



DOWNTOWN DEVELOPMENT REVIEW BOARD MEETING AGENDA

Wednesday, June 26, 2019 – 2:00 PM

117 W. Duval Street
Lynwood Roberts Room
First Floor, City Hall at St. James Building
Jacksonville, FL. 32202

Members:

- William J. Schilling Jr., Chairman
- Trevor Lee, Vice Chairman
- Christian Harden, Secretary
- J Brent Allen, Esq. Board Member
- Craig Davisson, Board Member
- Brenna Durden, Esq. Board Member
- Frederick Jones, Board Member
- Joseph Loretta, Board Member

Staff Distribution:

- Brian Hughes, Mayor’s Chief of Staff and Interim CEO
- Guy Parola, DIA Operations Mgr.
- Karen Underwood-Eiland, DDRB Executive Secretary
- Jason Teal, Office of General Counsel

Elected Official Distribution

- Council President Aaron Bowman, District 3
- Council Member Greg Anderson, At Large Group 4
- Council Member Reggie Gaffney, District 7
- Council Member Lori Boyer, District 5

Ex Officio Distribution

- Nathaniel Ford, JTA CEO
- Terry Durand-Stuebben, Chair, DVI
- Tom Goldsbury, Building Official
- Bill Killingsworth, Director Planning and Dev.
- Chris LeDew, Traffic Engineer
- Jack C. Demetree, III, Vice Chair, JHPC
- Jeff Sheffield, Executive Director North FL TPO
- Honorable Darryl Willie, DCSB
- Diane Hutchings, Chair, North FL TPO
- Jacob Gordon, CEO, DVI
- Jim Bailey, DIA Chair

I.	CALL TO ORDER
II.	ACTION ITEMS
	A. Approval of the May 9, 2019 DDRB Regular Meeting Minutes
	B. DDRB 2016-015: Southbank Ventures Amendment to Final Order
	C. DDRB 2019-004: Final Review 530 W. Union Street
	D. DDRB 2019-006: Sign Exception – North Florida Land Trust
	E. DDRB 2019-007: Final Review Lofts at Brooklyn
	F. DDRB 2019-008: Vystar Veterans Arena Sign
	G. DDRB 2019-009: Conceptual Review Arkest Cathedral District Multi-Family
III.	OLD BUSINESS
IV.	NEW BUSINESS
V.	PUBLIC COMMENTS
VI.	ADJOURNMENT

Next Scheduled Meeting: Thursday, August 8, 2019



Downtown Development Review Board (DDRB)
City Hall at St. James Building, 117 W. Duval Street
1st Floor, Lynwood Roberts Room
Jacksonville, FL. 32202
Thursday, June 26, 2019 - 2:00 p.m.

MEETING MINUTES

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

Board Members Not Present: Frederick Jones

DIA Staff Present: Brian Hughes, Interim CEO, Guy Parola, Operations Manager, and Karen Underwood-Eiland, Executive Assistant

Representing Office of City Council: Lori Boyer

Representing Office of General Counsel: Jason Teal, Esq.

I. CALL TO ORDER

Meeting Convened: 2:02 p.m.

Chairman Schilling called the meeting to order at 2:00 p.m., and the members identified themselves for the record. He also welcomed the incoming DIA CEO Lori Boyer.

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 MAY 9, 2019 DDRB MEETING MINUTES.

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER LORETTA APPROVING THE JUNE 26, 2019 DDRB MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. DDRB 2019-008 VYSTAR VETERANS ARENA SIGN

Brian Wolfburg President and CEO of Vystar provided a presentation. Laura Busey and Gregory Hufford, Harbinger sign were available for questions.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER HARDEN FOR FINAL APPROVAL OF DDRB 2019-008 FOR SPECIAL SIGN EXCEPTION TO THE DOWNTOWN OVERLAY DISTRICT TO PERMIT THE FOLLOWING SIGNAGE:

1. A wall mounted sign on the east façade, 757.4 square feet in area;
2. An 836.8 square foot entrance sign on the east façade;
3. A wall mounted sign on the west façade, 757.4 square feet in area;
4. A wall mounted sign on the south façade, 757.4 square feet in area; and
5. A wall mounted sign on the north façade, 757.4 square feet in area.

THE MOTION PASSED 7-0-0.

C. DDRB 2016—015 SOUTHBANK VENTURES AMENDMENT TO FINAL ORDER

Steve Diebenow provided a presentation.

Chairman Schilling, Board Member Harden, Vice Chairman Lee, Board Member Durden, Board Member Loretta, and Board Member Allen provided ex-parte communication with Cyndi Trimmer regarding the project.

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER DURDEN RECOMMENDING THAT DDRB 2016-015, SPECIFIC TO SEC. 656.361.11, BE APPROVED AS FOLLOWS:

1. **Modification of DDRB Approved deviation from Sec. 656.361.11 *Setback or “Build To” Lines*; to allow the building frontage from the street (i.e. Prudential Drive) to be setback 768 feet.**

THE MOTION PASSED UNANIMOUSLY 7-0-0.

D. DDRB 2019-004 FINAL REVIEW OF 530 WEST UNION STREET

Board Member Loretta the applicant provided a presentation.

1. Deviation from Sec. 656.361.11. - Setback or “Build To” Lines

MOTION: APPROVAL REQUESTED BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER DAVISSON WITH THE FOLLOWING CONDITIONS:

1. A knee wall and faux wrought iron 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 width should not be reduced.
2. 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 UNANIMOUSLY 6-0-1 (Loretta recused).

2. Deviation from Sec. 656.361.17 – Landscaping

MOTION: APPROVAL RECOMMENDED BY BOARD MEMBER LEE AND SECONDED BY BOARD MEMBER HARDEN WITH THE FOLLOWING CONDITION:

1. Landscaping to be in accordance with sheet LS-1 dated May 6, 2019 presented to the DDRB for final approval on June 26, 2019.

THE MOTION PASSED UNANIMOUSLY 6-0-1 (Loretta recused).

3. Deviation from Sec. 656.361.20. – Streetscape

MOTION: APPROVAL RECOMMENDED BY BOARD MEMBER DAVISSON AND SECONDED BY BOARD MEMBER DURDEN WITH THE FOLLOWING CONDITIONS:

1. A knee wall and faux wrought iron 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 width should not be reduced.

2. 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 UNANIMOUSLY 6-0-1 (Loretta Recused).

4. Special Sign Exception

MOTION: APPROVAL RECOMMENDED BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER LEE WITH THE FOLLOWING CONDITIONS:

1. Total square footage for the monument sign not to exceed 19 square feet.
2. Staff is recommending as a condition for approval of the Special Sign Exception that the applicant submit to the DDRB staff a more detailed sign graphics package, subject to the review and approval of the DDRB or a DDRB member authorized to approve such by the DDRB.

THE MOTION PASSED UNANIMOUSLY 6-0-1(Loretta Recused).

5. Final Approval

MOTION: FINAL APPROVAL RECOMMENDED BY BOARD DURDEN AND SECONDED BY BOARD MEMBER HARDEN SUBJECT TO THE DEVIATIONS, AS CONDITIONED AND SPECIAL SIGN EXCEPTION, AS CONDITIONED.

THE MOTION PASSED UNANIMOUSLY 6-0-1 (Loretta Recused).

E. DDRB 2019-006 SIGN EXCEPTION NORTH FLORIDA LAND TRUST

Brooke Robbins of Robbins Design Studio provided a presentation.
Board Member Loretta noted that he had ex parte communications with Ms. Robbins.

A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER HARDEN RECOMMENDING FINAL APPROVAL OF DDRB 2019-006 REQUEST FOR SPECIAL SIGN EXCEPTION FOR TO THE DOWNTOWN OVERLAY DISTRICT TO PERMIT A MONUMENT STYLE SIGN OPTION TWO (2) AS ON FILE WITH THE DDRB.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

F. DDRB 2019-007 LOFTS AT BROOKLYN FINAL APPROVAL

Ryan Hoover, Vestcor provided a presentation.

Board Member Durden asked the staff to bring whatever changed sorted out on Stonewall and Spruce Street back to the Board.

Council Member Boyer stated that the city has a comprehensive design RFP mainly focused on the ash remediation and bridge removal and replacement.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER DURDEN RECOMMENDING DDRB APPLICATION 2019-007 WITH THE FOLLOWING RECOMMENDATIONS:

DEVIATIONS

1. Sec.656.361.16.- Off-Street Parking Overlay

MOTION: APPROVAL RECOMMENDED BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER DURDEN

THE MOTION PASSED UNANIMOUSLY 7-0-0.

2. Deviation from Sec. 656.361.20. – Streetscape

MOTION: APPROVAL RECOMMENDED BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER HARDEN WITH THE FOLLOWING CONDITIONS:

Staff recommends that in lieu of meeting the streetscape standards for Intra-District, two-way streets that at no point less than 8’ of clear pedestrian area are provided along Jackson and Chelsea Streets.

FINAL APPROVAL: A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER DURDEN RECOMMENDING FINAL APPROVAL SUBJECT TO THE DEVIATIONS, AS CONDITIONED.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

**G. DDRB 2019-009 CONCEPTUAL REVIEW - CATHEDRAL DISTRICT
MULTI-FAMILY PROJECT**

Guy Parola reported that this application is the first item that is being reviewed since Ordinance 2019-196 was adopted.

Cyndi Trimmer, Driver, McAfee, Hawthorne and Diebenow were available on behalf of the applicant. David Dumon was also available.

Board Members Durden, Loretta and Allen reported ex parte communication with Ms. Trimmer.

Rafeal Caldera, Applicant presented a presentation.

Chairman Schilling reported ex parte communication with Ms. Trimmer.

Council Member Boyer advised the board to be aware of comments regarding the ramps and making the ramps a potential art wall or living walls. Those road segments that are currently DOT are going to be transferred to the city as part of the Hart Bridge project. She also stated that she will be focusing on tree funding and any assistance the Board can provide with identifying where they could be placed, without having utility or design conflict.

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER HARDEN RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2019-009.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

III. OLD BUSINESS

NONE

IV. NEW BUSINESS

Guy Parola mentioned that the next DDRB meeting is being held in August.

Jason Teal reported that since we are not meeting in July, the DDRB members shall elect a Chairperson in August to serve as such for that annual term. A nominating committee shall meet to discuss a slate for Vice Chair and Secretary. The slate shall be presented to the Board as a whole at the regular meeting in August. At the regular meeting in September, the Nominating Committee shall report names slated for the positions of Vice Chair and Secretary. The newly elected officer will take office effective October each year.

Board Member Durden reported that she will not be available to attend August 8th due to Planning Commission being held the same day. Chairman Schilling will not be able to attend August 8th due to his personal vacation that week. Guy stated that he may move the August meeting date.

CEO Boyer recommended a discussion in August or September about when the downtown overlay was adopted. As Guy mentioned a couple of projects were being judged by the old standards that are now obsolete.

Board Member Durden welcomed CEO Boyer to the DIA. Chairman Schilling and the DDR Members concurred.

V. PUBLIC COMMENTS

NONE

VI. ADJOURNMENT

There being no further business, Chairman Schilling adjourned the meeting at approximately 3:59 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.