

Downtown Development Review Board (DDRB)

Downtown Investment Authority



City Hall, 117 West Duval Street
Conference Room C, 2nd Floor

Thursday, December 17, 2015 – 2:00 PM

Members:	Ex-Officio and Staff Distribution:
Rafael Caldera, Chairman	Bill Joyce, PW Chief Engineering & Construction
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 November 3, 2015 DDRB Board Meeting
	B. DDRB 2015-014 Houston Street Manor <i>Final Review with Deviations</i>
	1. 656.361.14-River Views and Height of Buildings, to allow overall building height of 75 feet from the permitted 60 foot height
	2. 656.361.16-Off-Street Parking Overlay, to allow reduction to 53 vehicle spaces from the required 139 vehicle spaces
	3. 656.361.20-Streetscape Design Standard, to allow alternative streetscape design for Houston and Jefferson Streets
	INFORMATION/DISCUSSION ITEMS Chairman
IV.	OLD BUSINESS – Chairman
V.	NEW BUSINESS – Chairman
VI.	PUBLIC COMMENTS – Chairman
VII.	ADJOURNMENT – Chairman
	Next Scheduled Meeting: (Tuesday, January 19, 2016)



Thursday, December 17, 2015- 2:00 p.m.

MEETING MINUTES

Board Members Present: Chairman R. Caldera, F. Jones, J. Loretta, C. Worsham, R. Udenze, C. Davisson and W. Bowers

Board Members Not Present:

DIA Board Members Present: None

DIA Staff Present: Jim Klement, Staff Liaison; and Karen Underwood, Executive Secretary

Representing Office of City Council: Albert Ferraro

Representing Office of the Mayor: None

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 November 3, 2015 DDRB BOARD MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER BOWERS APPROVING THE NOVEMBER 3, 2015 DDRB MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 6-0.

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

B. DDRB 2015-014, HOUSTON STREET MANOR FINAL REVIEW WITH DEVIATIONS.

Board Member Worsham disclosed that she had a conversation with Janet Whitmill regarding the location of utilities and trees along the street level property.

Mr. Klement reviewed the staff report dated December 17, 2015 for DDRB Application 2015 - 014 request for final review with deviations.

Jimmy Johns, Solid Rock Engineering, and Dan Ionescu provided a presentation.

Jim Klement shared a summary of the Walker Study addressing general Downtown parking.

A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BY BOARD MEMBER WORSHAM APPROVING DDRB 2015-014 DEVIATION 656.361.14 RIVER VIEWS AND HEIGHT OF BUILDINGS, TO ALLOW OVERALL BUILDING HEIGHT OF 75 FEET FROM THE PERMITTED 60 FOOT HEIGHT. THE MOTION PASSED UNANIMOUSLY 7-0.

A MOTION WAS MADE BY BOARD MEMBER JONES AND SECONDED BY BOARD MEMBER DAVISSON APPROVING DDRB 2015-014 DEVIATION 656.361.16 OFF STREET PARKING OVERLAY, TO ALLOW REDUCTION TO 53 VEHICLE SPACES FROM THE REQUIRED 139 VEHICLE SPACES. THE MOTION PASSED UNANIMOUSLY 7-0.

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER WORSHAM APPROVING DDRB 2015-014 DEVIATION 656.361.20 STREETScape DESIGN STANDARD, TO ALLOW ALTERNATIVE STREETScape DESIGN FOR HOUSTON AND JEFFERSON STREETS. THE MOTION PASSED UNANIMOUSLY

A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BY BOARD MEMBER LORETTA APPROVING DDRB 2015-014 FOR FINAL REVIEW. THE MOTION PASSED UNANIMOUSLY 7-0.

III. INFORMATION/DISCUSSION ITEMS

None

IV. OLD BUSINESS

Chairman Caldera inquired about the proposed workshop for the Design Guidelines criteria. Jim Klement considered postponing the workshop at a later date. He also reported that DIA has two (2) Board Member appointees that are going through the legislative process. The CRA Plan seizes the old Master Plan out of the design guidelines.

The Board Members discussed DDRB vacancies.

V. NEW BUSINESS

Board Member Bowers requested clarification about the improvements of the stadium and asked if those projects would come before the DDRB or through City Council. Jason Teal responded that those projects would come before the DDRB. Jim Klement welcomed the DDRB Members to attend the DIA Board Meetings.

Jim Klement stated that the Broadstone Riverhouse project will be coming before the DDRB for final review in January.

VI. PUBLIC COMMENT

None

VII. ADJOURNMENT

There being no further business, Chair Caldera adjourned the meeting at approximately 3:11 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.