

Downtown Development Review Board (DDRB)

Downtown Investment Authority



Ed Ball Building, 214 N. Hogan Street
1st Floor Training Room

Thursday, February 18, 2016 – 2:00 PM

Members:		Ex-Officio and Staff Distribution:	
Rafael Caldera, Chairman		Bill Joyce, PW Chief Engineering & Construction Management	
Frederick Jones, Vice-Chair		Terry Sandeen, PW, Traffic Operations Division	
Joseph P Loretta, Secretary		Council Member, Albert Ferraro, Jax. Waterways Comm	
Carol Worsham, Board Member		Jacob Gordon, DVI, Ex-Officio Member	
Roland Udenze, Board Member		Joel McEachin, Historic, Ex-Officio Member	
Craig Davisson, Board Member		Michael Sands, PW/Dev. Mgt., Ex-Officio Member	
Greg Bruce, Board Member, Resigned			
Wiatt Bowers, Board Member			
Ex-Officio and Staff Distribution:			
Aundra Wallace, DIA CEO		J. Keith Brown, JTA Representative	
Jim Klement, DDRB Development Coordinator		Jim Bailey, DIA Representative	
Guy Parola, DIA Redevelopment Mgr.		Jason Teal, Assistant General Counsel	
Paul Crawford, OED Deputy Director		Public Information Office, James Croft	
		Karen Underwood, DDRB Executive Secretary	
I.	CALL TO ORDER – Chairman		
II.	ACTION ITEMS – Chairman		
	A. Approval of January 19, 2016 DDRB Board Meeting Minutes		
	B. DDRB-2016-02, Riverside Mixed Use, Coen Purvis request for Conceptual Approval		
	C. DDRB 2016-03, Riverplace Boulevard Bicycle & Pedestrian Improvement / Design, Nick Mousa request for: 1. Conceptual Approval and 2. Final Approval for a Deviation to <i>Sec.656.361.20.</i> -Streetscape Design Standards to provide an alternative streetscape		
	INFORMATION/DISCUSSION ITEMS Chairman		
	Discussion / Presentation of The DISTRICT, mixed use project, Southbank (JEA site)		
IV.	OLD BUSINESS – Chairman		
V.	NEW BUSINESS – Chairman		
VI.	PUBLIC COMMENTS – Chairman		
VII.	ADJOURNMENT – Chairman		
	Next Scheduled Meeting: (TBD March 10, 2016, tentative)		



MEETING MINUTES

Board Members Present: Chair R. Caldera, Vice Chair F. Jones, Secretary J. Loretta, W. Bowers, C. Davisson, R. Udenze

Board Members Not Present: C. Worsham

DIA Board Members Present: Chair J. Bailey

DIA Staff Present: Aundra Wallace, DIA Chief Executive Officer; Guy Parola, Redevelopment Manger; Jim Klement, Staff Liaison; and Karen Eiland, Executive Secretary

Representing Office of City Council: None

Representing Office of the Mayor: Dr. Johnny Gaffney, Boards & Commissions Liaison

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

Chairman Caldera convened the meeting with a quorum present and called the meeting to order at approximately 2:05 p.m.

Chairman Caldera 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 January 19, 2016 DDRB BOARD MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER UDENZE APPROVING THE JANUARY 19, 2016 DDRB MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 6-0.

B. DDRB 2016-02, RIVERSIDE MIXED USE REQUEST FOR CONCEPTUAL APPROVAL.

Mr. Klement reviewed the staff report dated February 18, 2016 for DDRB Application 2016-02 request for conceptual approval for the proposed residential and retail mixed use project.

Board Member Davisson recused himself as the developer is one of his clients.

Coen Purvis provided a presentation. Neil Gray provided the design concepts and was available to answer any questions.

Chairman Caldera called for comments from the public and noted that no requests to speak were received.

The Board Members made relevant comments.

A MOTION WAS MADE BY BOARD MEMBER BOWERS AND SECONDED BY BOARD MEMBER LORETTA APPROVING DDRB 2016-02, RIVERSIDE MIXED USE REQUEST FOR CONCEPTUAL REVIEW

- 1. The developer shall receive a deviation from *Sec.656.361.14. - River Views and Height of Buildings and Structures* to exceed a 60 foot building height limitation, 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 416 vehicle parking spaces to provide 350 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.**

Please note: the Board also requested that the applicant provide particular attention to providing clarifying information regarding the following items in future presentations: color scheme of final exterior finishes, shared parking issues, plaza design on the Riverside Avenue frontage, relationship of existing multifamily building in context to the proposed building and the spatial relationship and distances between the existing and proposed buildings, and on street parking opportunities.

THE MOTION PASSED 5-0-1 (Board Member Davisson recused).

C. DDRB 2016-03 RIVERPLACE BOULEVARD BICYCLE & PEDESTRIAN IMPROVEMENT/DESIGN, NICK MOUSA REQUEST FOR CONCEPTUAL APPROVAL

Jim Klement reviewed the staff report dated February 18, 2016 for DDRB Application 2016-03 request for conceptual review.

Nicholas Mousa, Managing Principal, JBC Planning & Engineering, LLC provided a presentation along with Peter Sechler, Community Solutions Group.

Chairman Caldera called for comments from the public and noted that no requests to speak were received.

The Board Members made relevant comments.

Board Member Bowers was excused at 3:25 p.m.

Jim Klement stated that the recommendation from staff was for a conceptual approval as the final approval would not be addressed at this time and presented at a future date

A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BY BOARD MEMBER DAVISSON APPROVING CONCEPTUAL APPROVAL FOCUSING ON THE STREETScape AND ALTERNATIVE IMPROVEMENTS INCLUDING WAYFINDING, PUBLIC ART, TRANSIT LANES, LANE WIDTH DESIGNS, BIKE LANES, SIDEWALK TREATMENTS, AND MUCH MORE, PROPOSING A UNIQUE REDESIGN FOR THAT PORTION OF RIVERPLACE BOULEVARD. THE MOTION PASSED UNANIMOUSLY 5-0.

The Board recessed at 3:45 p.m. and resumed the meeting at 3:50 p.m.

Chairman Caldera was excused at 3:45 and Vice Chairman Jones proceeded as the Chair during his absence.

III. INFORMATION/DISCUSSION ITEMS

Presentation of The DISTRICT, mixed use project, Southbank (JEA Site)

Michael Munz, President Dalton Agency, Mike Balanky, President of Chase Properties and Kent Knight Design Architect for Project provided a presentation.

Jason Teal advised the Board that this project was provided for information. He also informed the Board that the clients will return in terms of conceptual and final review at a later date.

The Board asked questions related to the project.

CEO Wallace proposed to include a Master Design book to be approved by the Board so the development team would not have to continuously come back through the DDRB process.

Jason Teal stated that the Ordinance Code specifies how to deal with multi-phased developments.

IV. OLD BUSINESS

Chairman Caldera inquired about the Design Guidelines Standards.

V. NEW BUSINESS

None

VI. PUBLIC COMMENT

None

VII. ADJOURNMENT

There being no further business, Chair Caldera adjourned the meeting at approximately 4:43 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.