



Members:		Ex-Officio and Staff Distribution:	
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	
Ex-Officio and Staff Distribution:		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			
I. CALL TO ORDER – Chairman Miller			
II. ACTION ITEMS – Chairman Miller			
Approval of the April 3, 2014 Meeting Minutes			
DRC 2006-003 (AKA DDRB-2011-003) San Marco Riverwalk Village – Request for Deviation to Extend Approval Period			
DDRB-2013-016, FDOT Northeast Regional Transportation Management Center - Request for Final Approval			
DDRB 2014-003, 725 Peninsular Place request for Special Sign Exception final approval			
III. INFORMATION/DISCUSSION ITEMS – Chairman Miller			
IV. OLD BUSINESS – Chairman Miller			
V. NEW BUSINESS – Chairman Miller			
VI. PUBLIC COMMENTS – Chairman Miller			
VII. ADJOURNMENT – Chairman Miller			
Next Scheduled Meeting: Thursday, June 5, 2014 at 2:00 p.m.			



Thursday, May 8, 2014 – 2:00 p.m.

MEETING MINUTES

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

Board Members Not Present: C. Worsham, and L. Rink

OED Staff Present: 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 THE APRIL 3, 2014 DDRB MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER W. BOWERS AND SECONDED BY BOARD MEMBER R. CALDERA APPROVING THE APRIL 3, 2014 DDRB MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 6-0-0.

DRC 2006-003 (AKA DDRB-2011-003) SAN MARCO RIVERWALK VILLAGE – REQUEST FOR DEVIATION TO EXTEND APPROVAL PERIOD

Mr. Klement reviewed the project report dated May 8, 2014. Mr. Klement introduced Mr. Steve Diebenow with Driver, McAfee, Peek and Hawthorne, P.L., present on behalf of the applicant who provided an overview of the request.

Because there are several new board members since the project was reviewed by the board Chair Miller asked Mr. Diebenow to provide a brief overview of the project's location, development plans, etc.

Chair Miller asked noting that the project was approved in 2006 at what point we stop granting extensions.

Mr. Diebenow replied that if they don't have something put together in the next year they would have a difficult time coming back to the board and asking for another extension. He added that they are actively negotiating with interested and qualified buyers.

The floor was open and closed for public comments (there were no comments from the public).

A MOTION WAS MADE BY BOARD MEMBER F. JONES AND SECONDED BY BOARD MEMBER C. DAVISSON APPROVING A DEVIATION TO ALLOW A ONE-YEAR EXTENSION OF FINAL REVIEW APPROVAL, FOR DRC 2006-003 (AKA DDRB 2011-003), SAN MARCO RIVERWALK VILLAGE FROM FEBRUARY 23, 2014 TO FEBRUARY 23, 2015. THE MOTION UNANIMOUSLY PASSED 6-0-0.

DDRB-2013-016, FDOT NORTHEAST REGIONAL TRANSPORTATION MANAGEMENT CENTER - REQUEST FOR FINAL APPROVAL

Mr. Klement reviewed the project report dated May 8, 2014 to include a brief history of the location of the project. He introduced Mr. Jere Lahey, Contract Manager for the Department of Management Services, acting on behalf of the Florida Department of Transportation, the Florida Highway Safety Patrol, and the North Florida Transportation Planning Organization, all occupants of the proposed project. Mr. Blakeley Bruce, Architect for the project was also present and together provided an overview of the project. Also present was Mr. Peter Vega, Transportation System Management and Operations Engineer with the FL Department of Transportation who also helped provide insight regarding some of the operations of the project.

The floor was open and closed for public comments (there were no comments from the public).

The following were relative comments from the Board.

- Does not care for the single story buildings and more parking lots downtown.
- Recalled at the conceptual review that there were issues with the screening of the back of the building area.
- Noted that the requirements such as building materials, colors, etc. required for final approval were not provided.
- Referring to the sidewalk frontage on Jefferson Street suggested a safe crossing space is needed from State Street to the southern entrance of the project.

Chairman Miller emphasized the importance of the material requirements for Final approval.

Mr. Teal noted that the motion will need to contain a condition that the applicant shall present to staff the final selection of materials to confirm that the materials are consistent with the existing building on campus and a condition that during review, staff will confirm that the existing

landscape material are continued across the additional portion of the property where the proposed building will be constructed.

A MOTION WAS MADE BY BOARD MEMBER F. JONES AND SECONDED BY BOARD MEMBER W. BOWERS GRANTING FINAL APPROVAL FOR DDRB 2013-016, FLORIDA DEPARTMENT OF TRANSPORTATION, NORTHEAST REGIONAL TRANSPORTATION MANAGEMENT CENTER, SUBJECT TO THE FOLLOWING CONDITIONS: 1) THE APPLICANT TO PROVIDE A MAINTENANCE PLAN WITH THE CONSTRUCTION DRAWINGS FOR THE SIDEWALK FRONTAGE ALONG THE JEFFERSON STREET FRONTAGE FROM STATE STREET TO THE SOUTHERN ENTRANCE OF THE PROJECT FROM JEFFERSON STREET; AND 2) THE APPLICANT TO PROVIDE DOCUMENTATION SHOWING COMPLIANCE WITH THE DOWNTOWN DRI DEVELOPMENT ORDER REQUIREMENTS PRIOR TO OED PERMIT APPROVAL; 3) COMPLETE LANDSCAPE DRAWINGS INCLUDING DESIGN DETAILS AND INFORMATION FOR THE “LIVING GREEN WALL” TREATMENT FOR THE EQUIPMENT AREA AS WELL AS THE SCREENING OF THE DUMPSTER LOCATION WILL BE REQUIRED FOR PERMIT REVIEW AND APPROVAL. ADDITIONALLY, THE APPLICANT AGREED TO REVIEW THE PEDESTRIAN LINKAGE AT THE TERMINUS OF THE SIDEWALK CIRCULATION PLAN AND CONSIDER ALTERNATIVE PEDESTRIAN CONNECTION LINKS TO THE NEW PROPOSED BUILDING. THE MOTION PASSED 5-1-0. BOARD MEMBER R. CALDERA VOTED IN OPPOSITION OF THE MOTION. Board Member Caldera noted that he was not part of the conceptual approval for the project adding that overall he does not care for the concept of single story buildings and more parking lots downtown.

DDRB 2014-003, 725 PENINSULAR PLACE REQUEST FOR SPECIAL SIGN EXCEPTION FINAL APPROVAL

Mr. Klement reviewed the project report dated May 8, 2014. He introduced Mr. Jason Faulkner, Studio 9 Architecture, LLC representing Hallmark Partners who provided an overview of the project. Mr. Steve Diebenow was also present on behalf of the applicant.

Board Member C. Davisson advised that he would recuse himself from voting due to a conflict of interest (his firm is involved in the project).

The floor was open and closed for public comments (there were no comments from the public).

Board member Udenze commented that when looking at a building he thinks you should only see one sign and if you do have two signs they should not say the same thing. He thinks what they have done with the building is great architecturally and would like to see some of that creativity extended to the sign.

A MOTION WAS MADE BY BOARD MEMBER R. CALDERA AND SECONDED BY BOARD MEMBER F. JONES APPROVING THE DEVIATION FOR DDRB 2014-003 REQUEST FOR A SPECIAL SIGN EXCEPTION TO ALLOW A BUILDING/MONUMENT IDENTIFICATION SIGN LOCATED AT 725 PENINSULAR PLACE SUBJECT TO THE FOLLOWING CONDITIONS; 1)THE SIGN WILL BE NO HIGHER THAN 50 FEET FROM GRADE, AND 2) HAVE NO MORE THAN TWO SIGN AREAS OF 150 SQUARE FEET EACH (10 FEET X 15 FEET); ONE FACING PENINSULAR PLACE AND ONE FACING MAY STREET, 3) INCLUDE A “LIVING GREEN WALL” AS SHOWN ON EXHIBIT DATED MAY 8, 2014, BUILDING ELEVATION, AND 4) COMPLETE LANDSCAPE DRAWINGS, INCLUDING DESIGN DETAILS AND INFORMATION FOR THE “LIVING GREEN WALL” TREATMENT FOR THE BASE OF THE SIGN, WILL BE REQUIRED FOR PERMIT REVIEW AND APPROVAL. THE MOTION PASSED 4-0-2. BOARD MEMBER C. DAVISSON RECUSED HIMSELF FROM VOTING DUE TO A CONFLICT OF INTEREST (HIS FIRM IS INVOLVED IN THE PROJECT). BOARD MEMBER R. UDENZE ABSTAINED FROM VOTING.

III. INFORMATION/DISCUSSION ITEMS

There were no information or discussion items.

IV. OLD BUSINESS

No old business was discussed.

V. NEW BUSINESS

Board Member Udenze noted that his term on the board expires in June 2014.

Chairman Miller commented that several Board members terms have expired or will expire in the very near future.

Board members whose terms have expired: Chairman Miller (third full term/June 2013), and Logan Rink (third full term/June 2013). Board members whose terms expire June 2014: Craig Davisson (first full term/June 2014), Raphael Caldera (first full term/June 2014), and Roland Udenze (third full term/June 2014). It was also noted that there was a vacancy on the board for a landscape architect (to replace Chris Flagg).

Mr. Teal advised referencing 4.3 of the DDRB Bylaws that a nominating committee is selected by the Chair who then meets in August. At the September meeting, the nominating committee reports back to the Board the names slated for Vice Chair and Secretary that take effect October 1 of each year.

Mr. Klement advised that they are collecting resumes and trying to assist in the process of recruiting new board members to replace those whose terms have expired or are due to expire that are serving their third term as a board member. He also encouraged Board members to submit any recommendations they may have to staff.

Referencing Section 656.361.7 (2)(c) of the Code, the board also discussed the make-up of the Board:

- One Contractor, Developer, or Realtor who does work within the downtown area (R. Caldera)
- One Landscape Architect
- Two Architects (C. Davisson, and R. Udenze)
- One Urban Planner (F. Jones and W. Bowers)
- Three DT Property Owners, or owners of or fulltime employees at a business or professional office as defined in Part 16 of this Chapter 656 located within the DT area (T. Miller, L. Rink, and C. Worsham)
- One Transportation Planner

Mr. Klement will provide a report on the status of the appointments at the June meeting.

VI. PUBLIC COMMENTS

There were no public comments.

VI. ADJOURNMENT

The next DDRB meeting is scheduled for Thursday, July 3, 2014, at 2:00 p.m.

There being no further business, Chair Miller adjourned the meeting at approximately 3:45 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.