



**City Hall, 117 West Duval Street**  
**1<sup>st</sup> Floor, Lynwood Roberts Room**

**Thursday, April 3, 2014 – 2:00 PM**

<b>Members:</b>	<b>Ex-Officio and Staff Distribution:</b>
Timothy Miller, Chairman	Bill Joyce, PW Chief Engineering & Construction
Rafael Caldera, Vice-Chair	Richard Ball, PW, Traffic Operations Division
Craig Davisson, Secretary	Don Redman, Member of Council, District 4
Logan Rink, Board Member	Scott Shine, Jacksonville Waterways Commission
Carol Worsham, Board Member	Vickie Drake, Ex-Officio Member
Roland Udenze, Board Member	Terry Lorince, Ex-Officio Member
Frederick Jones, Board Member	William Lyle, Ex-Officio Member
Wiatt Bowers, Board Member	Joel McEachin, Ex-Officio Member
	Michael Sands, Ex-Officio Member
<b>Ex-Officio and Staff Distribution:</b>	J. Keith Brown, JTA Representative
Ted Carter, OED Executive Director/CEO	Jim Bailey, DIA Representative
Paul Crawford, OED Deputy Director	Michelle Stephens, DDRB Recording Secretary
Alex Rudzinski, OED Director of Development	Jason Teal, Assistant General Counsel
Jim Klement, OED Staff Liaison	David DeCamp, Public Information Office
Aundra Wallace, DIA CEO	
<b>I.</b>	<b>CALL TO ORDER – Chairman Miller</b>
<b>II.</b>	<b>ACTION ITEMS – Chairman Miller</b>
	Approval of the February 6, 2014 Meeting Minutes
	Approval of the February 11, 2014 Special Meeting Minutes
	Approval of the March 6, 2014 Workshop Minutes
	DDRB 2013-008, Shoppes on Riverside –Request for Approval for Special Sign Exception, including Deviations
	DDRB 2014-003, 20 West Adams Street – Request for Temporary Relief from Maintenance Code
<b>III.</b>	<b>INFORMATION/DISCUSSION ITEMS – Chairman Miller</b>
	SOUTHLIGHT GALLERY, Hogan Street Exhibits, One Spark
<b>IV.</b>	<b>OLD BUSINESS – Chairman Miller</b>
<b>V.</b>	<b>NEW BUSINESS – Chairman Miller</b>
	Discussion of DDRB Assigning a Sub-committee for Design Review Recommendations
<b>VI.</b>	<b>PUBLIC COMMENTS – Chairman Miller</b>
<b>VII.</b>	<b>ADJOURNMENT – Chairman Miller</b>
	Next Scheduled Meeting: Thursday, May 8, 2014 (versus Thursday, May 1) at 2:00 p.m. (suggested)



**MEETING MINUTES**

**Board Members Present:** Chairman T. Miller, R. Caldera, C. Davisson, C. Worsham, R. Udenze, F. Jones, W. Bowers, and L. Rink

**OED Staff Present:** Alex Rudzinski, Office of Economic Development; Jim Klement, Staff Liaison; and Michelle Stephens, Recording Secretary

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

**I. CALL TO ORDER**

A quorum was confirmed and Chairman Miller called the meeting to order at approximately 2:04 p.m.

Chairman Miller 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**

**APPROVAL OF FEBRUARY 6, 2013 DDRB MEETING MINUTES**

**A MOTION WAS MADE BY BOARD MEMBER R. UDENZE AND SECONDED BY BOARD MEMBER F. JONES APPROVING THE FEBRUARY 6, 2014 DDRB MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 7-0-0.**

**APPROVAL OF FEBRUARY 11, 2014 DDRB SPECIAL MEETING MINUTES**

**A MOTION WAS MADE BY BOARD MEMBER C. WORSHAM AND SECONDED BY BOARD MEMBER R. UDENZE APPROVING THE FEBRUARY 11, 2014 DDRB SPECIAL MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 7-0-0.**

**APPROVAL OF MARCH 6, 2014 DDRB WORKSHOP MEETING MINUTES**

**A MOTION WAS MADE BY BOARD MEMBER W. BOWERS AND SECONDED BY BOARD MEMBER C. DAVISSON APPROVING THE MARCH 6, 2014 DDRB WORKSHOP MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 7-0-0.**

Board Member Logan Rink arrived at the meeting after the approval of all meeting minutes.

DDRB 2013-008, SHOPPES ON RIVERSIDE - REQUEST FOR APPROVAL FOR SPECIAL SIGN EXCEPTION, INCLUDING DEVIATIONS

Mr. Klement reviewed the project report dated April 3, 2014. He introduced Mr. Chris Ruen with Regency Centers and Mr. Mike Brown with Wakefield Beasley Architects who provided an overview of their signage package for Shoppes of Riverside.

It was clarified that the applicant was not seeking any deviations today as reflected on the agenda.

A correction was noted on page 13 of the presentation under Design Requirements, B4 Illumination "Tenant signage should incorporate one (1) of the following acceptable lighting methods:" B4 "Bud light sculptures: should be removed. The applicant advised that they do not use the lite up "Bud light" type signage that beverage vendors often give restaurants or bars and that are often displayed in the window. It was noted that rope lighting is acceptable and could remain.

**A MOTION WAS MADE BY BOARD MEMBER R. CALDERA AND SECONDED BY BOARD MEMBER L. RINK GRANTING FINAL APPROVAL FOR DDRB 2013-008, SHOPPES ON RIVERSIDE (BROOKLYN RETAIL) FOR THE SIGN DESIGN DOCUMENT IDENTIFIED AS, "REGENCY CENTERS" TO INCLUDE THE STRIKING OF BUD LIGHT SCULPTURES FROM PAGE 13 B4, ILLUMINATION. THE MOTION PASSED UNANIMOUSLY 8-0-0.**

DDRB 2014-003, 20 WEST ADAMS STREET – REQUEST FOR TEMPORARY RELIEF FROM MAINTENANCE CODE

Mr. Klement reviewed the project report dated April 3, 2014. He noted that the applicant, Mr. Marion Graham was not present.

Mr. Teal advised that the Board can proceed without the applicant present as long as the applicant had notice that their item was on the agenda. He noted that if there is going to be any conditions imposed that the applicant is not aware of or if it seems that the direction of the Board is leaning towards a denial of the request the Board may want to consider deferring the item. Mr. Klement advised that the applicant was notified.

Mr. Teal noted that the deviation is to approve the extension for one year. If they want to extend beyond that first year, they will have to submit to the DIA CEO a schedule of the building improvements to show that they are making progress towards completion of the building.

Mr. Aundra Wallace, DIA CEO commented that at one point in time (probably prior to his arrival) there was a perspective tenant. He noted that they have a professional interest in making sure that this particular project gets done; however, at this particular point in time, the owner

does not have a tenant. We are trying to work with him and give him the opportunity to move the project forward.

**A MOTION WAS MADE BY BOARD MEMBER L. RINK AND SECONDED BY BOARD MEMBER R. CALDERA GRANTING A TEMPORARY MAINTENANCE SUBSTITUTIONS PERMITTING OPAQUE GROUND FLOOR WINDOWS FOR DDRB 2014-003, 20 WEST ADAMS STREET; SUBJECT TO THE FOLLOWING: *THE APPLICANT MAY DEVIATE FROM PART 5 JACKSONVILLE DOWNTOWN PROPERTY MAINTENANCE CODE – PART II. MINIMUM STANDARDS FOR MAINTENANCE SUBPART B. EXTERIOR STRUCTURE – SECTION 518.560 MAINTENANCE OF STRUCTURE EXTERIORS, (M), ALLOWING GROUND FLOOR WINDOWS TO NOT BE TRANSPARENT BUT RATHER COVERED WITH ART WORK AS SHOWN ON EXHIBIT A, IN LIEU OF GLASS OR TRANSLUCENT WINDOW TREATMENT FOR A TEMPORARY PERIOD NOT TO EXCEED 12 MONTHS FROM DATE OF APPROVAL BY THE DDRB. AT THE SOLE DIRECTION OF THE DIA CEO, FUTURE EXTENSIONS MAY BE PRESENTED TO THE DDRB FOR APPROVAL WITH THE APPLICANT SUBMITTING A SCHEDULE FOR BUILDING IMPROVEMENTS AGREED TO BY THE DIA CEO PRIOR TO THE TERMINATION OF THE 12 MONTHS EXTENSION OF APRIL 3, 2015. THE MOTION PASSED UNANIMOUSLY 8-0-0.***

### **III. INFORMATION/DISCUSSION ITEMS**

For information purposes only Mr. Michael Dunlap, Director of Southlight Gallery provided an overview of a Canvas Mural Project.

### **IV. OLD BUSINESS**

No old business was discussed.

### **V. NEW BUSINESS**

Follow-up to the March 6 2014 DDRB Workshop, Mr. Klement noted that he took away a few thoughts that dealt with some ideas and some possible next steps. He suggested the Board may want to assign a subcommittee to review the Design Guidelines (Design Guidelines Committee).

Mr. Wallace advised that on behalf of the DIA Chairman, Oliver Barakat he would like to meet with Chairman Miller and Mr. Klement to discuss the Design Guideline process.

### **VI. PUBLIC COMMENTS**

There were no public comments.

### **VI. ADJOURNMENT**

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The next DDRB meeting is scheduled for Thursday, May 1, 2014, at 2:00 p.m. Mr. Klement suggested that the May 1<sup>st</sup> date be moved to May 8<sup>th</sup>.

There being no further business, Chair Miller adjourned the meeting at approximately 2:53 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 Michelle Stephens, Office of Economic Development at (904) 630-1979 or by email at [msteph@coj.net](mailto:msteph@coj.net).