberts Room, 1st floor, City Hall – St. James Building; 117 West Duval Street

In attendance: Council Member Lori Boyer, DIA Chairman Jim Bailey, DDRBRB Chairman Bill Schilling, Oliver Barakat, Carol Worsham, Joseph Loretta, Christian Harden and Joseph Loretta

Also: Brian Hughes, DIA Interim CEO and Mayor’s Chief of Staff, Guy Parola, DIA Operations Manager, Tom Daly, DIA Finance Manager, Jim Klement, DDRBRB Coordinator, and Karen Underwood-Eiland, DIA Executive Assistant

See attached sign-in sheets for additional attendees.

Meeting Convened: 12:02 p.m.

Council Member Boyer convened the meeting and described the several handouts, some of which are a preview of what the team has been working on for the last four to five months. She thanked Guy Parola, Jim Klement, Susan Grandin, Carol Worsham and Brenna Durden for working on this prior to June 2018.

Topic: This project was brought forth from one of the DIA Board Members that made a suggestion to work on the Downtown Zoning Overlay. The team was hired last year, i.e., SWA and HR&A, part of the scope was to review the Riverfront portion of the Zoning Overlay. The goal of the draft documents would be to try and have the design guidelines polished up and ready to file around the end of January or the first of February. Council Member Boyer recommended the members to read the entire documents, provide comments, and feedback sharing what you do not agree within the language.

The team also reached out to planners in other jurisdictions across the country. There is a variety of sources of included in the handouts. This document is a complete repeal of the existing Downtown Overlay and replacement.

Council Member Boyer provided a presentation of the Downtown Overlay Update. In discussions with Director Killingsworth, they are trying put in all of the information for someone that is planning on developing downtown needs.

The team is proposing the below:

- Rezoning everything to Community Central Business District (CCBD), in the entire downtown. Some of the permitted uses have to be modified within the (CCBD).
- There would be certain things to be done by exception everywhere, certain things that would be prohibited everywhere on a much broader scale. Proposed Overlay Districts is contemplated that would allow some uses that are permissible by exception in one that are not permissible by exception in another. The idea is to try being more specific about acknowledging what it is that concerned the team about a particular use.
- Proposed Heights
- Private/Public Realms. There are four regulations that apply to both. Much of the conversation at DDRB meetings are architectural, what is provided in Chapter 656 of the Ordinance Code was much more regulatory in the nature of zoning. The authority to regulate the architectural came from the guidelines and they were not specific. It was challenging for the Board to find anything to point to what is needed to be done because it was unclear.
- Scale and Massing
- Façade Differentiation to create entrance in street-level and visual entrance downtown.
- Building entrances.
- Transparency has been retained as is and has been clarified. Many of these provisions are already set.
- River View Corridors – River Views and Height of Buildings, if there is 300 feet or more from the center line of existing rights of way and access, then there has to be provided a 40 foot view easement or access in the middle. The goal is to provide regular view easements and regular pedestrian access to get along the waterfront.
- Design Rooftops Activation, Alan Iosue wrote some information for the team and provided some information from other jurisdictions.
- Surface Lots Parking Facilities and parking Decks
- Pedestrian Zones – one of the challenges are how things get scattered in a variety of places.
- Deviations – DDRB can grant the deviation and appeal a decision of DDRB to go to the DIA. Deviations relating to the Riverfront zone would have to be appealed through City Council.

Council Member Boyer encouraged the members to review the district boundaries, purpose and intent, deviation criteria, heights and parking.

Council Member Boyer will be conducting an AIA Presentation and a NAIOP Presentation in early January. She asked if there were any other organizations or groups to get into much more detail with.

Questions and Answers

Board Member Loretta inquired about the height of the Broadstone River House. He did not think they would comply with the set-back criteria. Council Member Boyer concurred that they did not receive a deviation. They did receive a deviation from the 50 foot setback.

Steve Crosby inquired about cafes. Board Member Boyer responded that she pulled out Chapter 250 and the challenge states you can reduce the sidewalk walking area down to four feet from a sidewalk café. Their intent is that the sidewalk café was located in the frontage zone, which is closer to the building rather than in the amenity zone out closer to the street. Limitations on where that particular provision applies may have to be broadened so that all of Downtown receives Downtown Standards.

Amy Ingles inquired about the public/private realms. Council Member Boyer reported that Guy Parola met with her to discuss the context sensitive street recommendations, which had not yet gone through the DIA. Part of this is updating and informing.

Ginny Myrick stated that she was interested in the parking lots. Council Member noted the way that it is currently written would be five years from the effective date of the legislation. Some of DIA's incentives rather than Retail Enhancement Grants may be that someone can receive grant that help defray some of their costs of confirming the parking lot, if they get it sooner.

Jeffery Spear asked if there were any considerations being given in allowing café space to use their parking spaces or to convert spaces either partial or complete closure. Council Member Boyer responded that it was not part of what is in this document and up to the DIA's consideration. There has to be adequate access for people trying to get to the Bricks and Mortar restaurants but also trying to allow for more activation.

Oliver Barakat asked about the distance of the light-blue areas on the District Maps. Council Member Boyer stated that it varies, but the ultimate distance is 200 feet from the Waterfront. Everyplace else was unlimited.

Jim Bailey commented about the parking and stated that five-years seemed like a long time for compliance. Council Member Boyer responded that if there was an appetite to reduce the timeframe, the team is all onboard. Jim Bailey also asked about the surface parking screening minimum spaces. Council Member referenced page 41 of the draft Downtown Overlay Rewrite and stated Screening and landscaping requirements to be updated and depicted graphically. Create a parking Screening Grant for cases of 1. Economic hardship 1. Coming into compliance with 1 year, 2 years, (each year less money at 3 years, and no help).

Ginny Myrick commented when Torti Galas did their master plan, they wanted to have mechanical parking and asked if that would be encouraged in the new language. Council Member Boyer replied if there are suggestions in their report discussing that, she would love to see the language.

Council Member Boyer stated the goal is have everything finalized by February 2019. She wanted to get this out to the group and have it looked over before the holidays.

Meeting adjourned: 1:00 p.m.

Minutes: Karen Underwood-Eiland DIA Executive Assistant

Tapes: DIA and DDRB Brown Bag Luncheon – “Design Guidelines Update