



City Hall at St. James
117 West Duval St., 1st Floor
Don Davis Room
 Thursday, July 11, 2013 - 2:00 p.m.

Members: Timothy Miller, Chairman	Ex-Officio and Staff Distribution:
Logan Rink, Secretary	Bill Joyce, PW Chief Engineering & Construction Management
Andy Sikes, Board Member	Richard Ball, PW, Traffic Operations Division
Montasser (Monty) Selim, Board Member	Don Redman, Member of Council, District 4
Chris Flagg, Board Member	Scott Shine, Jacksonville Waterways Commission
Rafael Caldera, Board Member	James Boyle, JTA Representative
Carol Worsham, Board Member	Vickie Drake, Ex-Officio Member
Craig Davisson, Board Member	Terry Lorince, Ex-Officio Member
Roland Udenze, Board Member	William Lyle, Ex-Officio Member
	Joel McEachin, Ex-Officio Member
Ex-Officio and Staff Distribution:	Michael Sands, Ex-Officio Member
Ted Carter, OED Executive Director	Jim Bailey, DIA Representative
Paul Crawford, OED Deputy Director	David DeCamp, Public Information Office
Alex Rudzinski, OED Director of Development	Michelle Stephens, DDRB Recording Secretary
Eric Lindstrom, OED Staff Liaison	
Jim Klement, OED Staff Liaison	
Jason Teal, Assistant General Counsel	

I.	CALL TO ORDER – Chairman Miller
II.	ACTION ITEMS – Chairman Miller
	Approval of the June 10, 2013 Meeting Minutes
	DDRB 2013-008, Brooklyn Retail Commercial Development - Request for Final Approval with Deviations <ul style="list-style-type: none"> • Deviation from Section 656.361.20 Streetscape Design Standards
	DDRB 2012-004, Brooklyn Riverside Residential Development - Request for Final Approval with Deviations <ul style="list-style-type: none"> • Deviation from Section 656.361.16 Off-Street Parking Overlay • Deviation from Section 656.361.20 Streetscape Standards Design Standards
	DDRB 2013-011, Clara White Mission, Beaver Street Villas Request for Conceptual Review
	DDRB 2013-014, South Bank Riverwalk - Request for Conceptual Review
	DDRB 2013-012, COJ Planning Report E-13-22 – Request for Exception to Allow Accessory Parking <ul style="list-style-type: none"> • 516 West Adams Street (location)
	DDRB 2013-013, USA Express Inc. – Request for Deviation to Section 656.361.17 Surface Parking, Trash, Storage, and Loading Area Screening and Landscaping Requirements
	Election of New DDRB Chair
	New Chair Appoint Two Members to a Nominating Committee
III.	INFORMATION/DISCUSSION ITEMS – Chairman Miller

DDRB Meeting Agenda

July 11, 2013

Page 2 of 2

IV.	OLD BUSINESS – Chairman Miller
V.	NEW BUSINESS – Chairman Miller
VI.	PUBLIC COMMENTS – Chairman Miller
VII.	ADJOURNMENT – Chairman Miller
	Next Scheduled Meeting: Thursday, August 1, 2013 at 2:00 p.m.



Thursday, July 11, 2013 – 2:00 p.m.

MEETING MINUTES

Board Members Present: Chairman T. Miller, A. Sikes, M. Selim, C. Flagg, R. Caldera, C. Worsham, and R. Udenze

Board Members Absent: C. Davisson, and L. Rink

OED Staff Present: Jim Klement, Staff Liaison; Eric Lindstrom, Staff Liaison; Karen Nasrallah and Karen Underwood, Recording Secretary

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

A quorum was confirmed and Chairman Miller called the meeting to order at approximately 2:00 p.m.

II. ACTION ITEMS

APPROVAL OF THE JUNE 10, 2013 DDRB MEETING MINUTES

Chairman Miller noted the following changes to the June 10, 2013 minutes:

The motion on Page 2, DDRB 2013-009, Florida Blue High-Rise Building Signs, Request for Special Sign Exception should read, “**5-0-1**” (**CHAIRMAN MILLER VOTED IN OPPOSITION OF THE MOTION (NOT IN FAVOR OF THE PROJECT OVERALL)**).

A MOTION WAS MADE BY BOARD MEMBER FLAGG AND SECONDED BY BOARD MEMBER CALDERA TO APPROVE THE JUNE 10, 2013 DDRB MEETING MINUTES AS AMENDED UNANIMOUSLY 6-0-0.

Board member Udenze arrived

DDRB 2013-008, BROOKLYN RETAIL COMMERCIAL DEVELOPMENT – REQUEST FOR FINAL APPROVAL WITH DEVIATIONS

Mr. Klement reviewed the project report dated July 11, 2013. He introduced J. J. Conners; Jeffery Fuqua, Fuqua Development; Hugh Matthews, England-Thims and Miller; and Karl Soderholm, Landscape Architect, who provided an overview of the project.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER SIKES GRANTING APPROVAL OF DDRB 2013-008 DEVIATION FROM SECTION 656.361.20 – STREETScape DESIGN STANDARDS MODIFYING

THE STREETScape DESIGN STANDARDS FOR RIVERSIDE AVENUE, STONEWALL AND JACKSON STREET FRONTAGES PERMITTING AN ALTERNATIVE ENHANCED LANDSCAPE, INCLUDING LANDSCAPE MATERIAL AND PAVING TREATMENT TO ACCOMMODATE SERVICE AND ANGLED PARKING IMPROVEMENTS AS SHOWN ON FINAL LANDSCAPE PLANS DATED JULY 11, 2013. THE MOTION PASSED UNANIMOUSLY 7-0-0.

A MOTION WAS MADE BY MEMBER UDENZE AND SECONDED BY MEMBER SIKES GRANTING FINAL APPROVAL OF DDRB 2013-008 WITH THE FOLLOWING CONDITIONS: TO PROVIDE FINAL SIGN PLANS TO STAFF SHOWING A MASTER SIGN PLAN “PLACE HOLDER” ALLOWING MULTIPLE SIGNS AS SHOWN ON DDRB APPLICATION DATED JULY 11, 2013 AND TO BE REVIEWED FOR COMPLIANCE WITH SECTION 656.1333 DOWNTOWN SIGNS PRIOR TO PERMIT ISSUANCE AND APPLICANT TO MODIFY ARCHITECTURAL DESIGN OF THE PHARMACY FACILITY TO INCLUDE EXTENDING TRELLIS FEATURES, ADDING CANOPY OVER FRONT ENTRANCE, AND REMOVING THE “BUCKET BASE” AT BOTTOM OF CANOPY/TRELLIS SUPPORTS ALONG STONEWALL STREET FRONTAGE. THE MOTION PASSED UNANIMOUSLY 7-0-0

Board member Caldera briefly left the meeting. A quorum was confirmed

Board Member Udenze was excused from the meeting at 3:43 p.m. A quorum was confirmed.

DDRB 2012-004, BROOKLYN RIVERSIDE RESIDENTIAL DEVELOPMENT – REQUEST FOR FINAL APPROVAL WITH DEVIATIONS

Mr. Klement reviewed the project report dated July 11, 2013. He introduced Michael Blair, Pollack Shores Real Estate Group Managing Director of Development, who provided an overview of the project.

A MOTION WAS MADE BY BOARD MEMBER SELIM AND SECONDED BY BOARD MEMBER SIKES GRANTING APPROVAL OF DDRB 2012-004 REQUEST FOR DEVIATION FROM SECTION 656.361.16-OFF STREET PARKING OVERLAY TO REDUCE THE CODE PARKING REQUIREMENTS FROM 578 PARKING SPACES TO 450 PARKING SPACES. THE MOTION PASSED UNANIMOUSLY 5-0-0

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER FLAGG GRANTING APPROVAL OF DDRB 2012-004 REQUEST FOR DEVIATION FROM SECTION 656.361.20 STREETScape DESIGN STANDARDS, MODIFYING THE STREETScape REQUIREMENTS FOR PARK STREET FRONTAGE ALLOWING AN ALTERNATIVE PLANT MATERIAL, INCLUDING DATE PALMS AND PAVER PATTERNS DIFFERING FROM THE GATEWAY STREETScape DESIGN STANDARD AS SHOWN ON FINAL LANDSCAPE PLANS DATED JULY 11, 2013. THE MOTION PASSED UNANIMOUSLY 5-0-0

A MOTION WAS MADE BY BOARD MEMBER FLAGG AND SECONDED BY BOARD MEMBER SIKES GRANTING FINAL APPROVAL FOR DDRB APPLICATION 2012-004, BROOKLYN RESIDENTIAL DEVELOPMENT. THE MOTION PASSED UNANIMOUSLY 5-0-0

Chairman Miller called to order a 3-minute recess.

Board Member Caldera returned to the meeting. A quorum was confirmed

DDRB 2013-012, COJ PLANNING REPORT E-13-22, REQUEST FOR EXCEPTION TO ALLOW ACCESSORY PARKING LOT, 516 WEST ADAMS STREET (LOCATION)

Chairman Miller asked board members to disclose if they had any ex-parte communications or conflicts of interest.

The following Board Members Carol Worsham, Rafael Caldera, Andy Sikes, Timothy Miller, Monty Selim, Chris Flagg, and Roland Udenze advised that they each met with Jim Klement and the applicant, Steve Diebenow, prior to today's meeting regarding DDRB Application 2013-013.

Mr. Klement reviewed the project report dated July 11, 2013. He introduced Steve Diebenow, Driver, McAfee, Peek, & Hawthorne; Folks Huxford, COJ Chief of Planning and Development; and Micky Biss, Biss Realty, who provided an overview of the project.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER FLAGG GRANTING FINAL APPROVAL FOR DDRB APPLICATION 2013-012, COJ PLANNING REPORT E-13-22, REQUEST FOR EXCEPTION TO ALLOW AN ACCESSORY PARKING LOT AT 516 WEST ADAMS STREET, SUBJECT TO THE CONDITIONS NOTED BELOW. THE MOTION PASSED UNANIMOUSLY 6-0-0

1. The project shall be developed in accordance with the site plan dated July 1, 2013.
2. Wheel stops or small signs shall be added at each parking space along the southerly boundary of the accessory parking lot between the existing commercial surface parking lot and the subject property.
3. All access for the parking lot shall be provided as shown on the site plan dated July 1, 2013.
4. The owner shall provide evidence to DDRB staff that the accessory parking lot meets the definition under Section 656.361.3 (a), annually, to maintain the use.
5. The exception approval shall be initially granted for the same number of years as the term of the provided long-term lease. At the end of that lease term, the applicant shall return

to the Planning and Development Department with a lease renewal or a new lease, at which time the exception approval shall be extended for the new lease term. If applicant does not provide a lease renewal or a new lease, the exception approval shall terminate at the end of the original lease term and a new exception application shall be required should the applicant wish to extend the use.

6. The owner shall plant eight additional crape myrtles per the streetscape standards in addition to the proposed plant material along Adams and Broad Street frontage, subject to OED staff review and approval prior to issuance of permits.

DDRB 2013-013, USA EXPRESS INC., – REQUEST FOR DEVIATION TO SECTION 656.361.17 SURFACE PARKING, TRASH, STORAGE, AND LOADING AREA, SCREENING AND LANDSCAPING REQUIREMENTS

Mr. Klement reviewed the project report dated July 11, 2013. He introduced Steve Diebenow, Driver, McAfee, Peek & Hawthorne, who provided an overview of the project.

- A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER FLAGG, GRANTING FINAL APPROVAL FOR DDRB 2013-013, USA EXPRESS INC., REQUESTING DEVIATION TO SECTION 656.361.17, SURFACE PARKING, TRASH STORAGE, LOADING AREA SCREENING AND LANDSCAPE SCREENING REQUIREMENTS FOR WEST ADAMS, CLAY AND HOUSTON STREET FRONTAGES SUBJECT TO THE APPLICANT MAKING IMPROVEMENTS AS SHOWN ON EXHIBIT 1, SITE PLAN; EXHIBIT 2, LANDSCAPE PLAN; EXHIBIT 3, SECTIONS, DETAILS & PERSPECTIVE VIEW; PREPARED BY ENVISION ENGINEERING, DATED JULY 1, 2013. THE MOTION PASSED UNANIMOUSLY 6-0-0.**

DDRB 2013-011, CLARA WHITE MISSION, BEAVER STREET VILLAS, REQUEST FOR CONCEPTUAL REVIEW

Mr. Klement reviewed the project report dated July 11, 2013. He introduced Lisa Sheppard, COJ Planning and Development/Historic Preservation; and Michael Montoya, Reynolds, Smith and Hills, Inc., who provided an overview of the project.

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER FLAGG, GRANTING CONCEPTUAL APPROVAL FOR DDRB 2013-11 CLARA WHITE MISSION BEAVER STREET VILLAS, SUBJECT TO THE CONDITIONS LISTED BELOW. THE MOTION PASSED UNANIMOUSLY 6-0-0.

1. Applicant to show compliance with the Off-Street Parking Overlay requirements, including documentation and calculations or receive a deviation to *Section 656.361.16, Off-street Parking Overlay*, to reduce the parking space requirements prior to DDRB final approval.

2. Applicant to show compliance with the Streetscape Design Standards, or if deviating from the standards, receive a deviation to *Section 656.361.20, Streetscape Design Standards*, for Beaver and Broad Street frontage requirements prior to DDRB final approval.
3. Applicant to show compliance with Downtown DRI Development Order conditions, including allocation of development rights from the Office of Economic Development prior to DDRB final approval.
4. Applicant to show compliance with City of Jacksonville historical review requirements prior to DDRB final approval.
5. Applicant to show compliance with the transparency requirements, including documentation and calculations, or receive a deviation to *Section 656.361.18, transparency* for Beaver Street frontage requirements prior to DDRB final approval.

DDRB 2013-014, SOUTH BANK RIVERWALK, REQUEST FOR CONCEPTUAL REVIEW

Mr. Klement reviewed the project report dated July 11, 2013. He introduced Cheryl Robitzsch, Haskell Company, who provided an overview of the project.

A MOTION WAS MADE BY BOARD MEMBER SELIM AND SECONDED BY BOARD MEMBER CALDERA, GRANTING CONCEPTUAL APPROVAL FOR DDRB APPLICATION 2013-014, SOUTHBANK RIVERWALK. THE MOTION PASSED 5-1-0 (BOARD MEMBER FLAGG ABSTAINED FROM VOTING)

ELECTION OF NEW DDRB CHAIR

Chairman Miller suggested the Board defer appointing a new chair until the next regularly scheduled Board meeting due to the unavailability of Board Members Udenze, Board member Logan and Board member Davisson at today's meeting.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER SIKES TO WAIVE SECTION 4.2 OF THE DDRB BYLAWS AND DEFER ELECTION OF NEW CHAIR AND APPOINTMENT OF THE NOMINATING COMMITTEE UNTIL NEXT REGULARLY SCHEDULED BOARD MEETING IN AUGUST. THE MOTION WAS APPROVED UNANIMOUSLY 6-0-0.

III. INFORMATION/DISCUSSION ITEMS

There were no information/discussion items.

IV. OLD BUSINESS

No old business was discussed.

V. NEW BUSINESS

No new business was discussed.

VI. PUBLIC COMMENTS

There were no comments from the public.

VII. ADJOURNMENT

There being no further business, Chairman Miller adjourned the meeting at approximately 6:45 p.m.

The next DDRB meeting is scheduled for Thursday, August 1, 2013, at 2:00 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 at (904) 630-1906 or by email at karenu@coj.net.