



Downtown Development Review Board (DDRB)

**City Hall @ St. James Building, 117 W. Duval Street
1st Floor Lynwood Roberts**

Thursday, March 16, 2017 – 2:00 PM

REVISED

Members:		Ex-Officio and Staff Distribution:	
Frederick Jones, Chairman		Bill Joyce, Public Works Department	
Joseph P Loretta, Vice Chairman		Council Member, Aaron Bowman	
Craig Davisson, Secretary		Johnny Gaffney, Mayor’s Office	
Rafael Caldera, Board Member		Brad Thoburn, JTA Representative	
William J. Schilling, Jr. Board Member		Jacob Gordon, DVI, Ex-Officio Member	
Carol Worsham, Board Member		Michael Sands, PW/Dev. Mgt., Ex-Officio Member	
Trevor Lee, Board Member		Public Information Office, James Croft	
Christian Harden, Board Member			
Staff Distribution:		Office of General Counsel: Jason Teal, Esq.	
Aundra Wallace, DIA CEO			
Jim Klement, DDRB Development Coordinator			
Guy Parola, DIA Redevelopment Mgr.			
Karen Underwood-Eiland, DDRB Executive Secretary			
I.	CALL TO ORDER – Chairman		
II.	ACTION ITEMS – Chairman		
	A. Approval of February 16, 2017 DDRB Meeting Minutes		
	B. DDRB 2017-006 Lofts at Monroe request for conceptual approval		
	.		
III.	INFORMATION/DISCUSSION ITEMS Chairman		
IV.	OLD BUSINESS – Chairman		
V.	NEW BUSINESS – Chairman		
VI.	PUBLIC COMMENTS – Chairman		
VII.	ADJOURNMENT – Chairman		
	Next Scheduled Meeting: April 20, 2017		



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City Hall at St. James Building, 117 W. Duval Street
Lynwood Roberts Room, 1st Floor

Thursday, March 16, 2017 - 2:00 p.m.

MEETING MINUTES

Board Members Present: J. Loretta Vice Chair; R. Caldera; C. Davisson; C. Harden; T. Lee; and C. Worsham.

Board Members Not Present: F. Jones, Chair and B. Schilling

DIA Chairman Present: None

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

Representing Office of City Council: Council Member Aaron Bowman

Representing Office of the Mayor: None

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

Meeting Convened: 2:00 p.m.

Vice Chairman Loretta called the meeting to order at 2:00 p.m. and the attendees identified themselves for the record.

Vice Chairman Loretta asked anyone wishing to speak on a particular project to complete a public speaker card and deliver 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 FEBRUARY 16, 2017 DDRB MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER DAVISSON APPROVING THE FEBRUARY 16, 2017 DDRB MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 5-0

B. DDRB APPLICATION 2017-006: LOFTS AT MONTOE REQUEST OR CONCEPTUAL APPROVAL

Jim Klement reviewed the report and provided a summary of the background of the project. The applicant proposes a 5-story structure that will be developed with 4 residential floors over a first floor of parking, common area amenities and a leasing office.

Ryan Hoover, the Vestcor Companies, President provided a presentation. Janet Whitmill, Landscape Architect provided a brief summary of the landscape layout information. Jack Braxton, Architect with Group 4 Design provided design renderings and stated that the project was designed to complement Vestors Lofts at LaVilla.

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

Comments from the Board

- Vice Chairman Loretta questioned the bluish color. Mr. Braxton stated that the color will be a bluish dark grey color and will bring in material boards to the next meeting.
- Board Member Lee inquired about the site section covering the AC units.
- Board Member Worsham questioned about the percentage activation. Jim Klement responded 50 percent transparency and in respect to retail it would not be a residential requirement.
- Board Member Caldera addressed concerns about the L-Shape on the percentage of the building. Add more hardscape and wall elements to the southern and western exposure that creates a bit more of a walking facade at the ground level.
- Board Member Harden suggested making sure Lee Street was pedestrian friendly.
- Vice Chair Loretta recommended looking at the Southern and Western edges to the parking lots for some more hardscape elements. Screening of AC Units.
- Councilman Bowman inquired about the affordable housing process. Ryan Hoover responded that affordable housing is all based on the median income area.

A MOTION WAS MADE BY BOARD MEMBER T. LEE AND SECONDED BY BOARD MEMBER C. HARDEN APPROVING DDRB 2017-006 FOR CONCEPTUAL APPROVAL WHICH INCLUDED THE FOLLOWING CONDITIONS:

- 1. The developer shall receive a deviation from *Sec.656.361.1.-Off-Street Parking Overlay* to reduce the required parking prior to Final Approval from the DDRB.**
- 2. The developer shall receive a deviation from *Sec.656.361.20. - Streetscape Design Standards* to provide an alternative streetscape design on Monroe, Lee, Adams and Davis Streets and provide additional drawings and specifications clarifying compliance and improvements to Streetscapes prior to Final Approval from the DDRB.**

3. **The developer shall show compliance with Sec.656.361.15.-Rooftop Design for the project with respect to mechanical elements on the roof with sketches and documents prior to Final Approval from the DDRB.**
4. **The developer shall show modifications to the western and southern elevations of the development with the introduction of architectural and hardscape elements to strengthen the pedestrian engagement from the streetscape. The developer shall provide sketches and documents illustrating modifications prior to Final Approval from the DDRB.**

THE MOTION PASSED UNANIMOUSLY 6-0-0.

C. DDRB 2017-007 WINE DECADENCE, LIQUIOR DISTANCE REDUCTION

Jim Klement reported that this project needed to advertise their liquor distance reduction. The Planning Department did not get their ad in. Everything should be in before April 20th.

III. INFORMATION/DISCUSSION ITEMS

NONE

IV. OLD BUSINESS

NONE

V. NEW BUSINESS

NONE

VI. PUBLIC COMMENTS

NONE

VII. ADJOURNMENT

There being no further business, Vice Chairman Loretta adjourned the meeting at approximately 2:44 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.