

Downtown Development Review Board (DDRB)

Downtown Investment Authority



City Hall 117 W. Duval Street
1st Floor Lynwood Roberts Room

Thursday, September 22, 2016 – 2:00 PM

Members:		Ex-Officio and Staff Distribution:	
Frederick Jones, Chairman		Bill Joyce, PW Chief Engineering & Construction Management	
Rafael Caldera, Board Member		Council Member, Aaron Bowman	
William J. Schilling, Jr. Board Member		Brad Thoburn, JTA Representative	
Joseph P Loretta, Board Member		Jim Bailey, DIA Representative	
Carol Worsham, Board Member		Jacob Gordon, DVI, Ex-Officio Member	
Craig Davisson, Board Member		Joel McEachin, Historic, Ex-Officio Member	
Trevor Lee, Board Member		Michael Sands, PW/Dev. Mgt., Ex-Officio Member	
Christian Harden, Board Member		Public Information Office, James Croft	
Ex-Officio and Staff Distribution:		Jason Teal, Assistant General Counsel	
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 August 25, 2016 DDRB Board Meeting Minutes		
	B. Election of Officers 1) Vice Chair		
	2) Secretary		
	C. DDRB-2016-011, Jacksonville Self Storage, (corner of S. Myrtle and Elder), request for conceptual approval		
III.	INFORMATION/DISCUSSION ITEMS Chairman		
	A. Workshop on Art work for U-Haul Building Downtown, 400 W. Ashley		
IV.	OLD BUSINESS – Chairman		
V.	NEW BUSINESS – Chairman		
VI.	PUBLIC COMMENTS – Chairman		
VII.	ADJOURNMENT – Chairman		
	Next Scheduled Meeting: (TBD October 20, 2016, tentative)		



Downtown Development Review Board (DDRB)

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

Thursday, September 22, 2016 - 2:00 p.m.

MEETING MINUTES

Board Members Present: Chair F. Jones, R. Caldera, C. Davisson, C. Harden, T. Lee, J. Loretta, B. Schilling and C. Worsham

Board Members Not Present: None

DIA Chairman Present: Jim Bailey

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

Representing Office of City Council: None

Representing Office of the Mayor: Johnny Gaffney

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

Meeting Convened: 2:07 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 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 DDRB August 25, 2016 Regular Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER LORETTA APPROVING THE DDRB AUGUST 25, 2016 REGULAR MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 8-0.

B. ELECTION OF OFFICERS FOR VICE CHAIR AND SECRETARY.

Jim Klement reported that the Nominating Committee met at 1:00 p.m. Members present were Caldera, Davisson and Jones and a recommended Loretta as Vice Chair and Davisson as Secretary. The Board can invite initial nominees. Chairman Jones inquired if there were any nominees or comments.

MOTION:

To approve Joseph Loretta as Vice Chair **All were in favor**

To approve Craig Davisson as Secretary **All were in favor**

C. DDRB 2016-011, JACKSONVILLE SELF STORAGE, (CORNER OF S. MYRTLE AND ELDER), REQUEST FOR CONCEPTUAL APPROVAL

Jim Klement brought forth Application 2016-11. The applicant is requesting Conceptual Approval and notes deviations addressing parking, height, and streetscape design and will be presented to the DDRB with the request for Final Approval.

Ryan Blaida, Connelly & Wicker Inc. Senior Project Manager and applicant provided a presentation. Daniel Farmer, Farmer Architecture President was present to answer any questions.

Board Member Worsham inquired if the project had to go through rezoning. Jim Klement responded that the overlay includes the entire site for the Brooklyn Overlay sub district and that sub district includes a permitted use. She also inquired about eliminating much pavement around the live oak tree.

Public Comment

Kerry Decker commented about the location of the retail space being moved out towards Myrtle for extra frontage. He also inquired if there was any consideration from the City for on-street parking along Myrtle and signage.

Board Member Davisson discussed concerns regarding west elevation and creating a fold transparency. Board Member Caldera concurred.

Board Member Loretta discussed the zoning allowing the use in the Brooklyn area. Jim Klement stated that the site has a dual zoning and has an unlimited height on a portion of it. The RMDC (multi-family single family use) carries a limit to a 45' height does allow extended heights with extended setbacks. There is an automatic relief allowed in the residential area.

Board Member Schilling concurred with Board Member Worsham by making that south entry either an in our out and create more room for greenspace for the live oak tree. Mr. Blaida stated

as a general rule, they placed two-way traffic back there because some people come from the north and some from the south.

Board Member Harden inquired about the site plan and the storefront windows on the third floor. He has concerns along the sidewalk creating a dead block. While there are several vacant sites along that stretch, more walkability would be in that area and appropriate lighting and landscaping will create more lighting and safeness. Mr. Blaida replied that they have not addressed lighting. The planning department intends to provide more direction for lighting the street for pedestrian areas. If the direction is to place streetlights in that greenspace, they will accommodate the recommendation. Chairman Jones concurred with Board Member Harden's perspective. He recommended applicant to incorporate more transparency.

Jim Klement reported that street lighting would be a part of the project and there is a standard for the lighting detail.

Chairman Jones asked were there any other stores in Jacksonville. Mr. Farmer stated that their client works with five (5) different management storage companies. They try to keep it generic until they actually sign the lease.

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER WORSHAM APPROVING DDRB 2016-011 JACKSONVILLE SELF STORAGE requested Conceptual Development Plans for the proposed warehouse project located at Myrtle Avenue and Elder Street with the following conditions:

- 1. The developer shall receive a deviation from *Sec.656.361.14-Height of Structures*, prior to Final Approval from the DDRB.**
- 2. The developer shall receive a deviation from *Sec.656.361.16.-Off-Street Parking Overlay* to reduce the required parking allowed prior to Final Approval from the DDRB.**
- 3. The developer shall receive a deviation if necessary, from *Sec.656.361.17 Surface Parking, Trash, Storage, and Loading Area Screening and Landscaping Requirements* prior to Final Approval from the DDRB.**
- 4. The developer shall receive a deviation from *Sec.656.361.18.- Transparency* to provide less than the required 50% transparency requirement for façade treatment on street frontage (Elder Street, Myrtle Avenue, and Elm Street) prior to Final Approval from the DDRB. The developer shall provide information for window treatment as well as lighting and pedestrian engagement.**
- 5. The developer shall relocate the retail to the Myrtle Avenue frontage.**
- 6. The developer shall provide a 6-foot wide sidewalk along the Myrtle Avenue frontage.**

- 7. The developer shall provide a lighting plan for the exterior of the Building for review prior to Final Approval of the development plan.**
- 8. The developer shall provide a landscape and streetscape plan showing the street lighting and fixture type for review prior to Final Approval of the development plan.**
- 9. The developer shall evaluate the design consideration of a “one-way drive” on the Elder Street frontage allowing additional green space around the existing tree (it is recommended that the applicant have an arborist evaluate the existing tree).**
- 10. The developer shall provide additional treatment on the West elevation façade (facing I-95) and the North building elevation façade (improving pedestrian engagement and visual approach).**

THE MOTION PASSED UNANIMOUSLY 8-0

III. INFORMATION DISCUSSION ITEMS

A. WORKSHOP-ART WORK FOR U-HAUL BUILDING DOWNTOWN , 400 W. ASHLEY STREET

Jim Klement gave an overview of Art Work on the existing U-Haul facility located on Ashley Street.

Shalon Lliard, U-Haul delivered a proposal to apply art work to the existing U-Haul building on the second and third floors of Ashley Street and Pearl Street.

Public Comments

None

The Board made relevant comments about the graphics, ensuring that legal feels that it was appropriate, involvement with Cultural Council about the public art and having staff assist U-Haul with what would be allowed by code.

Jason Teal commented that they would take a hard look at if exactly what this would be classified and then go the calculations in terms of are they after a maximum so will be the request in terms of special sign exception or Deviations of a waiver from the sign code.

The iconic truck on the top of the building incorporating images representing places in Jacksonville that people travel; also artistic in nature.

Dr. Johnny Gaffney complimented the Board on the dialogue to come to a resolution.

IV. OLD BUSINESS

None

V. NEW BUSINESS

None

VI. PUBLIC COMMENTS

None

VII. ADJOURNMENT

There being no further business, Chair Jones adjourned the meeting at approximately 3:31 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.