



Downtown Development Review Board (DDRB)

**City Hall @ St. James Building, 117 W. Duval Street
1st Floor Lynwood Roberts Room**

Thursday, December 15, 2016 – 2:00 PM

Members:		Ex-Officio and Staff Distribution:	
Frederick Jones, Chairman		Bill Joyce, Public Works Department	
Joseph P Loretta, Vice Chairman		Council Member, Aaron Bowman	
Craig Davisson, Secretary		Brad Thoburn, JTA Representative	
Rafael Caldera, Board Member		Jacob Gordon, DVI, Ex-Officio Member	
William J. Schilling, Jr. Board Member		Michael Sands, PW/Dev. Mgt., Ex-Officio Member	
Carol Worsham, Board Member		Public Information Office, James Croft	
Trevor Lee, Board Member			
Christian Harden, Board Member			
Staff Distribution:		Office of General Counsel: Jason Teal, Esq.	
Aundra Wallace, DIA CEO			
Jim Klement, DDRB Development Coordinator			
Guy Parola, DIA Redevelopment Mgr.			
Karen Underwood-Eiland, DDRB Executive Secretary			
I.	CALL TO ORDER – Chairman		
II.	ACTION ITEMS – Chairman		
	A.	Approval of November 17, 2016 DDRB Meeting Minutes	
	B.	DDRB 2016- 016: Ordinance 2016-0780	
	C.	DDRB 2016-014: IBT / JTA Modification of Previously Approved Final Approval	
	D.	DDRB 2016-002: 200 Riverside Request for Conceptual Approval	
III.	INFORMATION/DISCUSSION ITEMS Chairman		
	A.	Workshop for JRTC (Jacksonville Regional Transportation Center)	
IV.	OLD BUSINESS – Chairman		
V.	NEW BUSINESS – Chairman		
VI.	PUBLIC COMMENTS – Chairman		
VII.	ADJOURNMENT – Chairman		
	Next Scheduled Meeting: January 2017 TBD (Tentative January 19, 2017)		



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Lynwood Roberts Room, 1st Floor

Thursday, December 15, 2016 - 2:00 p.m.

MEETING MINUTES

Board Members Present: F. Jones, Chair; R. Caldera, C. Davisson; C. Harden; and B. Schilling

Board Members Not Present: T. Lee, J. Loretta, Vice Chair and C. Worsham

DIA Chairman Present: None

DIA Staff Present: Guy Parola, Redevelopment Manger; Jim Klement, Development Coordinator and Karen Eiland

Representing Office of City Council: Aaron Bowman

Representing Office of the Mayor: Dr. Johnny Gaffney

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

Meeting Convened: 2:00 p.m.

Chairman Jones convened the meeting and the attendees identified themselves for the record.

Chairman Jones asked anyone wishing to speak on a particular project to complete a public speaker card and give to Karen. 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 NOVEMBER 17, 2016 DDRB MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER DAVISSON APPROVING THE NOVEMBER 17, 2016 DDRB MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 5-0

B. DDRB APPLICATION 2016-016: ORDINANCE 2016-0780

Guy Parola reviewed the report and provided a brief summary of the Planning and Development Department for Application for rezoning Ordinance 2016-780 dated December 15, 2016. Application for Rezoning Ordinance 2016-0780 requests rezoning of 2.02 acres from Planned Unit Development (PUD) to Commercial Central Business District (CCBD) zoning district. Guy Parola stated that the project is a blighting influence on the riverfront.

Randy Burney, representing Indy Hotels LLC Choate's registered agent on the project stated that the project is in the due diligence process with the possibility of hotel development, condominiums, offices or retail space. Rod Harner, Project Manager at JDavis Architects was also present.

The floor was opened for public comments.

Public Comments

Donna Skinner inquired about the PUD. She asked if it was possible that a special exception could be made for the Hotel/Condo to be next door to the plaza so that it would be a PUD special exception or variance. Guy Parola responded that the DIA discourages the abundance of PUD's allowed downtown because it may keep the building tied up for a long period of time. Jim Klement concurred.

The floor was closed for public comments.

Council Member Aaron Bowman inquired if the existing structure would have to come down or was it a chance of using what was already there. Mr. Burney responded that it was likely that they will use what was already there.

Comments from the Board Members:

A MOTION WAS MADE BY BOARD MEMBER B. SCHILLING AND SECONDED BY BOARD MEMBER C. DAVISSON APPROVING THE RECOMMENDATION OF THE PLANNING AND DEVELOPMENT DEPARTMENT APPLICATION FOR REZONING ORDINANCE 2016-780.

THE MOTION PASSED UNANIMOUSLY 5-0-0.

C. DDRB 2016-014, IBT/JTA MODIFICATION OF PREVIOUSLY APPROVED FINAL APPROVAL

Mr. Klement reviewed the project report dated December 15, 2016. The DDRB is seeking final approval of modifications to the DDRB Final Approval of November 17, 2016 presentation for the proposed Jacksonville Regional Transportation Center-Intercity Bus Terminal.

The applicant is requesting modifications for the corner of the building at Stuart and Forsyth Street, the western building façade, and the Bus parking screening and buffering.

Brad Rhodes, Project Architect provided a presentation.

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

The Board made relevant comments.

A MOTION WAS MADE BY C. DAVISSON AND SECONDED BY B. SCHILLING FOR THE REQUEST FOR MODIFICATION TO FINAL REVIEW OF DDRB APPLICATION 2016-014 JACKSONVILLE REGIONAL TRANSPORTATION CENTER INTERCITY BUS TERMINAL (GREYHOUND STATION):

The DDRB took final action to approve your request for modifications to the previously approved final plan allowing the following:

- 1. The DDRB approved plan to allow the screen wall around the Bus Parking to be replaced with vegetative buffer.**
- 2. The DDRB approved plan to allow alterations to the stair and ramping to the pedestrian bridge and main entrance.**
- 3. The DDRB approved plan to allow replacing the full-height glazing with colorful metal panel system on portions of the Forsyth and west building façade.**

THE MOTION PASSED UNANIMOUSLY 5-0-0

D. DDRB APPLICATION 2016-002 – 200 RIVERSIDE REQUEST FOR CONCEPTUAL APPROVAL

Chairman Jones noted that Board Members Davisson and Harden recused themselves from any action on the Conceptual approval.

Jim Klement provided an overview of the report dated December 15, 2016. The DDRB is seeking a revised conceptual approval for the proposed residential and retail mixed use project at 200 Riverside Avenue. The development previously received conceptual approval at the February 18, 2016 DDRB Meeting. The developer has revised the project to address changing market and site development issues to a 10 story construction with approximately 14,000 square feet of retail on the first floor facing Riverside Avenue and Jackson Street versus the previous conceptual plan showing a 7 story project with approximately 17,000 square feet.

Keith Goldfaden, the applicant provided a presentation to the Board. Rod Harner, JDavis Architect was also present to answer any questions.

Council Member Bowman mentioned an article in the newspaper regarding the ratios of parking starting to decrease. He asked if the applicants were seeing that happen with the structures that they were building and asked if they needed all of the parking spots 10 years from now.

Rod Harner responded that fewer parking spaces are needed per unit per bedroom in the future and was significant in an urban environment.

Jim Klement stated that the applicant requested to reduce the parking.

Dr. Gaffney commented that this was a nice project.

The Board made relevant comments.

- Questions arose about how resident access in and out of the buildings by foot.
- Access circulation in the parking garage where there is someone to pull over to drop something off or pick someone up. The applicant pointed out entrances on each street facing Jackson and Magnolia.
- Very nice conceptual project and looks like two different buildings.
- Pedestrian entrance and streetscape
- Garage treatment needs to be addressed.

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER SCHILLING FOR CONCEPTUAL APPROVAL OF DDRB APPLICATION 2016-002 FOR 200 RIVERSIDE MIXED USE PROJECT, 200 RIVERSIDE AVENUE (REVISED).

The DDRB approved the request for Conceptual approval with included the following conditions:

- 1. The developer shall receive deviation from Sec.656.361.14 – River Views and Height of Buildings and Structures to exceed the 45 foot and 60 foot building height limitation as set per the underlying zoning districts, prior to Final Approval from the DDRB.**
- 2. The developer shall receive a deviation from Sec.656.361.1.-Off-Street Parking Overlay to reduce the required parking from the required 555 vehicle parking spaces to provide 450 vehicle parking spaces, prior to Final Approval from the DDRB.**
- 3. The developer shall receive a deviation from Sec. 656.361.20. – Streetscape Design Standards to provide an alternative streetscape design on Riverside Avenue and Jackson Street and Magnolia Street prior provide additional drawings and specifications clarifying compliance and improvements to Streetscapes prior to Final Approval from the DDRB.**

The DDRB granted conceptual approval.

THE MOTION PASSED 3-0-2 (DAVISSON AND HARDEN RECUSED)

III. INFORMATION DISCUSSION ITEMS

A. Workshop for JRTC (Jacksonville Regional Transportation Center)

David Tudryn, Michael Baker International Director of Rail+Transit Architecture provided a presentation. A workshop was presented in August 2016. The applicant is requesting modifications to address the corner of the building at Stuart and Forsyth, the western building façade, and the Bus parking screening and buffering.

The Board provided relevant comments:

- Facility revolves around the Skyway existing structure. Mr. Tudryn stated the structure of the existing skyway will not change.
- Does the second level cross into Greyhound? Mr. Tudryn responded that the primary function is to give the ability for people to access all of the different modes of transportation without crossing a lane of transportation.
- Highly under developed
- Flat roof

Guy Parola stated that DIA is negotiating with a firm that JTA, DIA and the City will be contracting with to review the project entirely for a broader look.

IV. OLD BUSINESS

None

V. NEW BUSINESS

Board Member Caldera reported concerns regarding Board Member attendance for a quorum. Chairman Jones concurred and noted that due to the holiday season, some members may be traveling.

VI. PUBLIC COMMENTS

James Thompson commented about the JRTC project

CEO Wallace thanked the DDRB Board Members for their hard work this year. The DDRB has done a tremendous job with interpreting guidelines and providing the best design products for development of Downtown Jacksonville.

Board Member Schilling suggested moving meeting dates for year 2017 for greater participation due to other Planning and Zoning meetings. He stated that he will not be able to attend the joint workshop on December 19th at 6:00 p.m. Guy Parola responded that the consultant was trying to get the project done as quickly as possible and there is no formal action either by DIA or DDRB.

VII. ADJOURNMENT

There being no further business, Chairman Jones adjourned the meeting at approximately 3:57 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.