



**Downtown Development Review Board (DDRB)**

**City Hall @ St. James Building, 117 W. Duval Street  
1<sup>st</sup> Floor Don Davis Room**

**Thursday, February 16, 2017 – 2:00 PM**

<b>Members:</b>		<b>Ex-Officio and Staff Distribution:</b>	
Frederick Jones, Chairman		Bill Joyce, Public Works Department	
Joseph P Loretta, Vice Chairman		Council Member, Aaron Bowman	
Craig Davisson, Secretary		Brad Thoburn, JTA Representative	
Rafael Caldera, Board Member		Jacob Gordon, DVI, Ex-Officio Member	
William J. Schilling, Jr. Board Member		Michael Sands, PW/Dev. Mgt., Ex-Officio Member	
Carol Worsham, Board Member		Public Information Office, James Croft	
Trevor Lee, Board Member			
Christian Harden, Board Member			
<b>Staff Distribution:</b>		<b>Office of General Counsel: Jason Teal, Esq.</b>	
Aundra Wallace, DIA CEO			
Jim Klement, DDRB Development Coordinator			
Guy Parola, DIA Redevelopment Mgr.			
Karen Underwood-Eiland, DDRB Executive Secretary			
<b>I.</b>	<b>CALL TO ORDER – Chairman</b>		
<b>II.</b>	<b>ACTION ITEMS – Chairman</b>		
	A. Approval of January 19, 2017 DDRB Meeting Minutes		
	B. DDRB 2017-001 Baptist Hospital, Special Sign Exception for monument signs		
	C. DDRB 2017-003 Doro mixed use, Request for conceptual approval		
<b>III.</b>	<b>INFORMATION/DISCUSSION ITEMS Chairman</b>		
	A. Liberty Street update		
	B. Jacksonville Regional Transportation Center workshop		
<b>IV.</b>	<b>OLD BUSINESS – Chairman</b>		
<b>V.</b>	<b>NEW BUSINESS – Chairman</b>		
<b>VI.</b>	<b>PUBLIC COMMENTS – Chairman</b>		
<b>VII.</b>	<b>ADJOURNMENT – Chairman</b>		
	Next Scheduled Meeting: March 16, 2017		



**Downtown Development Review Board (DDRB)**

**City Hall at St. James Building, 117 W. Duval Street**  
**Don Davis Room, 1st Floor**

*Thursday, February 16, 2017 - 2:00 p.m.*

**MEETING MINUTES**

**Board Members Present:** F. Jones, Chair; R. Caldera, C. Davisson; C. Harden; T. Lee; C. Worsham

**Board Members Not Present:** J. Loretta Vice Chair, and W. Schilling

**DIA Chairman Present:** None

**DIA Staff Present:** Jim Klement, Development Coordinator and Karen Eiland

**Representing Office of City Council:** Council Member Aaron Bowman

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

**Representing Office of General Counsel:** Jason Teal

**I. CALL TO ORDER**

**Meeting Convened: 2:00 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 give to Karen Underwood. He 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**

**A. APPROVAL OF THE JANUARY 19, 2017 DDRB MEETING MINUTES**

**A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER DAVISSON APPROVING THE JANUARY 19, 2017 DDRB MEETING MINUTES.**

**THE MOTION PASSED UNANIMOUSLY 6-0**

**B. DDRB APPLICATION 2017-001: BAPTIST HOSPITAL, SPECIAL SIGN EXCEPTION FOR MONUMENT SIGNS**

Jim Klement reviewed the report and provided a summary of the background of the project. The applicant is proposing a total of four (4) monument signs at the 1650 Prudential Drive DuPont Center Building address.

Brett McKee, Director of Property Management, Baptist Health discussed the proposed changes. With the increase of medical demands the patient population was experiencing public challenges finding Baptist locations. A presentation was provided along with a sample of the sign materials.

The floor was opened for public comments and then closed due to no public comments.

Comments from the Board

- Jason Teal commented that the reason for the special sign exception does not have so much to do the square footage so much as the type of sign.

**A MOTION WAS MADE BY BOARD MEMBER T. LEE AND SECONDED BY BOARD MEMBER R. CALDERA GRANTING FINAL APPROVAL OF DDRB 2017-001, BAPTIST HEALTH, DUPONT CENTER BUILDINGS, SOUTHBANK 1650 PRUDENTIAL DRIVE, JACKSONVILLE, FLORIDA REQUEST OF THE FOLLOWING SIGNS:**

- 1. One monument sign located at the east entrance 48.75 sq. ft. (Map ID # 1)**
- 2. One monument sign located at the west entrance 48.75 sq. ft. (Map ID # 2)**
- 3. One monument sign located interior to the site within the parking area 37.9 sq. ft. (Map ID # 3)**
- 4. Modification of One monument sign located at the center of the plaza, between the buildings, replacing / modifying existing sign 108 sq. ft. (Map ID # 4)**

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

**C. DDRB 2017-003 DORO MIXED USE, REQUEST FOR CONCEPTUAL APPROVAL**

Jim Klement reviewed the report and provided a summary of the background of the project. The proposed development is a master plan for the entire block bound by Lafayette Street, E. Adams Street, A. Philip Randolph Boulevard and E. Forsyth St, a private street.

Wyman Duggan, Rogers/Towers Attorneys at Law represented the applicant and provided a presentation. The developers and the sign team were available to answer any questions.

The floor was opened for public comments and then closed due to no public comments.

Comments from the Board Members.

- Discussion of stadium parking lots
- Frontage on LaFayette Street seeking an Urban site
- Jason Teal commented that the uses are designated by the underlying zoning as to what types uses can go in for that particular zoning and the overlay offers incentive uses.

**A MOTION WAS MADE BY BOARD MEMBER LEE AND SECONDED BY BOARD MEMBER WORSHAM GRANTING CONCEPTUAL APPROVAL OF DDRB 2017-003, DORO MIXED USE OF A MULTI-PHASE SUBJECT TO CONDITIONS IN THE STAFF REPORT AND DDRB BOARD MEMBER COMMENTS AS FOLLOWS:**

- 1. The developer shall receive a deviation to §656.361.16 *Off-Street Parking Overlay* to reduce the parking requirement prior to DDRB Final Approval. The applicant shall prepare a graphic showing surrounding availability of parking for the project and provide discussion with respect to both individual event parking needs and events in concert with multiple event parking needs and solutions, for example; sports events in the stadium, arena, and baseball grounds.**
- 2. The developer shall receive a deviation to §656.361.17 *Surface Parking, trash, storage and Loading Area Screening and Landscaping Requirements* to provide an alternate surface parking screening prior to DDRB Final Approval. The developer shall show graphics of the alternate screening for the interim surface parking and trash and storage and loading areas on site along with descriptions and materials schedules.**
- 3. The developer shall provide calculations and graphic showing compliance with the transparency requirements for building with street frontage or the developer shall receive a deviation to §656.361.18 *Transparency* prior to DDRB Final Approval.**
- 4. The developer shall receive a deviation to §656.361.20 *Streetscape Design Standards* to allow an alternate design to the landscape requirements prior to DDRB Final Approval. The applicant shall show graphics of existing conditions and proposed alternate streetscape design for the public street frontage abutting the project. The project shall show lighting treatments and where applicable hardscape and landscape treatment.**
- 5. The developer shall show general sign and wayfinding graphics for the project and provide building lighting standards including performance requirements and “cut sheets” for exterior finishes as well as landscape and hardscape schedules.**

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

### **III. INFORMATION/DISCUSSION ITEMS**

#### **A. LIBERTY STREET AND COASTLINE DRIVE BRIDGES UPDATE – TOM FALLIN**

Tom Fallin Chief of Engineering Construction Management, Public Works gave an overview of Liberty Street Update.

Board member asked information below:

Board Member Davisson asked once the existing deck is removed does the city still retains entitlement to develop on the water. Mr. Fallin stated that there is a portion that the city would have use of. There was some discussions about being able to do something in that space and it was determined that it was not the appropriate time.

Board Member Caldera understands the safety issue. He indicated this was an opportunity to do something grand.

Chairman Jones appreciated the pedestrian plaza. He commented about the cul de sac roads and asked if that should be all Riverwalk.

Board Member Davisson referenced the Riverwalk and asked what standards are being followed by the number of trees, handrails, walkways and was there any greenspace. Mr. Fallin responded that there is an existing Riverwalk design guide that was formulated specifically for the Northbank Riverwalk. The RFP has to comply with all of the provisions of that design guide.

Board Member Harden inquired about the structure of the piling being removed down to a certain depth. Mr. Fallin responded that there were two provisions in the RFP: The first will enable the contractor to remove the pile completely. It was specifically written such they would not preclude for future marina use.

Mr. Fallin stated the city has programmed in its 5 year CIP (2021 or 2122) about 4 Million dollars for the demolition of the old county Courthouse.

The Board thanked Mr. Fallin for the presentation.

#### **B. JACKSONVILLE REGIONAL TRANSPORTATION CENTER WORKSHOP**

Jim Klement reported that the applicant received conceptual approval at the last meeting. A workshop was intended to continue to update the Board prior to April meeting for Final approval.

Allan Iosue, Pond & Company - Michael Baker International; was present along with David Tudryn and Richard Fangmann.

Mr. Iosue addressed concerns that were heard at the last meeting and provided an overview of their presentation. A handout was provided to the Board Members to mark up and send back to them.

Board Member Caldera commented about the site plan and the bridge. The applicant stated that they would continue to work with the contractor to come up with a valued engineered solution and hope to have something more robust next time.

Board Member Worsham stated that the bridge entrance and gateway is very important from I-95.

Board Member Davisson commented that the development of the streetscape standards and site furnishing could be taken a step further well above and beyond our city standards. Not fully understanding how the upper plaza lower plaza engagement happens. There is an opportunity there that has not been developed yet.

Board Member Harden commented that the pedestrian crossings looks like a beige brick paver.

Dr. Gaffney stated that it will be a beautiful project.

#### **IV. OLD BUSINESS**

Christian Harden concurred with Board Member Loretta's comment about the city looking into a pc tablet during the meeting to reduce the paperwork.

#### **V. NEW BUSINESS**

Jim Klement stated that the next meeting is scheduled on March 16<sup>th</sup>.

Board Member Caldera stated that his comments about JRTC were architectural.

#### **VI. PUBLIC COMMENTS**

Dr. Gaffney heavily encouraged Council Member Bowman to inform the Council how engaged the DDRB was. He highly commended the DDRB members for the job that they are doing.

#### **VII. ADJOURNMENT**

There being no further business, Chairman Jones adjourned the meeting at approximately 4:04 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) 630-3492 or by email at [karenu@coj.net](mailto:karenu@coj.net).