



Downtown Development Review Board (DDRB)

**Ed Building, 214 N. Hogan Street
1st Floor Training Room
Jacksonville, FL. 32202**

Thursday, April 20, 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		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 March 16, 2017 DDRB Meeting Minutes		
	B DDRB 2017-007, (WLD 17-10) Wine Decadence, reduction of liquor distance, Final Approval		
	C. DDRB 2017-003, Doro Mixed Use, Final Approval w/Deviations		
	D. DDRB 2017-006, Monroe Lofts, Final Approval w/Deviations		
	E. DDRB 2017-008, Burlock and Barrel, Conceptual Approval		
	F. DDRB 2017-010, San Marco Apt, Conceptual Approval		
	G. DDRB 2017-005, Cowford Place, Special Sign Exception, Final Approval		
III.	INFORMATION/DISCUSSION ITEMS Chairman		
IV.	OLD BUSINESS – Chairman		
V.	NEW BUSINESS – Chairman		
VI.	PUBLIC COMMENTS – Chairman		
VII.	ADJOURNMENT – Chairman <i>Next Scheduled Meeting: May 18, 2017</i>		



Downtown Development Review Board (DDRB)

Ed Ball Building, 214 N Hogan Street
Training Room, 1st Floor

Thursday, April 20, 2017 - 2:00 p.m.

MEETING MINUTES

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

Board Members Not Present: C. Davisson and Trevor Lee

DIA Chairman Present: Jim Bailey

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

Representing Office of City Council: Council President Lori Boyer

Representing Office of the Mayor: None

Representing Office of General Counsel: Jim Klement

I. CALL TO ORDER

Meeting Convened: 2:00 p.m.

Chairman Jones called the meeting to order at 2:07 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 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 JUNE 1, 2017 DDRB MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER HARDEN APPROVING THE JUNE 1, 2017 DDRB MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 5-0.

Board Member Caldera entered the proceedings.

B. DDRB APPLICATION 2017-014: RIVERPLACE BOULEVARD BICYCLE & PEDESTRIAN IMPROVEMENT – FINAL DDRB APPROVAL

Jim Klement provided an overview of the project. Application 2017-014 is before the DDRB seeking final approval for the proposed bicycle and pedestrian improvement to River place Boulevard from the Main Street to Prudential Drive.

Nicholas Mousa AICP; Director, Florida Market Initiatives provided the PowerPoint presentation to the Board. Matthew Bolyard, Sr. Project Engineer and Kevin Aust, Landscape Architect was also present.

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

Council President Lori Boyer, District 5 stated that this project animated from a series of public meetings that were held when JTA was considering their BRT line. She commented about the signage and asked the board to replicate signage in other river walk access point locations. She is looking forward to its implementations soon.

CEO Wallace discussed urban art in the Southbank. He noted that once the North bank project was completed, another conversation can be made about the success in the area of what was done in regards to potential urban art in the Southbank.

Chairman Jones asked if anyone was present from Public Works for comments. Mr. Mousa responded that the conversation was had about the connection of bicycle facilities.

A MOTION WAS MADE BY BOARD WORSHAM AND SECONDED BY BOARD MEMBER LORETTA APPROVING DDRB APPLICATION 2017-007, (WLD – 17-10) REQUEST FOR FINAL APPROVAL FOR A WAIVER OF MINIMUM DISTANCE FOR ON PREMISES CONSUMPTION (BEER AND WINE) FROM A CHURCH OR SCHOOL.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

C. DDRB 2017-003 DORO MIXED USE, FINAL APPROVAL WITH DEVIATIONS

Jim Klement reported that this project is seeking final approval for the proposed Doro District Project. He provided a handout of the revised staff report. The project received conceptual approval on February 16, 2017.

Wyman Duggan, Rogers/Towers Attorney at Law was present for the applicant with the principles of the development company and design professionals.

Comments from the Board:

- Does not seem that the ADA path was wide enough for parallel parking on Forsyth to get to the commercial zone.
- Would they be required to meet the requirements of the landscape code? Mr. Klement responded no and said that was part of the intent of the screening requirement.
- Phase II will come back before the DDRB for review and approval
- A recommendation was made by Chairman Jones not having vehicle spaces in the pedestrian area.

A MOTION WAS MADE BY BOARD MEMBER DAVISSON AND SECONDED BY BOARD MEMBER WORSHAM APPROVING A DEVIATION FROM *SEC.656.361.1.-OFF-STREET PARKING OVERLAY TO REDUCE THE REQUIRED PARKING TO ZERO SPACES.*

THE MOTION PASSED UNANIMOUSLY 8-0-0.

A MOTION WAS MADE BY BOARD MEMBER LEE AND SECONDED BY BOARD MEMBER CALDERA APPROVING A DEVIATION FROM *SEC.656.361.17.-SURFACE PARKING, TRASH, STORAGE, AND LOADING AREA SCREENING AND LANDSCAPING REQUIREMENTS.*

THE MOTION PASSED UNANIMOUSLY 8-0-0.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER HARDEN APPROVING A DEVIATION FROM *SEC. 656.361.20. – STREETSCAPE DESIGN STANDARDS TO PROVIDE AN ALTERNATIVE STREETSCAPE DESIGN ON ADAMS AND LAFAYETTE STREETS.*

THE MOTION PASSED UNANIMOUSLY 8-0-0.

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER SCHILLING GRANTING FINAL APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. The building façade facing and set back from Adams Street adjacent to the interim surface parking lot shall include: A) the placement of 2 bicycle racks as referenced in the written description and B) artistic treatment of referenced building façade addressing visual and pedestrian engagement subject to DDRB staff review prior to Phase I issuance of building permits and Certificate of Occupancy.

2. Phase II Development will be subject to Final DDRB approval prior to 10 set reviews and permit issuance.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

D. DDRB 2017-006 MONROE LOFTS, FINAL APPROVAL WITH DEVIATIONS.

Jim Klement reviewed the project report for DDRB 2017-006. The DDRB is requesting Final Approval with a deviation for the proposed 108 multi-family residential project. This project received conceptual approval on March 16, 2017.

Ryan Hoover, applicant was present to answer any questions.

Comments from the Board

- Are there any other buildings that have screening on the roof as project?
- Park style looking bench would be used
- Nearby Street parking was discussed. Would each of the spaces be assigned to a unit?
- Secured entry was discussed

A MOTION WAS MADE BY BOARD MEMBER LEE AND SECONDED BY BOARD MEMBER HARDEN APPROVING A DEVIATION FROM *SEC.656.361.16.-OFF STREET PARKING OVERLAY TO REDUCE THE REQUIRED PARKING TO PROVIDE 125 VEHICLE PARKING SPACES.*

THE MOTION PASSED 7-1-0 (CALDERA opposed)

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER HARDEN GRANTING FINAL APPROVAL.

THE MOTION PASSED 7-1-0 (CALDERA opposed)

E. DDRB 2017-008 BURLOCK AND BARREL CONCEPTUAL APPROVAL

Jim Klement reviewed the project for DDRB application 2017-008. The DDRB is seeking conceptual approval for the proposed distillery with on-site point of sale located at the intersection of Magnolia and Forest Streets.

Alexandria Klempf, owner representative, Mike Kleinschmidt Architect was present to answer questions.

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER WORSHAM APPROVING DDRB APPLICATION 2017-008 FOR CONCEPTUAL APPROVAL WITH CONDITIONS WHICH INCLUDED:

- 1. Applicant to receive a Deviation from Sec. 656.361.11.- Setback or “Build To” Lines prior to Final DDRB Approval to address the frontage setback and build to lines on Forrest Street frontage prior to DDRB Final Approval.**
- 2. Applicant to receive a Deviation from Sec.656.361.17.- Surface Parking, Trash, Storage, and Loading Area Screening and Landscaping Requirements to reduce the fence height requirements and provide an alternate design for the existing surface parking lot facing Forest, Magnolia, and May Streets prior to DDRB Final Approval.**
- 3. Applicant to receive a Deviation from Sec.656.361.18.-Transparency prior to Final DDRB Approval allowing a reduction to transparency requirements for Magnolia Street façade prior to DDRB Final Approval.**

- 4. Applicant to receive a Deviation from Sec.656.361.20.-Streetscape Standards prior to DDRB Final Approval to allow an alternate design and relief from the design requirements for May and Magnolia Street frontage.**

THE MOTION PASSED 8-0-0 UNANIMOUSLY.

F. DDRB 2017-010 SAN MARCO APARTMENTS CONCEPTUAL APPROVAL

Jim Klement reviewed the project for DDRB 2017-010. This project is before the Board seeking conceptual approval for the proposed multi-family project located in the South Bank of the Downtown Overlay.

Mike Koppenhafer, Agent was available for any questions.

The Board provided comments and identified Ex-Parte communication with Mr. Koppenhafer

Board Member Loretta reported that he had lunch with him two (2) Months ago.

Guy Parola with DIA reported that the DIA through the Office of Public Parking has taken over the lots that would be completed upon the completion of the Overland Bridge. There will be full-time public parking in that area.

Susan Grandin asked what the mix was between studio, one bedroom and two bedrooms. Mr. Koppenhafer replied that there were about five (5) or (8) studio units and a 50/50 mix of the one and two bedrooms.

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER LORETTA APPROVING DDRB APPLICATION 2017-010 FOR CONCEPTUAL APPROVAL WITH CONDITIONS WHICH INCLUDED:

- 1. Applicant to receive a Deviation from Sec.656.361.16. - Off-Street Parking Overlay or show compliance with this guideline prior to DDRB Final Approval.**

THE MOTION PASSED UNANIMOUSLY 8-0-0.

G. DDRB 2017-005 COWFORD PLACE SPECIAL SIGN EXCEPTION FINAL APPROVAL

Jim Klement reviewed the project for DDRB-010 for final approval. The applicant is proposing multiple identification signs for the historic building (Guaranty Trust & Savings Bank) identifying the new use for a restaurant, Cowford Chophouse.

Councilman Bowman stated that he is looking forward for the opening of this building.

Board Member Loretta stated that he didn't know if the project came through conceptual approval or straight into final .He mentioned that he was not a big fan of the sign on that side.

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER WORSHAM APPROVING DDRB APPLICATION 2017-005, COWFORD CHOPHOUSE BUILDING SIGNS, 101 EAST BAY STREET FOR FINAL APPROVAL WITH THE FOLLOWING CONDITIONS:

1. Multiple signs to be allowed on the Ocean Street frontage as follows:

a) 1 (one) Wall sign up to 25 sq. ft. and

b) 1 (one) Double faced blade sign (12. 3 square feet per face) extending no more than 6 feet from building line, holding minimum 2 feet from curb line, providing a minimum of 8 feet to the bottom of sign; and

2. Prior to permit issuance, the signs shall be subject to review and approval of the Planning and Development Department, Historic Section.

Note: 1 (one) sign up to 25 sq. ft. facing Bay Street complies with Code both with respect to number and area and no action is required.

THE MOTION PASSED UNANIMOUSLY 8-0-0.

**III. INFORMATION/DISCUSSION ITEMS
NONE**

IV. OLD BUSINESS

Board Member Worsham thanked Jim Klement, Susan Grandin and Karen Eiland for getting everything set up. She appreciates the thoroughness in having the agenda packet assembled for review in advance. She also noted that was wonderful to see some the recent projects that were reviewed under construction.

Board Member Harden commented that he spent all day Saturday on the Southbank Riverwalk with his children. He referenced the Broadstone project and he suggested connecting the rest of the Riverwalk bulkhead. He is excited about the work that has already been done and where it is headed.

**V. NEW BUSINESS
NONE**

**VI. PUBLIC COMMENTS
NONE**

VII. ADJOURNMENT

Downtown Development Review Board (DDRB) – Regular Meeting

Thursday, April 20, 2017

Page 7 of 7

There being no further business, Chairman Jones adjourned the meeting at approximately 4:04 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.