



**Downtown Development Review Board (DDRB)**  
**117 W. Duval Street**  
**Don Davis Room**  
**First Floor, City Hall @ St. James Building**  
**Jacksonville, FL. 32202**

**Thursday, April 11, 2019 – 1:30 PM**

<b>Members:</b>	<b>Ex-Officio and Staff Distribution:</b>
William J. Schilling Jr., Chairman	Council President, Aaron Bowman, District 3
Trevor Lee, Vice Chairman	Council Member, Greg Anderson, At Large Grp 4
Christian Harden, Secretary	Council Member, Reggie Gaffney, District 7
J Brent Allen, Esq. Board Member	Council Member & JWW Chair, Lori Boyer, Dist.5
Craig Davisson, Board Member	Nathaniel Ford, JTA CEO
Brenna Durden, Esq. Board Member	Terry Durand-Stuebben, Chair, DVI
Frederick Jones, Board Member	Tom Goldsbury, Building Official
Joseph Loretta, Board Member	Bill Killingsworth, Director Planning and Dev.
	Chris LeDew, Traffic Engineer
<b>Staff Distribution:</b>	Jack C. Demetree, III, Vice Chair, JHPC
Brian Hughes, Mayor’s Chief of Staff and Interim CEO	Jeff Sheffield, Executive Director North FL TPO
Guy Parola, DIA Operations Mgr.	Honorable Darryl Willie, DCSB
Jim Klement, DDRB Development Coordinator	Diane Hutchings, Chair, North FL TPO
Karen Underwood-Eiland, DDRB Executive Secretary	Jacob Gordon, CEO, DVI
<b>Office of General Counsel: Jason Teal, Esq.</b>	Jim Bailey, DIA Chair
<b>I. CALL TO ORDER – Chairman</b>	
<b>II. ACTION ITEMS – Chairman</b>	
	A. Approval of the March 14, 2019 DDRB Regular Meeting Minutes
	B. DDRB 2019-004, 530 West Union Street, Conceptual/Review
	C. Resolution 2019-04-01: Recommending that City Council adopt Ordinances 2019-0195 and 2019-0196
	D. Resolution 2019-04-02: Recommending that City Council adopt Ordinance 2019-0197 <i>Note: Quasi-judicial</i>
<b>III. INFORMATION/DISCUSSION ITEMS Chairman</b>	
<b>IV. OLD BUSINESS – Chairman</b>	
<b>V. NEW BUSINESS – Chairman</b>	
<b>VI. PUBLIC COMMENTS – Chairman</b>	
<b>VII. ADJOURNMENT – Chairman</b>	<b>Next Scheduled Meeting: (Thursday, May 9, 2019)</b>



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**1<sup>st</sup> Floor, Don Davis Room**  
**Jacksonville, FL. 32202**  
*Thursday, April 11, 2019 - 1:30 p.m.*

**MEETING MINUTES**

**Board Members Present:** B. Schilling, Chair; T. Lee, Vice Chair; J. Brent Allen, Esq.; C. Davisson; B. Durden, Esq.; and J. Loretta

**Board Members Not Present:** C. Harden, Secretary and Frederick Jones

**DIA Staff Present:** Guy Parola, Operations Manager, Karen Underwood-Eiland, Executive Assistant

**Representing Office of the Mayor:** Dr. Johnny Gaffney

**Representing Office of City Council:** Greg Anderson and Lori Boyer, District 5

**Representing Office of General Counsel:** Jason Teal, Esq.

**I. CALL TO ORDER**

**Meeting Convened: 1:30 p.m.**

Chairman Schilling called the meeting to order at 1:30 p.m., and the members identified themselves for the record.

Chairman Schilling asked anyone wishing to speak on a particular project to complete a public speaker card and to provide them to Karen. He also reminded Board Members to disclose 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 MARCH 14, 2019 DDRB MEETING MINUTES.**

**A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER LORETTA TO APPROVE THE MARCH 14, 2019, DDRB MINUTES.**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**B. RESOLUTION 2019-04-01: RECOMMENDING THAT CITY COUNCIL  
ADOPT ORDINANCES 2019-0195 AND ORDINANCE 2019-0196**

**RESOLUTION 2019-04-01**

**A RESOLUTION OF THE DOWNTOWN DEVELOPMENT AND REVIEW BOARD RECOMMENDING TO CITY COUNCIL THAT THEY ADOPT ORDINANCES 2019-0195 AND 2019-0196; FINDING THAT THE ORDINANCES ARE CONSISTENT WITH AND IN FURTHERANCE OF THE NORTH BANK AND SOUTHSIDE COMMUNITY REDEVELOPMENT AREA PLANS; FINDING THAT THE ORDINANCES ARE CONSISTENT WITH AND IN FURTHERANCE OF THE CITY OF JACKSONVILLE 2030 COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.**

Guy Parola reported that a lunch and learn was held December 18, 2018 regarding the development guidelines updates.

Council Member Boyer provided a presentation of the Downtown Overlay Update to the Board.

**A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER ALLEN APPROVING RESOLUTION 2019-04-01 TO ADOPT ORDINANCE 2019-0195 TEXT AMENDMENT TO THE COMPREHENSIVE PLAN, THE TRANSPORTATION ELEMENT.**

**THE MOTION PASSED 5-0-1 (Member Davisson Abstaining)**

Ordinance 2019-0196 effectuates the changes to the Downtown Development Standards

**A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER DURDEN APPROVING RESOLUTION 2019-04-01 TO ADOPT ORDINANCE 2019-196 UPDATE OF THE DOWNTOWN ZONING OVERLAY.**

**THE MOTION PASSED 5-0-1 (Member Davisson Abstaining)**

**C. RESOLUTION 2019-04-02: RECOMMENDING THAT CITY COUNCIL ADOPT ORDINANCE 2019-0197: NOTE: QUASI JUDICIAL**

**RESOLUTION 2019-04-02**

**A RESOLUTION OF THE DOWNTOWN DEVELOPMENT AND REVIEW BOARD RECOMMENDING TO CITY COUNCIL THAT THEY ADOPT ORDINANCE 2019-0197; FINDING THAT THE ORDINANCE IS CONSISTENT WITH AND IN FURTHERANCE OF THE NORTH BANK AND SOUTHSIDE COMMUNITY REDEVELOPMENT AREA PLANS; FINDING THAT ORDINANCE 2019-0197 AND THE REZONING IT EFFECTUATES ARE CONSISTENT WITH THE JACKSONVILLE 2030 COMPREHENSIVE PLAN; FINDING THAT ORDINANCE 2019-0197 AND THE REZONING IT EFFECTUATES FURTHER THE GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN; FINDING THAT ORDINANCE 2019-0197 AND THE REZONING IT EFFECTUATES ARE NOT IN CONFLICT WITH ANY PORTION OF THE CITY'S LAND USE REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE.**

Ordinance 2019-0197 effectuates the rezoning of approximately 980 acres to the CCBD. Not being rezoned are existing CCBD properties and PUD's

**A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER ALLEN APPROVING RESOLUTION 2019-04-02: RECOMMENDING THAT CITY COUNCIL ADOPT ORDINANCE 2019-0197.**

**THE MOTION PASSED 5-0-1 (Member Durden Abstaining)**

Council Member Boyer thanked the Board for their time and reminded them to contact her before early May for any comments or concerns.

**D. DDRB 2019-004 530 WEST UNION STREET, CONCEPTUAL REVIEW**

Guy Parola provided the staff review for DDRB Application 2019-004 which is requesting conceptual approval for the redevelopment of a vacant building in the LaVilla area.

Board Member Loretta, Genesis group provided a presentation. Their group came before the board in December for conceptual approval.

Council Member Anderson stated this would be an improvement.

Vice Chairman Lee appreciates the rehab nature of the project by making it better without having to tear everything down.

Board Member Davisson stated that the site is almost identical to the Goodyear.

**A MOTION WAS MADE BY BOARD MEMBER LEE AND SECONDED BY BOARD MEMBER DAVISSON RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2019-004 WITH THE FOLLOWING RECOMMENDATIONS:**

- (1) A knee wall with faux wrought iron style fencing be constructed along Union Street, similar to the one to the site's east. Further, the knee wall and faux wrought iron fencing should be extended along the site's Broad Street frontage as well. The existing sidewalk widths are not to be reduced.
- (2) The applicant provide perimeter landscaping along its west (Broad Street) side that meets the minimum landscaping requirements; the applicant provide an alternative landscape plan, subject to DDRB approval.
- (3) The applicant provide an alternative landscape plan for the site's north (Union Street) frontage that incorporates shade trees, recognizing that a previous recommendation by staff for a knee wall may hinder an ability of the applicant to meet landscaping requirements.
- (4) Should minimum landscaping requirements along the site's eastern boundary no be met, the applicant will provide an alternative landscaping plan for DDRB approval.
- (5) The dumpster is to be screened and enclosed so as to not be visible from a right-of-way or an ADJOINING PROPERTY.

**The Motion passed 5-0-0**

**III. INFORMATION ITEMS**

Glenn Weiss, Director of the Public Art Program with the Cultural Council and Mason Martin Project manager provided a presentation of the DIA Urban Art Façade and Streetscape program.

**A MOTION WAS MADE BY BOARD MEMBER LEE AND SECONDED BY BOARD MEMBER LORETTA APPROVING DESIGN APPROVAL OF MURAL BY YA L'FORD FOR EAST INDEPENDENT DRIVE WITH THE FOLLOWING CONDITION:**

- 1. THAT THEY INVESTIGATE THE EXTENSION OF THE ARTWORK TO THAT SUPPORTING COLUMN INSTEAD IT IS EXTENDED THERE IF FEASIBLE.**

**THE MOTION PASSED UNANIMOUSLY 6-0-0.**

**IV. OLD BUSINESS**

NONE

**V. NEW BUSINESS**

NONE

**VI. PUBLIC COMMENTS**

NONE

**VII. ADJOURNMENT**

There being no further business, Chairman Schilling adjourned the meeting at approximately 3:30 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-Eiland, Downtown Investment Authority at (904) 255-5302 or by email at [karenu@coj.net](mailto:karenu@coj.net).