



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

Thursday, June 1, 2017 – 2:00 PM

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		Dr. 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 Affairs 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 April 20, 2017 DDRB Meeting Minutes	
	B. DDRB 2017-011, Jax Chamber of Commerce Special Sign Exception, Final Approval	
	C. DDRB 2017-012, 100 N. Laura Street, Special Sign Exception, Final Approval	
	D. DDRB 2016-015, Ventures Multi Family, (Hines property) Final Approval w/ Deviations	
	E. DDRB 2016-002, 200 Riverside, Multi Family, Final Approval w/ Deviations	
III.	INFORMATION/DISCUSSION ITEMS Chairman	
	A. Riverside Avenue, Forest Street and Park Street Road Diet study by POND, Presented for Public comment, work shop to begin at 4:00P.M or immediately following “Action Items”	
	B. Discussion of election of officers	
IV.	OLD BUSINESS – Chairman	
V.	NEW BUSINESS – Chairman	
VI.	PUBLIC COMMENTS – Chairman	
VII.	ADJOURNMENT – Chairman Next Scheduled Meeting: June 15, 2017	



Downtown Development Review Board (DDRB)

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

Thursday, June 1, 2017 - 2:00 p.m.

MEETING MINUTES

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

Board Members Not Present: C. Worsham

DIA Chairman Present: Jim Bailey

DIA Staff Present: Aundra Wallace, CEO; Guy Parola, Redevelopment Manager; Jim Klement, Development Redevelopment Coordinator and Karen Underwood-Eiland Assistant

Representing Office of City Council: Council Member Aaron Bowman

Representing Office of the Mayor: Dr. Johnny Gaffney

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

Meeting Convened: 2:00 p.m.

Chairman Jones called the meeting to order at 2:00 p.m. and the members identified themselves for the record.

Chairman Jones asked anyone wishing to speak on a particular project to complete a public speaker card and deliver 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. APPROVAL OF THE MARCH 16, 2017 DDRB MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER LEE APPROVING THE APRIL 20, 2017 DDRB MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0

B. DDRB APPLICATION 2017-011: JAX CHAMBER OF COMMERCE SPECIAL SIGN EXCEPTION, FINAL APPROVAL

Jim Klement provided an overview of the project. The applicant is proposing an identification sign for the parking lot facing Bay Street access.

Kelly Varn the applicant was present.

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

JAX Chamber came in when the City first adopted some of their parking ordinances and indicated that they wanted to have the availability to do a public parking facility. They will have the allowable parking identification for their facility.

A MOTION WAS MADE BY BOARD MEMBER LEE AND SECONDED BY BOARD MEMBER DAVISSON APPROVING DDRB APPLICATION 2017-011, CHAMBER PARKING LOT IDENTIFICATION SIGN, 101 EAST BAY STREET, JACKSONVILLE, FLORIDA FOR FINAL APPROVAL WITH THE FOLLOWING CONDITIONS:

- 1. One monument sign located at the primary entrance to the Chamber lot accessed from Bay Street:**
 - (a) Maximum 24 square feet of message area, and**
 - (b) Maximum 6 square feet of Directory information**
- 2. Monument sign shall be located and designed as shown on Page 1 and 2 of the Application submittal for meeting date of June 1, 2017**

THE MOTION PASSED UNANIMOUSLY 7-0-0.

C. DDRB 2017-012: 100 N. LAURA STREET, SPECIAL SIGN EXCEPTION, FINAL APPROVAL MULTIPLE SIGNS.

Jim Klement reported that the applicant is proposing a master plan and place holders for existing and future sign place holder for multiple first floor signs and projecting signs.

Ryan Richardson, Harbinger Sign presented project to the Board.

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

A MOTION WAS MADE BY BOARD MEMBER LEE AND SECONDED BY BOARD MEMBER LORETTA APPROVING DDRB 2017-012 FINAL APPROVAL WITH THE FOLLOWING CONDITIONS.

1. **Sign area will be subject to *exhibits dated June 1, 2017, DDRB 2017-012, place holder locations***
2. **Signage facing Forsyth Street to allow up to 160 sq. ft.**
3. **Signage facing Laura Street to allow up to 105 sq. ft.**

THE MOTION PASSED UNANIMOUSLY 7-0-0.

D. DDRB 2016 -015 VENTURES MULTI-FAMILY, FINAL APPROVAL WITH DEVIATIONS.

Chairman Jones opened the floor for public comments and welcomed CEO Wallace.

Board Member Schilling reported that he had a voting conflict as he represents Baptist Health and will be recusing himself from voting for the particular project.

Board Member Loretta reported Ex-Parte communication with applicant, owner and facilities manager at Baptist.

Board Member Harden reported that he had a voting conflict and will be recusing from voting.

Board Member Davisson reported Ex-Parte Communication.

Chairman Jones had Ex-Parte communication with Mr. Diebenow.

CEO Wallace provided an overview of the DIA with this project. The project was presented to DDRB on October 20, 2016 for conceptual approval. A workshop was developed on November 27, 2016 with the plans presented before DDRB. On January 19, 2017, the project was granted for conceptual approval. Through January 19, 2017 the developer has been finalizing plans and working with the adjoining property owners.

- Finalize a sketch and legal description of the easements for expansion of the Riverwalk
- Undertake a comprehensive traffic analysis.
- The City surveyor reviewed and approved the sketch and legal description as matching
- The traffic analysis was submitted to the City traffic engineer and the Planning Department. Both agencies submitted comments back to the developer and traffic engineer whom resubmitted the traffic analysis with requisite revisions.
- Although waiting formal confirmation letter of acceptance from the Planning Department; there appears to be acceptance of findings and recommendations.
- Noted that the recommendations for improvements within the traffic study offer pedestrian and bicyclists, no vehicular improvements are necessary.

Chairman Jones reported that he received correspondence from Guy Parola noting the above.

Jim Klement reviewed the project report for DDRB 2016-015. The DDRB is requesting Final Approval of the proposed “Master Development Plan” for a 300-unit multi-family project with deviations. The project is now requesting final DDRB Approval with deviations.

Steve Diebenow presented a power point presentation and was available to answer any questions.

Andres Rubio, Principal of Niles Bolton Associates for the applicant also commented on the project

Public Comments:

Paul Harden, representing Baptist Health systems commented about the adversity affected parties on parking issues. He referenced page 11 of the presentation. He also went through the (5) five criteria’s from Niles Bolton Associates. A copy was provided in the meeting packet.

- He requested the Board not grant the parking deviation or figure out a way if parking can be off-site or resolve some other way.
- Traffic issue raised by the traffic study. Study indicates a list of ten or twelve traffic improvements that needed to be made to fit the capacity of the project in a small area.
- Access issue discussed.
- Safety discussed.

Daniel Bean, Holland & Knight was present on behalf of the owner of the Aetna Building and echoed Mr. Harden’s concerns.

Board Member Schilling provided a slide show of aerials and pointed out egress and access to the site.

Concerns of the traffic study, unsafe for people to get in and out of driveway and realignment of the access needs to be worked out.

Steve Diebenow discussed the rebutted raised comments.

The Board Members comments below:

- Reduce parking to absolute minimum discussed
- Access important
- 288 spaces are negligible
- When it comes to downtown traffic and parking needs to be focused upon.
- Let the market decide what is inappropriate
- Preserving access to the River
- Additional samples of building materials may be needed.

Mr. Rubio stated that they can put together a package with physical samples and submit to staff.

Steve Diebenow commented that they would be open that they approve the site plan that has only one (1) access or allowing their driveway to be reconfigured and lined up with Palm Avenue.

Jason Teal informed the Board that their role is to evaluate the design of the project. Permitting review may require a modification for the project.

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER DAVISSON APPROVING DEVIATION 1. FROM §656.361.11 *SETBACK OR “BUILD TO” LINES*. SPECIFICALLY, TO LOCATE THE BUILDING FRONTAGE AWAY FROM THE STREET (I.E. PRUDENTIAL DRIVE).

THE MOTION PASSED 5-2-0 (HARDEN AND SCHILLING RECUSED)

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER LORETTA APPROVING DEVIATION 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 190 FEET, EXCLUDING APPURTENANCES.

THE MOTION PASSED 4-2-1 (HARDEN AND SCHILLING RECUSED) (Lee Opposed).

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER DAVISSON APPROVING DEVIATION 3. A DEVIATION FROM §656.361.16 *OFF-STREET PARKING OVERLAY* TO REDUCE THE REQUIRED PARKING REQUIREMENT TO PROVIDE 337 PARKING SPACES, WHICH INCLUDES 12 PUBLIC PARKING SPACES.

THE MOTION PASSED 4-2-1 (HARDEN AND SCHILLING RECUSED) (Lee Opposed).

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER LORETTA APPROVING DEVIATION 4. A. DEVIATION FROM §656.361.20 *STREETSCAPE DESIGN STANDARDS* TO ALLOW THE DEVELOPMENT TO PROVIDE ALTERNATIVE STREETSCAPE AND WATERFRONT DEVELOPMENT.

THE MOTION PASSED 4-2-1 (HARDEN AND SCHILLING RECUSED) (Lee Opposed).

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER DAVISSON APPROVING DEVIATION 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.

THE MOTION PASSED 5-2-0 (HARDEN AND SCHILLING RECUSED)

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER LORETTA APPROVING DDRB APPLICATION 2016-15 FOR FINAL APPROVAL WITH 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 a Traffic Operation Study for review and approval by the Planning and Development Department prior to 10 set construction review for permit by the COJ.**
- F. 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.**
- G. 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.

THE MOTION PASSED 4-2-1 (HARDEN AND SCHILLING) (Lee opposed)

**E. DDRB 2016-002, 200 RIVERSIDE, MULTI-FAMILY, (HINES PROPERTY)
FINAL APPROVAL WITH DEVIATIONS**

Mr. Klement reviewed the project. DDRB Application 2016-02 is before the DDRB seeking Final Approval with deviation for a mixed use project at 200 Riverside Avenue.

Board Member Davisson and Board Member Harden recused from voting on the project.

Rod Harner, Manager, J Davis Architects and Jeff Conn, Hallmark Partners presented the project to the Board for the applicant.

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER LORETTA APPROVING DEVIATION 1. A DEVIATION FROM *SEC.656.361.14. - RIVER VIEWS AND HEIGHT OF BUILDINGS AND STRUCTURES TO EXCEED A 60 FOOT BUILDING HEIGHT LIMITATION ALLOWING AN OVERALL MAXIMUM HEIGHT OF 140 FEET.*

THE MOTION PASSED 5-2-0 (Davisson and Harden recused)

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER CALDERA APPROVING DEVIATION 2. A deviation from *Sec.656.361.16.-Off-Street Parking Overlay* to reduce the required parking from the required vehicle parking spaces to provide 450 vehicle parking spaces.

THE MOTION PASSED 5-2-0 (Davisson and Harden recused)

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER LORETTA APPROVING DEVIATION 3. A deviation from *Sec.656.361.20. - Streetscape Design Standards* to provide an alternative streetscape design on Riverside Avenue and Jackson Street and Magnolia Street so as to provide an alternative design for the street frontage.

THE MOTION PASSED 5-2-0 (Davisson and Harden recused)

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER LORETTA APROVING DDRB Application 2016-002 for Final Approval subject to the following conditions:

A. Applicant/Project to provide appropriate documentation allowing easement encroachment on Riverside Avenue for review and approval by DIA prior to or in concert with the project submittal of construction drawings to COJ Development Management Group for 10 set review.

B. Applicant/Project to provide appropriate documentation that JTA easements along the Riverside Avenue frontage have been released allowing development encroachment.

THE MOTION PASSED 5-2-0 (Davisson and Harden recused)

The Board recessed at 4:04 p.m. – 4:10 p.m.

III. INFORMATION/DISCUSSION ITEMS

A. RIVERSIDE AVENUE, FOREST STREET AND PARK STREET ROAD DIET STUDY BY POND, PRESENTED FOR PUBLIC COMMENT WORKSHOP TO BEGIN AT 4:00 P.M. OR IMMEDIATELY FOLLOWING “ACTION ITEMS:

Alan Iosue, Cantrece Jones, Jaimie Sloboden presented the project, provided updated the Board of the status and will return back for conceptual approval.

Public Comments:

Fred Pope pointed out the capacity and space available for the concepts allowed people to be accustomed to two lanes in both directions.

Kay Ehas stated traffic on Riverside has not increased since it was a four lane road. Park Street is the key connection between 5 Points, Brooklyn and Downtown.

Brad Thoburn stated that JTA appreciates working with the team and consideration was given for the operation extension of the skyway. He strongly recommended a dedicated transit solution.

Alicia Grant commented about dangerous traffic in residential areas located on Park Street and Riverside.

Kevin Kuzel, Council Member Loves EA inquired if the new development demands the neighbors keeping an expanded roadway. Alan Iosue stated that the neighborhood has always been in transition overtime and formed to a mixed-use neighborhood.

Amy Ingles Bicycle Coordinator, City of Jacksonville stated that the area is surrounded by highways. Create an atmosphere for a slower urban environment.

Board Member Harden stated that this was appropriate and needs to be streamlined and thought through well. This opportunity would be great for bicycling in the Riverwalk location.

Board Member Caldera commented about walking and bicycling in that location.

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 4:30 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.