



Downtown Development Review Board (DDRB)

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

Thursday, June 16, 2016 – 2:00 PM

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	
Craig Davisson, Board Member		Joel McEachin, Historic, Ex-Officio Member	
Trevor Lee, Board Member		Michael Sands, PW/Dev. Mgt., Ex-Officio Member	
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 Caldera		
II.	ACTION ITEMS – Chairman Caldera		
	A. Approval of May 12, 2016 Meeting Minutes		
	B. DDRB-2016-007 Request for Final Approval with Deviations, Lavilla Lofts, Residential Development		
	1. Deviation to 656.361.16. - Off Street Parking Overlay- reduce parking to 144 spaces		
	2. Deviation to 656.361.20. - Streetscape Design Standards- provide alternate streetscape		
	C. DDRB -2016-010, PUD modification, MM-16-07, 721 Duval Street, Planning & Development Department		
III.	INFORMATION/DISCUSSION ITEMS – Chairman Caldera		
	A. JTA information regarding JTRC		
	B. Procedures for election of Officers		
	C. Cultural Council/Arts		
IV.	OLD BUSINESS – Chairman Caldera		
V.	NEW BUSINESS – Chairman Caldera		
VI.	PUBLIC COMMENTS – Chairman Caldera		
VII.	ADJOURNMENT – Chairman Caldera		
	Next Scheduled Meeting: (TBD July 21, 2016, tentative)		



Thursday, June 16, 2016 - 2:00 p.m.

MEETING MINUTES

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

Board Members Not Present: C. Worsham

DIA Board Members Present: None

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

Representing Office of City Council: Albert Ferraro, Jax. Waterways Commission

Representing Office of the Mayor: None

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

Chairman Caldera convened the meeting with a quorum present and called the meeting to order at approximately 2:00 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.

II. ACTION ITEMS

A. Approval of the DDRB May 12, 2016 Regular Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER JONES APPROVING DDRB MAY 12, 2016 DDRB REGULAR MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 6-0.

B. DDRB 2016-007 REQUEST FOR FINAL APPROVAL WITH DEVIATIONS AND CONDITIONS, LAVILLA LOFTS, RESIDENTIAL DEVELOPMENT LEE (PARK STREET) AND BAY STREETS

Mr. Klement provided information pertaining to DDRB Application 2016-007. He also stated that the project passed conceptual review at the April 21st regular meeting

Ryan Hoover Vice President of TVC Development and applicant was present to answer any questions from the Board regarding to the requests for deviation from design standards and final approval. A presentation was furnished.

The Board made relevant comments.

Chairman Caldera addressed issues regarding the fence. A lengthy conversation ensued regarding how the pedestrians can get through the traffic for the final approval of a deviation From Sec.656.361.20.

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER DAVISSON APPROVING THE REQUEST FOR DDRB 2016-007 FOR:

1. FINAL APPROVAL OF A DEVIATION FROM *SEC.656.361.16.-OFF-STREET PARKING OVERLAY* TO REDUCE THE REQUIRED PARKING TO PROVIDE 144 VEHICLE PARKING SPACES.

2. FINAL APPROVAL OF A DEVIATION FROM *SEC.656.361.20. - STREETSCAPE DESIGN STANDARDS* TO PROVIDE AN ALTERNATIVE STREETSCAPE DESIGN ON LEE STREET (PARK STREET), WEST BAY STREET AND WATER STREET; NOTE: THE DDRB STAFF WILL REVIEW THE FINAL STREETSCAPE PROPOSAL PRIOR TO PERMIT SUBMITTAL SO AS TO CONFIRM APPLICANT PROVIDES STRONG PEDESTRIAN ENHANCEMENT AND COMPATIBLE STREET FURNITURE, LANDSCAPE AND LIGHTING FIXTURES, AND ACCENT PAVING ALTERNATIVES FOR THE PROPOSED DEVELOPMENT.

THE DDRB THEN APPROVED THE REQUEST FOR FINAL APPROVAL SUBJECT TO THE FOLLOWING CONDITION:

1. THE APPLICANT TO RECEIVE ADDITIONAL DEVELOPMENT RIGHTS FROM DIA STAFF FOR A TOTAL OF 130 UNITS, PRIOR TO SUBMITTAL OF DRAWINGS FOR PERMIT REVIEW AND APPROVAL OF CONSTRUCTION DRAWINGS. THE MOTION PASSED UNANIMOUSLY 6-0.

C. DDRB 2016-010, PUD MODIFICATION, MM-1607,720 DUVAL STREET, PLANNING & DEVELOPMENT DEPARTMENT

Mr. Klement provided background information regarding PUD Modification MM-1607.

The applicant was not present.

Mr. Parola provided an overview and the information was provided in the Board Members meeting packet.

The Board Members made relevant comments.

A MOTION WAS MADE BY BOARD MEMBER JONES AND SECONDED BY BOARD MEMBER LORETTA FOR FINAL APPROVAL OF DDRB 2016-010, (MM-2016-07) FOR MINOR MODIFICATION TO PUD ORDINANCE 1995-1239-730 DECREASING THE PARKING REQUIREMENT FROM 26 SPACES TO 8 SPACES. THE MOTION PASSED UNANIMOUSLY 6-0.

III. INFORMATION/DISCUSSION ITEMS

A. JTA Information regarding JTRC

Brad Thoburn, Vice President of Long Range Planning and System Development at the JTA introduced a conceptual design of the JRTC. He stated that a signed lease agreement with Greyhound for the relocation of bus terminal that is currently on Forsyth Street.

Michael Baker International team provided a presentation for the project to be reviewed.

Board Member Davisson asked if Amtrak has been engaged with the project. Mr. Thoburn responded that there were challenges with Amtrak freight rail lines, signals and other track work. A grant for \$37M will improve the flow of traffic through the Southbank and will allow fewer conflicts with Baptist and the access to San Marco area.

Board Member Loretta inquired about the construction process. Mr. Thoburn replied about the design build being determined by a construction manager with a guaranteed maximum price. Board Member Loretta stated that the biggest concern comes down to maintenance in 15 to 20 years later. Mr. Baker indicated that International wanted to make sure that this was an engaging facility to the public.

Board Member Loretta left the meeting at 3:50 p.m.

B. Procedures for election of Officers

Jason Teal advised the Members that the election of Officers will be approaching each year in July.. This will be an agenda item to be taken up at the end of the meeting. He pointed out that the Chair will open the floor for nominations, once the process concludes and close; then a vote will be taken from the nominating committee to determine Chair. The Chair will immediately take office and would first require acquire an appointment of nominating committee which will meet to recommend a slate of officers for Vice Chair and Secretary in August.

Board Member Bowers asked if a member whose term has ended sit on the nominating committee. Jason Teal replied that a member whose term expired is an active member until replaced.

C. Cultural Council/Arts

Christie Holechek, Director, Art in Public Places Program and Mason Martin, Project Manager of the Cultural Council was present and introduced information regarding the public meeting to meet the public artist for Thursday, July 14, 2016 at 5:00 p.m. at the Main Library Lounge at 303 North Laura Street.

Chairman Caldera stated that he will try to attend and the project was very interesting.

IV. OLD BUSINESS

Chairman Caldera inquired about the Broadstone River house. Jim Klement responded that they are still moving through their permitting process.

The Houston Street Senior living center was briefly discussed. Guy Parola stated that the DIA will reach out to them in the next month or two see how they are doing and report back in August.

V. NEW BUSINESS

Jim Klement stated the next regular meeting will be tentatively schedule on July 21, 2016.

Jason Teal reported that an appeal hearing was filed regarding the Gate Station and will be presented to the DIA on Thursday, June 23, 2016 at 9:00 a.m.

VI. PUBLIC COMMENT

None

VII. ADJOURNMENT

There being no further business, Chair Caldera adjourned the meeting at approximately 4:03 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.