



City Hall at St. James
117 West Duval St., 1st Floor
Lynwood Roberts Room

Thursday, October 3, 2013 - 2:00 p.m.

Members:		Ex-Officio and Staff Distribution:	
Timothy Miller, Chairman		Bill Joyce, PW Chief Engineering & Construction,	
Logan Rink, Secretary		Traffic Operations Division	
Andy Sikes, Board Member		Don Redman, Member of Council, District 4	
Montasser (Monty) Selim, Board Member		Scott Shine, Jacksonville Waterways Commission	
Chris Flagg, Board Member		James Boyle, JTA Representative	
Rafael Caldera, Board Member		Vickie Drake, Ex-Officio Member	
Carol Worsham, Board Member		Terry Lorince, Ex-Officio Member	
Craig Davisson, Board Member		William Lyle, Ex-Officio Member	
Roland Udenze, Board Member		Joel McEachin, Ex-Officio Member	
		Michael Sands, Ex-Officio Member	
Ex-Officio and Staff Distribution:		Jim Bailey, DIA Representative	
Ted Carter, OED Executive Director		David DeCamp, Public Information Office	
Paul Crawford, OED Deputy Director		J. Keith Brown, JTA Representative	
Alex Rudzinski, OED Director of Development		Michelle Stephens, DDRB Recording Secretary	
Jim Klement, OED Staff Liaison		Jason Teal, assistant General Counsel	
I. CALL TO ORDER – Chairman Miller			
II. ACTION ITEMS – Chairman Miller			
Approval of the September 5, 2013 Meeting Minutes			
Approval of the August 15, 2013 Nominating Committee Meeting Minutes			
DDRB 2013-020, Request for Final Review - Planning and Development Report WLD-13-07 Application for Waiver of Liquor Distance			
DDRB 2013-011, Request for Final Review – Beaver Street Villas, Clara White Mission			
DDRB-2013-018, Request for Conceptual Review – Madison Landing			
DDRB-2013-019, Request for Deviations to Landscape Requirements – Salvation Army Commercial Surface Parking Lot			
Nominating Committee to select Vice Chair and Secretary			
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, November 7, 2013 at 2:00 p.m.



MEETING MINUTES

Board Members Present: Chairman T. Miller, C. Flagg, A. Sikes, C. Davisson, M. Selim, C. Worsham, L. Rink, and R. Caldera

Board Members Not Present: R. Udenze

OED Staff Present: Alex Rudzinski, Office of Economic Development; Jim Klement, Staff Liaison; and Karen Underwood, 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 2:03 p.m. He asked anyone wishing to speak on a particular project to complete a public speaker card. Chair Miller 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

APPROVAL OF THE SEPTEMBER 5, 2013 DDRB MEETING MINUTES

A revision was noted to the September 5, 2013 meeting minutes on page 5, first paragraph under “DDRB 2013-017” header. Board member M. Selim did not have ex-parte communications with the applicant.

THE SEPTEMBER 5, 2013 DDRB MEETING MINUTES WERE APPROVED UNANIMOUSLY 8-0, AS AMENDED.

APPROVAL OF THE AUGUST 15, 2013 NOMINATING COMMITTEE MEETING MINUTES

A revision was noted to the August 15, 2013 Nominating Committee Meeting Minutes, last sentence noting that Chair Miller was not present and therefore did not adjourn the meeting.

THE AUGUST 15, 2013 NOMINATING COMMITTEE MEETING MINUTES WERE APPROVED UNANIMOUSLY 8-0, AS AMENDED.

DDRB 2013-020, REQUEST FOR FINAL REVIEW – PLANNING AND DEVELOPMENT REPORT WLD-13-07 APPLICATION FOR WAIVER OF LIQUOR LICENSE

Mr. Klement reviewed the project report dated October 3, 2013. He introduced Mr. Samuel Linn, Agent for the project who provided an overview of the request.

A MOTION WAS MADE BY BOARD MEMBER A. SIKES AND SECONDED BY BOARD MEMBER C. WORSHAM APPROVING WAIVER OF MINIMUM DISTANCE REQUIREMENTS FOR LIQUOR LICENSE LOCATION, (WLD-13-07, REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT), DDRB 2013-020 TO REDUCE THE REQUIRED MINIMUM DISTANCE BETWEEN LIQUOR LICENSE LOCATION AND A CHURCH, SCHOOL, OR ADULT ENTERTAINMENT FACILITY FROM 1,500 FEET TO 750 FEET AT THE 115 WEST ADAMS STREET LOCATION. THE MOTION PASSED UNANIMOUSLY 8-0.

Mr. Dick Jackson (address on file) commented that he would like to see a smoother application process for approvals for project requests in general related to downtown.

DDRB 2013-011, REQUEST FOR FINAL REVIEW – BEAVER STREET VILLAS, CLARA WHITE MISSION

Mr. Klement reviewed the project report dated October 3, 2013. He introduced Mr. Michael Montoya, Project Manager with Reynolds, Smith and Hills, Inc., who provided an overview of the project. Ms. JuCoby Pittman, CEO and President Clara White Mission was also present and provided a brief overview of their mission.

It was noted that the building is designated a structure of historical significance and a landmark structure. As such, Mr. Teal reviewed the Ordinance Code and process as it relates to the Jacksonville Historical Preservation Commission and the project.

Board member Flagg suggested that the standards city wide should be reviewed. Mr. Klement agreed suggesting that the DDRB could hold a workshop in the near future to review the standards in addition to any other items of interest to the Board.

A MOTION WAS MADE BY BOARD MEMBER M. SELIM AND SECONDED BY BOARD MEMBER A. SIKES APPROVING DEVIATIONS FOR DDRB 2013-011, BEAVER STREET VILLAS, CLARA WHITE MISSION FOR A DEVIATION TO THE OFF-STREET PARKING OVERLAY REQUIREMENTS, SECTION 656.361.16.-OFF-STREET PARKING OVERLAY, TO REDUCE THE PARKING REQUIREMENT FROM 8 VEHICLE SPACES TO 0 VEHICLE PARKING SPACES. NOTE: APPLICANT TO PROVIDE 2 HANDICAP SPACES ON SITE. THE MOTION PASSED UNANIMOUSLY 8-0.

A MOTION WAS MADE BY BOARD MEMBER A. SIKES AND SECONDED BY BOARD MEMBER C. WORSHAM APPROVING DEVIATIONS FOR DDRB 2013-011, BEAVER STREET VILLAS, CLARA WHITE MISSION FOR A DEVIATION TO THE TRANSPARENCY REQUIREMENTS, SECTION 656.361.18.-TRANSPARENCY, FOR THE BEAVER STREET FRONTAGE REDUCING THE TRANSPARENCY REQUIREMENT FROM THE REQUIRED 50% TRANSPARENCY TO 21% TRANSPARENCY PROVIDED. THE MOTION PASSED UNANIMOUSLY 8-0.

A MOTION WAS MADE BY BOARD MEMBER C. FLAGG AND SECONDED BY BOARD MEMBER L. RINK GRANTING FINAL APPROVAL FOR DDRB 2013-011, BEAVER STREET VILLAS, CLARA WHITE MISSION, SUBJECT TO TWO CONDITIONS: 1) THE APPLICANT SHOWING COMPLIANCE WITH DOWNTOWN DRI DEVELOPMENT FROM THE OFFICE OF ECONOMIC DEVELOPMENT PRIOR TO PERMIT SUBMITTAL FOR 10 SET REVIEW 2) THE APPLICANT SHOWING COMPLIANCE WITH THE CITY OF JACKSONVILLE HISTORICAL PRESERVATION REQUIREMENTS PRIOR TO PERMIT SUBMITTAL FOR 10 SET REVIEW. THE MOTION PASSED UNANIMOUSLY 8-0.

DDRB 2013-018, REQUEST FOR CONCEPTUAL REVIEW – MADISON LANDING

Mr. Klement reviewed the project report dated October 3, 2013. He introduced Mr. Stacy Banach with American Realty Development, who provided an overview of the project.

A MOTION WAS MADE BY BOARD MEMBER A. SIKES AND SECONDED BY BOARD MEMBER C. WORSHAM GRANTING CONCEPTUAL APPROVAL FOR APPLICATION DDRB 2013-018, MADISON LANDING RESIDENTIAL DEVELOPMENT, SUBJECT TO THE 5 CONDITIONS NOTED BELOW. THE MOTION PASSED 7-0-1 (BOARD MEMBER CALDERA VOTED IN OPPOSITION OF THE MOTION.)

- 1. Applicant to show compliance with the Off-Street Parking Overlay requirements including documentation and calculations, or receive a deviation to Section 656.361.16.- Off-street Parking Overlay to reduce the parking space requirements prior to DDRB final approval.**
- 2. Applicant to show compliance with the Transparency requirements including documentation and calculations, or receive a deviation to Section 656.361.18 Transparency for West Ashley, Church, and North Pearl Street frontages prior to DDRB final approval.**
- 3. Applicant to show compliance with the Streetscape Design Standards, or if deviating from the standards, receive a deviation to Section 656.361.20.-Streetscape Design Standards for West Ashley, Church, and North Pearl Street frontage requirements prior to DDRB final approval.**

4. **Applicant to show compliance with Downtown DRI Development Order conditions, including allocation of development rights from the Office of Economic Development prior to DDRB final approval.**
5. **Applicant to provide documentation confirming approval of solid waste disposal solution for the proposed project, allowing for dumpster pick-up in the North Pearl Street right-of-way.**

DDRB 2013-019, REQUEST FOR DEVIATIONS TO LANDSCAPE REQUIREMENTS – SALVATION ARMY COMMERCIAL SURFACE PARKING LOT

Mr. Klement reviewed the project report dated October 3, 2013. He introduced Major Thomas McWilliams, Mr. Brian Vantwerp and David Vickers, property representatives, who provided an overview of the project.

The Board suggested a workshop was in order to further review aspects of the request/project. Board member C. Worsham agreed to chair a sub-committee workshop to further review the project site plan prior to final approval along with Board member C. Flagg and Board member C. Davidson.

A MOTION WAS MADE BY BOARD MEMBER R. CALDERA AND SECONDED BY BOARD MEMBER C. WORSHAM GRANTING FINAL APPROVAL OF DDRB 2013-019, REQUEST FOR FINAL APPROVAL FOR DEVIATIONS TO SECTION 656.361.17.-SURFACE PARKING, TRASH, STORAGE, AND LOADING AREA SCREENING AND LANDSCAPING REQUIREMENTS MODIFYING LANDSCAPE SCREENING REQUIREMENTS FOR THE SALVATION ARMY COMMERCIAL SURFACE PARKING LOT LOCATED AT MAIN, EAST CHURCH, OCEAN AND EAST DUVAL STREETS, SUBJECT TO THE CONDITION THAT THE APPLICANT MAKE SURFACE PARKING LOT IMPROVEMENTS THAT INCLUDE A REVISED SITE PLAN THAT INCLUDES ADDITIONAL PLANTING AREA ALONG MAIN STREET FRONTAGE, ADDITIONAL PLANT MATERIAL ALONG CHURCH STREET FRONTAGE, AND INVESTIGATION OF ANGLE PARKING. THE REVISED SITE PLAN SHALL BE SUBJECT TO FINAL APPROVAL OF A SUB-COMMITTEE WORKSHOP CHAIRED BY CAROL WORSHAM AND ATTENDED BY BOARD MEMBER CHRIS FLAGG AND BOARD MEMBER CRAIG DAVIDSON. THE MOTION PASSED UNANIMOUSLY 8-0.

NOMINATING COMMITTEE TO SELECT VICE CHAIR AND SECRETARY

Per Section 4.2 of the DDRB Bylaws, the Nominating Committee met on August 19, 2013, to discuss a slate for Vice Chair and Secretary. At the meeting, a motion was made by Board member C. Worsham and seconded by Board member R. Caldera nominating Board member R. Caldera or Board member L. Rink as Vice Chair of the DDRB. A motion was made by Board member C. Worsham and seconded by Board member R. Caldera nominating Board member C. Davisson or Board member R. Caldera as Secretary of the DDRB.

The floor was opened for additional nominations for Vice Chair. Board member L. Rink advised that he would like to withdraw his name for nomination of Vice Chair.

The board voted unanimously to elect Board member R. Caldera as Vice Chair of the DDRB.

The floor was opened for additional nominations for Secretary. Board member C. Flagg nominated Board member C. Worsham for Secretary of the DDRB. Board member C. Worsham respectfully declined.

The board voted unanimously to elect Board member C. Davisson as Secretary of the DDRB.

III. INFORMATION/DISCUSSION ITEMS

IV. OLD BUSINESS

No old business was discussed.

V. NEW BUSINESS

No new business was discussed.

VI. PUBLIC COMMENTS

There were no public comments.

VI. ADJOURNMENT

There being no further business, Chair Miller adjourned the meeting at approximately 4:54 p.m.

The next DDRB meeting is scheduled for Thursday, November 7, 2013, at 2:00 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.