



**Downtown Development Review Board (DDRB)**

**City Hall at St. James, 117 W. Duval Street**  
**1<sup>st</sup> Floor Lynwood Roberts Room**

**Thursday, November 17, 2016 – 2:00 PM**

<b>Members:</b>		<b>Ex-Officio and Staff Distribution:</b>	
Frederick Jones, Chairman		Bill Joyce, PW Chief Engineering & Construction Management	
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	
Christian Harden, Board Member		Michael Sands, PW/Dev. Mgt., Ex-Officio Member	
Trevor Lee, Board Member		Public Information Office, James Croft	
William J. Schilling, Jr. Board Member			
Carol Worsham, Board Member			
<b>I.</b>	<b>CALL TO ORDER – Chairman</b>		
<b>II.</b>	<b>ACTION ITEMS – Chairman</b>		
	II.A Application 2016-011 Nuvo Self Storage		
	II.B Application 2016-013 Baptist Parking Garage		
	II.C Application 2016-014 JRTC Greyhound Station		
<b>III.</b>	<b>INFORMATION/DISCUSSION ITEMS Chairman</b>		
<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: DDRB meeting TBD			



Downtown Development Review Board (DDRB)

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

*Thursday, November 17, 2016 - 2:00 p.m.*

### MEETING MINUTES

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

**Board Members Not Present:** None

**DIA Chairman Present:** Jim Bailey

**DIA Staff Present:** Guy Parola, Redevelopment Manger; and Jim Klement, Development Coordinator.

**Representing Office of City Council:** None

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

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

#### **I. CALL TO ORDER**

**Meeting Convened: 2:15 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. 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. DDRB APPLICATION 2016-011, NUVO DEVELOPMENT, WAREHOUSE PROJECT REQUEST FOR FINAL REVIEW WITH DEVIATIONS.**

Jim Klement reviewed the project report dated November 17, 2016. This project received conceptual approval from the DDRB on September 22, 2016. He introduced the Applicant Ryan Blaida whom provided an overview of the project.

The floor was opened and closed for public comments (there were no comments from the public).

Comments from the Board Members:

**A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER DAVISSON APPROVING DDRB APPLICATION 2016-011 NUVO SELF STORAGE:**

**The DDRB approved the following deviations:**

- 1. The DDRB granted a deviation from *Sec.656.361.14.-River Views and Height of Buildings and Structures*, to allow a maximum overall building height of 65 feet.**
- 2. The DDRB granted a deviation from *Sec.656.361.16.-Off-Street Parking Overlay* to reduce the required parking to 4 spaces and 1 handicap spaces in lieu of Code requirement.**
- 3. The DDRB granted a deviation from *Sec.656.361.18.- Transparency* to reduce the required 50% transparency requirement for façade treatment on street frontage (Elder Street, Myrtle Avenue, and Elm Street) to allow 30 feet of lineal transparency frontage on Elm and Elder Streets and 80 feet of lineal transparency on Myrtle Avenue (as per exhibit presented November 17, 2016, DDRB presentation).**

**Then the DDRB granted Final Approval with the following condition:**

- 1. The project landscape plans shall be approved by DDRB staff prior to submittal and approval of building permit so as to approve tree selection and planting selection; and**
- 2. The project site development plans shall provide a 6 foot sidewalk along Myrtle Avenue frontage and show street light locations and type prior to submittal and approval of building permit.**

**THE MOTION PASSED UNANIMOUSLY 8-0.**

**B. DDRB 2016-013, BAPTIST PARKING GARAGE, BAPTIST HEALTH, REQUEST FOR CONCEPTUAL APPROVAL**

Mr. Klement reviewed the project report dated November 17, 2016. The DDRB is seeking final approval for the proposed parking garage and a portion of the existing surface lot all located on the existing surface parking lot located on the Southbank adjacent to the Baptist Medical Center with frontage on Palm Avenue, San Marco Boulevard, Prudential Drive, with portions of the development adjacent to the CSX rail lines. The conceptual was approved on October 20, 2016.

Keith Tickell, representing Baptist Health provided a presentation.

Board Member Bill Schilling recused from voting.

**A MOTION WAS MADE BY AND SECONDED BY FOR FINAL APPROVAL OF DDRB APPLICATION 2016-013 BAPTIST MEDICAL CENTER, LOT A PARKING GARAGE, SOUTHBANK DISTRICT, JACKSONVILLE, FLORIDA:**

**The DDRB approved the following deviations:**

- 1. The DDRB granted a deviation from *Sec. 656.361.13.-Entrances* to not provide entrances to the building from San Marco Boulevard and Prudential street frontage.**
- 2. The DDRB granted a deviation from *Sec.656.361.14.-River Views and Height of Buildings and Structures* to allow the height of the building to exceed the maximum height requirements of the underlying zoning district permitting an overall building height of 89 feet.**
- 3. The DDRB granted a deviation from *Sec.656.361.17 Surface Parking, Trash, Storage, and Loading Area Screening and Landscaping Requirements* to allow an alternative landscape tree planting schedule and reduction of landscaping along the surface parking lot fronting Gary Street, as well as allow a permanent vinyl coated chain link fence along the new building facing the CSX rail right of way adjacent to San Marco Boulevard and Prudential Drive in lieu of the wrought iron type fence.**

**Then the DDRB granted Final Approval with the following condition:**

- 1. The surface parking lot A landscape plans shall be submitted to DDRB staff for review and approval prior to final 10 set review for permit approval.**

**THE MOTION PASSED 7-0-1 (BOARD MEMBER SCHILLING RECUSED)**

**C. DDRB APPLICATION 2016-014 JRTC GREYHOUND STATION**

Jim Klement reviewed the project report dated November 17, 2016. The DDRB is seeking final approval for the proposed Jacksonville Regional Transportation Center-Intercity Bus Terminal.

Hamid Tabassian, Applicant provided a presentation.

Chairman Jones recused from voting.

**A MOTION WAS MADE BY BOARD MEMBER DAVISSON AND SECONDED BY BOARD MEMBER WORSHAM FOR FINAL APPROVAL OF DDRB APPLICATION 2016-014.**

**The DDRB approved the following deviations:**

- 1. The DDRB granted a deviation from *Sec. 656.361.13.-Entrances* to not provide entrances to the building from Stuart Street frontage.**

- 2. The DDRB granted a deviation from *Sec.656.361.16.-Off-Street Parking Overlay* to reduce the required parking to zero spaces from the Code requirement.**
- 3. The DDRB granted a deviation from *Sec.656.361.17 Surface Parking, Trash, Storage, and Loading Area Screening and Landscaping Requirements* allowing an alternative screening and buffering such as metal fence fabrication for the bus yard facility fronting Stuart and Houston Streets.**
- 4. The DDRB granted a deviation from *Sec. 656.361.20 - Streetscape Design Standards* to allow an alternative streetscape design, including Bio-Swales, on Stuart, and Forsyth Street frontage as well as landscape and paving treatment on all street frontages.**

**Then the DDRB granted final approval.**

**THE MOTION PASSED 7-0-1 (CHAIRMAN JONES RECUSED)**

**III. INFORMATION DISCUSSION ITEMS**

None

**IV. OLD BUSINESS**

None

**V. NEW BUSINESS**

None

**VI. PUBLIC COMMENTS**

None

**VII. ADJOURNMENT**

There being no further business, Chairman Jones adjourned the meeting at approximately 4:00 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](mailto:karenu@coj.net).