



City Hall, 117 West Duval Street
1st Floor, Lynwood Roberts Room

Thursday, February 6, 2014 – 2:00 PM

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	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 December 19, 2013 Meeting Minutes
	DDRB 2013-024, Jessie Ball DuPont Center (former Haydon Burns Library) - Request for Final Review and Deviation to Section 656.361.20 - Streetscape Design Standards
	DDRB 2014-002, New York Steam Laundry Bldg. located at 120 East Forsyth Street - Request for Conceptual Review
	DDRB 2014-001, Levels Restaurant located at 323 East Bay Street - Request for Conceptual/Final Review and Deviation to Section 656.361.18 - Transparency
III.	INFORMATION/DISCUSSION ITEMS – Chairman Miller
	City Hall at St. James Building - Entry Maintenance and Repairs including ADA Requirements
IV.	OLD BUSINESS – Chairman Miller
V.	NEW BUSINESS – Chairman Miller
	Discussion of DDRB membership make-up, Jason Teal, OGC
	Recommendations for DDRB replacements, Jim Klement, OED
VI.	PUBLIC COMMENTS – Chairman Miller
VII.	ADJOURNMENT – Chairman Miller
	Next Scheduled Meeting: Thursday, March 6, 2014 at 2:00 p.m.



MEETING MINUTES

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

Board Members Not Present: 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 2:05 p.m.

Chairman Miller acknowledged and introduced Mr. Frederick N. Jones and Mr. Wiatt Bowers, new DDRB Board members that were in attendance for their first meeting of the DDRB.

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 DECEMBER 19, 2013 DDRB MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER C. WORSHAM AND SECONDED BY BOARD MEMBER R. CALDERA APPROVING THE DECEMBER 19, 2013 DDRB MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 7-0-0.

DDRB 2013-024, JESSIE BALL DUPONT CENTER (FORMER HAYDON BURNS LIBRARY) - REQUEST FOR FINAL REVIEW AND DEVIATION TO SECTION 656.361.20 - STREETScape DESIGN STANDARDS

Mr. Klement reviewed the project report dated February 6, 2014. Mr. Teal reiterated that the building is designated a "Landmark" structure and has received a Certificate of Appropriateness on December 10, 2013 from the Jacksonville Historic Preservation Commission for proposed alternations that are outlined in the project report dated February 6, 2014. He suggested adding a condition (upon Board approval) that the project comply with all of the conditions from the Historic Preservation Commission.

Mr. Klement introduced Mr. Anthony Suttles, VP Danis Company contractor of record for the conversion of the Haydon Burns Library into the Jessie Ball DuPont Center. With him was Mr. William Morris, KBJ Architects, and Janet Whitmill, Landscape Architect who provided an overview of the project. Mr. Suttles reviewed the 5 conditions set forth by the Historic Preservation Commission, adding that fully intend to comply with the conditions.

- 1) All cleaning of the exterior elements be done under the guidance of the national park service preservation brief for cleaning and water repellent treatments for historic and masonry buildings.
- 2) Vertical wood bars on the corner of Ocean and Adams Street are incorporated into the new design for that elevation.
- 3) The marble corner stone is retained on the corner of Ocean and Adams St.
- 4) The glass mosaic sunscreen panels, be retained with an alternative transparent design of something other than the mosaic tile that is for the most part missing. He noted that this will be reviewed by the Historic Preservation Commission staff when they come up with the design.
- 5) Any small changes to the service area or the elevated south garden are reviewed with the Historic Preservation Commission staff to ensure that they don't conflict with any of the other stated concerns or action by the Commission that they had previously taken.

A MOTION WAS MADE BY BOARD MEMBER R. CALDERA AND SECONDED BY BOARD MEMBER C. WORSHAM GRANTING APPROVAL FOR A DEVIATION TO SECTION 656.361.20.-STREETSCAPE DESIGN STANDARDS TO ALLOW MODIFICATIONS TO THE STREETSCAPE REQUIREMENTS ON THE FORSYTH STREET FRONTAGE FOR DDRB 2013-024. THE MOTION PASSED UNANIMOUSLY 7-0-0.

A MOTION WAS MADE BY BOARD MEMBER C. DAVISSON AND SECONDED BY BOARD MEMBER R. CALDERA GRANTING FINAL APPROVAL OF DDRB 2013-024 WITH THE CONDITION THAT THE APPLICANT COMPLY WITH THE CONDITIONS OF THE CERTIFICATE OF APPROPRIATENESS AS SET FORTH BY THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION APPROVAL RECEIVED DECEMBER 10, 2013. THE MOTION PASSED UNANIMOUSLY 7-0-0.

DDRB 2014-002, NEW YORK STEAM LAUNDRY BLDG. LOCATED AT 120 EAST FORSYTH STREET - REQUEST FOR CONCEPTUAL REVIEW

Mr. Klement reviewed the project report dated February 6, 2014. Mr. Teal noted that the project was considered by the Jacksonville Historic Preservation Commission at its January 24, 2014 meeting and was granted approval with conditions noting that the DDRB is constrained by the conditions as set forth by the Jacksonville Historic Preservation Commission.

Mr. Klement introduced Mr. Bryan Sawyer, Architect for the project who provided an overview of the project.

Mr. Mike Langton, owner of the building commented that he does not like the knee walls and does not want the knee walls noting that the building is up six inches. The Historic Commission recommended the knee wall that is definable. They have not said how high it has to be. He added that when he returns for final review/approval he will be bringing a tenant for the building with him. He advised that it will be a restaurant tenant because that is what downtown needs. He noted that a restaurant tenant will drive a lot of the issues (fans, lighting, signage, streetscape, etc.) would be resolved once the restaurant tenant is confirmed.

Lisa Sheppard with the Historic Preservation Commission provided insight into the Commission's recommendations.

- Everyone understands the recess, we like the recess but as far as actually meeting the criteria, it does not do that.
- Staff offered a recommendation to split it (have the recess on one side, but maintain the historical edge on the other side). From a preservation stand point they are trying to maintain the character.
- In order to address the standard and the character issue, as well as from a safety standpoint because there is a very big drop that if you step backwards you are probably going to fall.
- The Commission did what they have done in a couple of situations in the historic district, which is to allow the recess, but to maintain the building edge by providing a wall. The exact specifications were not addressed as far as how tall the wall would be, or materials.
- They would be looking for a traditional approach to it.
- Agreed that the wall height shown today was a little high and could come down, and if it being stucco and colored obviously to match the building it draws a little more attention to it offering they could do something that ties in more with the columns.

The Board had a discussion that included pedestrian safety on the general sidewalk block area of the project, suggested the applicant consider a more creative color for the building. For final review, the Board would like to see color of the iron work and type of fixtures, and requested more information related to the knee wall and metal lace work for the exterior wall. The Board suggested a different material for the stucco (use metal materials from the building, and would like to see the project more in context with the surrounding area and elevations. There was a consensus of the Board that they do not care for the knee wall and requested the applicant provided a more desirable alternative to what was presented today.

A MOTION WAS MADE BY BOARD MEMBER R. CALDERA AND SECONDED BY BOARD MEMBER F. JONES GRANTING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2014-002 FOR THE NEW YORK STEAM LAUNDRY BUILDING LOCATED AT 120 EAST FORSYTH STREET SUBJECT TO THE CONDITION THAT THE APPLICANT SHALL PROVIDE DRAWINGS, SPECIFICATIONS AND INFORMATION SHOWING COMPLIANCE WITH THE STREETScape STANDARDS FOR THE EAST FORSYTH STREET FRONTAGE INCLUDING LIGHTING FIXTURES, LANDSCAPE SPECIFICATIONS AND HARDScape

MATERIALS FOR THE SIDEWALK FRONTAGES PRIOR TO FINAL DDRB APPROVAL. ADDITIONALLY, THE DDRB REQUESTED THE APPLICANT FURTHER INVESTIGATE ALTERNATIVES TO THE ARCHITECTURAL TREATMENT OF THE EXTERIOR WALL OF THE COURT YARD SPACE ALONG THE FORSYTH STREET FRONTAGE. THE APPLICANT SHOULD ALSO PROVIDE ADDITIONAL "CONTEXT" INFORMATION INCLUDING THE FRONTAGE FACADES OF ADJACENT BUILDINGS AS WELL AS PROVIDE COMPLETE INFORMATION AS TO THE "KNEE-WALL" AND "METAL-LACE WORK" FOR THE EXTERIOR WALL AREA ALONG THE FORSYTH STREET FRONTAGE. THE MOTION PASSED UNANIMOUSLY 7-0-0.

DDRB 2014-001, LEVELS RESTAURANT LOCATED AT 323 EAST BAY STREET - REQUEST FOR CONCEPTUAL/FINAL REVIEW AND DEVIATION TO SECTION 656.361.18 - TRANSPARENCY

Mr. Klement reviewed the project report dated February 6, 2013. He introduced Mr. John Allmand who provided an overview of the project.

The following were relative comments from the Board:

- Noted that the original building had plates of glass. Prefers to keep the integrity of the original three bays with windows.
- Does not care to wall off the building from the street.
- Commented that the project was too premature for materials.
- Several Board members did not care for the concept in general relating to the front of the building being walled and then also being covered with slat.
- Suggested instead of slate using something that looks like bays.
- Request to show building in context.
- The overall appearance of the building needs to be softened.

Overall, the Board was comfortable with the project in concept with the exception of transparency at the pedestrian level. The Board asked that the applicant investigate alternative transparency treatments or improvements to the East Bay Street frontage and agreed to hold a Special Meeting of the DDRB on February 11, 2014 at 3:00 pm to review the project for final approval.

A MOTION WAS MADE BY BOARD MEMBER C. WORSHAM AND SECONDED BY BOARD MEMBER W. BOWERS GRANTING CONCEPTUAL APPROVAL OF DDRB 2014-001, LEVELS RESTAURANT LOCATED AT 323 EAST BAY STREET - THE MOTION PASSED UNANIMOUSLY 7-0-0.

III. INFORMATION/DISCUSSION ITEMS

For information purposes only Margie Seaman from Sellers Reality Group and Brian Sawyer were present on behalf of Mike Langton who was not able to attend to share a proposed development project, New York Steam Laundry Building currently the old Republic Title Building located at 120 East Forsyth St. (Information attached).

IV. OLD BUSINESS

No old business was discussed.

V. NEW BUSINESS

Jim Klement distributed a current listing of all DDRB members and the status of their current term serving on the DDRB. It was noted that there are several Board members whose terms have expired, or will be expiring soon.

Reference: 656.361.7 (2)(c): A No member shall serve more than three consecutive full terms. A vacancy shall be filled in the same manner as the original appointment. (d) Members shall continue in office for the term of their respective office, or until they are reappointed and confirmed, or until their qualified successors have been appointed and confirmed.

Mr. Teal reviewed the process for appointing new members.

VI. PUBLIC COMMENTS

Chris Flagg, 220 E. Forsyth St. expressed a need for increased diversity on the DDRB, and suggested that a full time artist position should be included as a member of the Board.

Board member Udenze suggested adding an artist and a business person to the Board's membership.

It was noted that the Board is heavy on architects.

It was noted that the change would require a change to the current legislation.

VI. ADJOURNMENT

There being no further business, Chair Miller adjourned the meeting at approximately 5:17 p.m.

The next DDRB meeting is scheduled for Thursday, March 6, 2014, at 2:00 p.m.

Downtown Development Review Board (DDRB)

February 6, 2014

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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.