

Downtown Development Review Board (DDRB)

SPECIAL MEETING

City Hall 117 W. Duval Street
1st Floor Lynwood Roberts Room

Thursday, March 24, 2016 – 2:00 PM

Downtown Investment Authority



Members:		Ex-Officio and Staff Distribution:	
Rafael Caldera, Chairman		Bill Joyce, PW Chief Engineering & Construction Management	
Frederick Jones, Vice-Chair		Terry Sandeen, PW, Traffic Operations Division	
Joseph P Loretta, Secretary		Council Member, Albert Ferraro, Jax. Waterways Comm	
Carol Worsham, Board Member		Jacob Gordon, DVI, Ex-Officio Member	
Roland Udenze, Board Member		Joel McEachin, Historic, Ex-Officio Member	
Craig Davisson, Board Member		Michael Sands, PW/Dev. Mgt., Ex-Officio Member	
Greg Bruce, Board Member, Resigned			
Wiatt Bowers, Board Member			
Ex-Officio and Staff Distribution:		J. Keith Brown, JTA Representative	
Aundra Wallace, DIA CEO		Jim Bailey, DIA Representative	
Jim Klement, DDRB Development Coordinator		Jason Teal, Assistant General Counsel	
Guy Parola, DIA Redevelopment Mgr.		Public Information Office, James Croft	
		Karen Underwood, DDRB Executive Secretary	
I.	CALL TO ORDER – Chairman		
II.	ACTION ITEMS – Chairman		
	A. DDRB-2016-04 Gate Station, Forest and Park, request for Conceptual Approval		
	INFORMATION/DISCUSSION ITEMS Chairman		
IV.	OLD BUSINESS – Chairman		
V.	NEW BUSINESS – Chairman		
VI.	PUBLIC COMMENTS – Chairman		
VII.	ADJOURNMENT – Chairman		
	Next Scheduled Meeting: (TBD April 14, 2016, tentative)		



“Revised” MEETING MINUTES

Board Members Present: Chair R. Caldera, Vice Chair F. Jones, Secretary J. Loretta, C. Worsham, W. Bowers, C. Davisson, and R. Udenze

Board Members Not Present:

DIA Board Members Present: Chair J. Bailey

DIA Staff Present: Guy Parola, Redevelopment Manager; Jim Klement, Staff Liaison; and Karen Eiland, Executive Secretary

Representing Office of City Council: CVP Boyer

Representing Office of the Mayor: Dr. Johnny Gaffney, Boards & Commissions Liaison

Representing Office of General Counsel: Susan Grandin

I. CALL TO ORDER

Chairman Caldera convened the meeting with a quorum present and called the meeting to order at approximately 2:02 p.m.

Chairman Caldera asked anyone wishing to speak on a particular project to complete a public speaker card and 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.

There was much discussion among the Board Members, applicants and the consultants.

II. ACTION ITEMS

A. DDRB 2016-04 Gate Station, Forest and Park Street, Request for Conceptual APPROVAL

A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BY BOARD MEMBER WORSHAM APPROVING DDRB APPLICATION 2016-04 for Conceptual Approval for site plan dated March 10, 2016, subject to the following conditions:

1. Applicant to receive a deviation, where required to address **Sec. 656.361.11. - Setback or “Build To” Lines prior to Final DDRB Approval.** This request would address

allowing an increase of the setback from the required zero feet along Forest, Chelsea, and Park Streets as well as along Edison Avenue.

2. Applicant to receive a deviation, where required to address **Sec.656.361.13. - Entrances prior to Final DDRB Approval.**
3. Applicant to receive a deviation to address **Sec.656.361.16.- Off-Street Parking Overlay prior to Final DDRB Approval** to allow an increase from the required parking.
4. Applicant to receive a deviation, where required to address **Sec.656.361.18.- Transparency prior to Final DDRB Approval** allowing a reduction in Transparency requirements.
5. Applicant to receive a deviation where required to address **Sec.656.361.20.-Streetscape Standards prior to Final DDRB Approval.**
6. Applicant to strengthen the **bicycle and pedestrian circulation on-site and off-site** with particular attention to the fuel islands and Forest and Park Streets.

THE MOTION PASSED 6-0-1 (BOARD MEMBER DAVISSON RECUSED)

Staff also reminded the applicant that a **Special Sign Exception** is required for monument / free standing signs (*Subpart B.-Downtown Sign Overlay Zone Sec. 656.1331, Jacksonville Zoning Code*).

III. INFORMATION/DISCUSSION ITEMS

None

IV. OLD BUSINESS

None

V. NEW BUSINESS

None

VI. PUBLIC COMMENT

None

VII. ADJOURNMENT

There being no further business, Chair Caldera adjourned the meeting at approximately 4:46 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, Downtown Investment Authority at (904) 630-3492 or by email at karenu@coj.net.