



Downtown Development Review Board (DDRB)
 City Hall
 St. James Building, 117 W. Duval Street
 Lynwood Roberts Room, 1st Floor
 Jacksonville, FL. 32202

Tuesday, December 12, 2017 – 2:00 PM

Members:		Ex-Officio and Staff Distribution:	
Joseph Loretta, Chairman		Bill Joyce, Public Works Department	
William J. Schilling Jr., Vice Chairman		Council Member, Greg Anderson, At Large Grp 4	
Trevor Lee, Secretary		Dr. Johnny Gaffney, Mayor’s Office	
Rafael Caldera, Board Member		Brad Thoburn, JTA Representative	
Craig Davisson, Board Member		Jacob Gordon, DVI, Ex-Officio Member	
Carol Worsham, Board Member		Michael Sands, PW/Dev. Mgt., Ex-Officio Member	
Frederick Jones, Board Member		Public Affairs Office, James Croft	
Christian Harden, Board Member			
Staff Distribution:		Office of General Counsel: Jason Teal, Esq.	
Aundra Wallace, DIA CEO			
Guy Parola, DIA Operations Mgr.			
Jim Klement, DDRB Development Coordinator			
Karen Underwood-Eiland, DDRB Executive Secretary			
I.	CALL TO ORDER – Chairman		
II.	ACTION ITEMS – Chairman		
	A. Council Remand of Appeal Review 2017-673 (DDRB 2016-015)		
III.	INFORMATION/DISCUSSION ITEMS Chairman		
IV.	OLD BUSINESS – Chairman		
V.	NEW BUSINESS – Chairman		
VI.	PUBLIC COMMENTS – Chairman		
VII.	ADJOURNMENT – Chairman Next Scheduled Meeting: January 18, 2017 (tentative)		



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Tuesday, December 12 2017 - 2:00 p.m.

***Council Remand of Appeal Review 2017-673
For
Ventures Multi-Family Development Southbank
Referenced 2017-673 (DDRB 2016-015)***

MEETING MINUTES

Board Members Present: J. Loretta, Chair; B. Schilling, Vice Chair; T. Lee Secretary, R. Caldera; C. Davisson; C. Harden; F. Jones, and C. Worsham

Board Members Not Present: None

DIA Staff Present: Guy Parola, Operations Manager, Jim Klement, Development Redevelopment Coordinator and Karen Underwood-Eiland, Executive Assistant

Representing Office of the Mayor: Dr. Johnny Gaffney

Representing Office of City Council: Council Member Greg Anderson

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

Chairman Loretta called meeting to order at 2:06 p.m. and introduced the members present. All of the members received material from the Applicant for the Ventures project, the Appellee and the Appellant, as well as staff information and report.

Jason Teal noted the project was remanded from City Council with direction to DDRB for consideration of findings to be made on criterion as set forth in the Downtown District Regulations. All information regarding the review from DDRB and DIA previous meetings, as well as any new evidence presented at the remand hearing and new and supplemental materials from the meeting today can be considered by the DDRB.

Daniel Bean and Steve Diebenow attorneys were present to answer any questions.

The following members announced Ex Parte: Davisson, Harden, and Schilling *recused, Loretta, Carol, Caldera, Jones and Lee.

Board Member Schilling stated that he and his firm are providing services for this project and it would not be appropriate to vote on this project.

Jim Klement provided a summary of the report requesting Final Review and Deviations including information of the Council Remand of Appeal Ordinance 2017-673.

Jason Teal distributed the process and procedure for the remand instructions as directed by the City Council:

The DDRB shall adhere to the following explicit directions for the rehearing:

- (1) Consider each deviation independently.
- (2) Evaluate the evidence presented to judge its competency and substantiality.
- (3) Review and consider the total regulation from which the deviation is requested.
- (4) Determine, based on the evidence, whether each criterion enumerated in Sec. 656.361.22, *Ordinance Code*, has been satisfied for each requested deviation. In the case of a deviation request for building height increase, determine, based on the evidence, whether the additional criteria contained in Sec. 656.361.14(b), *Ordinance Code* have also been satisfied, as well as the criteria in Sec. 656.361.22, *Ordinance Code*.
- (5) Make findings describing the evidence relied upon, with respect to each criterion for each deviation.
- (6) Authorize a deviation only if a positive finding has been made on each criterion as set forth in that Downtown District Regulation.
- (7) Consideration by the DDRB, or the DIA Board, as the case may be as outlined above, shall be based on the evidence already presented to the DDRB and the DIA Board, and any new evidence presented at the remand hearing

Chairman Loretta recognized and thanked Council Member Anderson and Jake Gordon for attending.

Chairman Loretta opened the hearing for both parties, allotting 30 minutes to each side to present their case.

Chairman Loretta opened the floor for public comments. There were no public comments.

Chairman Loretta closed the public hearing and brought the matter back to the Board for consideration.

As required by Council, Chairman Loretta reported that the Board would go through each deviation and seek a motion for approval or denial for specific deviations.

Jason Teal noted that once each motion was made then a discussion can take place on the particular deviation request. In that way they can be taken in order.

A motion was made on each deviation request, and the Board members articulated the evidence in the record to support each individual criterion.

The DDRB approved Application 2016-015 for the Ventures Residential Development, subject to conditions as referenced by the staff report, competent substantial evidence presented and DDRB Board Member comments.

A final vote was taken regarding the project as a whole, including the deviations and conditions:

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER DAVISSON TO APPROVE APPLICATION 2016-015 FOR THE VENTURES RESIDENTIAL DEVELOPMENT, SUBJECT TO CONDITIONS AS REFERENCED BY THE STAFF REPORT, COMPETENT SUBSTANTIAL EVIDENCE PRESENTED, THE PREVIOUSLY APPROVED DEVIATIONS AND DDRB BOARD MEMBER COMMENTS:

1. **A deviation from §656.361.11 *Setback or “Build To” Lines*. Specifically, to locate the building frontage 758 feet away from the street (i.e. Prudential Drive).**
 2. **A deviation from §656.361.14 *River Views and Height of Buildings and Structures*. Specifically, to increase building height from 60 feet to a maximum of 150 feet 2 inches, excluding appurtenances.**
 3. **A deviation from §Sec. 656.361.16 *Off-Street Parking Overlay* to reduce the required parking requirement to provide 369 parking spaces, and 12 public Riverwalk user parking spaces.**
 4. **A deviation from §656.361.20 *Streetscape Design Standards* to allow the development to provide alternative streetscape and waterfront development.**
 5. **A deviation from §656.361.21 *Waterfront Design Regulations*. Specifically, required is a reduction from the required 50 feet to 25 feet for those portions of the building with ground floor uses (i.e. residential units, office space, etc.) and for those portions of the building with outdoor open space or recreation areas; and**
3. **DDRB Final Approval subject to the following conditions;**

- A. Approval by the Downtown Development Review Board staff, developer shall design and install a twelve (12) foot wide multi-use path. This multi-use path shall run across the Property from Prudential Drive to the Riverwalk abutting the Property, in a location to be determined by Developer, subject further to the review and approval of DDRB staff. Developer will grant to the City a pedestrian access easement over the multi-use path to run with the Property deed in perpetuity. Specific terms of the easement are subject to review and approval by the City’s Office of General Counsel, Risk Management Department, and the Department of Public Works.**

- B. Subject to the review and approval by DDRB staff, Developer shall expand the existing portion of the Riverwalk along the south bank of the St. Johns River running through the Property from its current width of eight (8) feet to a total width of twenty (20) feet. Developer will grant to the City a pedestrian access easement over the Riverwalk to run with the Property deed in perpetuity. Specific terms of the easement are subject to review and approval by the City’s Office of General Counsel, Risk Management Department, and the Department of Public Works.**

- C. Developer will construct or cause to be constructed, at their expense, the Riverwalk expansion and multi-use path identified above. The Riverwalk and multi-use path shall be of a color scheme and materials to complement existing portions of the Southbank Riverwalk such that it is obvious that the Riverwalk and path are for the benefit of and open to the public. At Prudential Drive there shall be double sided wayfinding signage with directions to the Riverwalk and Prudential Drive. Final design shall be subject to DDRB staff approval.**

- D. Developer shall provide for review and approval by the DDRB staff prior to 10 set construction review for permit by the COJ, the placement, design, number (suggested minimum 4 double faced sign) addressing wayfinding for the Riverwalk and River access.**

- E. Developer shall provide necessary easements (Riverwalk access from Prudential Drive and Riverwalk access along St. Johns River) for acceptance by COJ (City Council) prior to building permit approval by COJ.**

- F. Developer shall present to one DDRB member (Trevor Lee, Architect) and DDRB staff for review and approval the appropriate specifications, cut/detail sheets, and samples of materials showing colors and textures for the exterior building materials as well as the Riverwalk development that includes lighting fixtures, hardscape pavers, furniture, and railing types, to verify that the building materials, colors, textures, light fixtures, exterior furniture are in accordance with the development plans presented June 1, 2017 by the applicant.**

II. INFORMATION/DISCUSSION ITEMS
None

III. OLD BUSINESS
None

IV. NEW BUSINESS
None

V. PUBLIC COMMENTS
None

VI. ADJOURNMENT

There being no further business, Chairman Loretta adjourned the meeting at approximately 5:46 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.