

**Downtown Development Review Board (DDRB)**

Downtown Investment Authority



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

**Thursday, March 10, 2016 – 2:00 PM**

<b>Members:</b>		<b>Ex-Officio and Staff Distribution:</b>	
<b>Rafael Caldera, Chairman</b>		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	
Roland Udenze, Board Member		Joel McEachin, Historic, Ex-Officio Member	
Craig Davisson, Board Member		Michael Sands, PW/Dev. Mgt., Ex-Officio Member	
Greg Bruce, Board Member, Resigned			
Wiatt Bowers, Board Member			
<b>Ex-Officio and Staff Distribution:</b>		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	
<b>I.</b>	<b>CALL TO ORDER – Chairman</b>		
<b>II.</b>	<b>ACTION ITEMS – Chairman</b>		
	A. Approval of February 18, 2016 DDRB Board Meeting Minutes		
	B. DDRB-2016-06, 600 Park Street, Medical Office Bldg., request for Conceptual Approval		
	C. DDRB 2016-05, Hemming Park, Black Sheep Restaurant, request for Conceptual and Final Approval		
	D. DDRB-2016-04 Gate Station, Forest and Park, request for Conceptual Approval		
	<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: (TBD April 14, 2016, tentative )		



*Thursday, March 10, 2016 - 2:00 p.m.*

**MEETING MINUTES**

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

**Board Members Not Present:** C. Worsham

**DIA Board Members Present:** Chair J. Bailey

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

**Representing Office of City Council:** Albert Ferraro and VP Boyer

**Representing Office of the Mayor:** Dr. Johnny Gaffney, Boards & Commissions Liaison

**Representing Office of General Counsel:** Susan Grandin

**I. CALL TO ORDER**

Chairman Caldera convened the meeting with a quorum present and called the meeting to order at approximately 2:05 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 February 18, 2016 DDRB BOARD MEETING MINUTES**

**A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER JONES APPROVING THE FEBRUARY 18, 2016 DDRB MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 6-0.**

**B. DDRB 2016-06 600 & 616 PARK STREETS, MEDICAL OFFICE BLDG., REQUEST FOR CONCEPTUAL APPROVAL.**

Mr. Klement reviewed the staff report dated March 10, 2016 for DDRB Application 2016-06 request for conceptual approval for Medical Office Building located at 600 & 616 Park Street.

Board Member Davisson recused himself as the developer is one of his clients.

Jeff Lane, Architect for the project provided a presentation. Jeff Thomas, General Contractor was available to answer any questions.

The Board Members made relevant comments that included comments included parking design, night lighting courtyard design and screening of park area.

Chairman Caldera called for comments from the public.

Kay Ehas commented that Brooklyn was adjacent to her neighborhood and requested no parking on Park Street.

**A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BY BOARD MEMBER BOWERS APPROVING DDRB APPLICATION 2016-06, REQUEST FOR CONCEPTUAL APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPER SHALL RECEIVE A DEVIATION FROM SEC.656.361.1.- OFF-STREET PARKING OVERLAY TO INCREASE THE REQUIRED PARKING ALLOWED PRIOR TO FINAL APPROVAL FROM THE DDRB.**
- 2. THE DEVELOPER SHALL RECEIVE A DEVIATION FROM SEC.656.361.20 – STREETSCAPE DESIGN STANDARDS TO PROVIDE AN ALTERNATIVE STREETSCAPE DESIGN ON ROSSELLE STREET PRIOR TO FINAL APPROVAL FROM THE DDRB. THE MOTION PASSED UNANIMOSLY 6-0**

**C. DDRB 2016-05 HEMMING PARK, BLACK SHEET RESTAURANT, REQUEST FOR CONCEPTUAL AND FINAL APPROVAL**

Jim Klement reviewed the staff report dated March 10, 2016 for DDRB Application 2016-04 request for conceptual review and final review for Black Sheep Container/Restaurant located at Hemming Park.

Chairman Caldera called for comments from the public and noted that no requests to speak were received.

The Board Members made relevant comments.

**A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER JONES APPROVING DDRB APPLICATION 2016-05 FOR CONCEPTUAL APPROVAL THE MOTION PASSED UNANIMOUSLY 6-0.**

**A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER JONES APPROVING DDRB APPLICATION 2016-05 FOR FINAL APPROVAL. THE MOTION PASSED UNANIMOUSLY 6-0.**

**D. DDRB-2016-04 GATE STATION, FOREST AND PARK, REQUEST FOR CONCEPTUAL APPROVAL.**

Board Member Bowers stated that he has been in discussions with Kay Ehas regarding the project.

Jim Klement reviewed the staff report dated March 10, 2016 for DDRB Application 2016-04 request for conceptual review and final review for Gate Station at 436 Park Street.

Steve Diebenow provided a presentation, handouts and answered questions. Tim Miller representing the applicant also was available to discuss the design.

Public Comment

Kay Ehas commented about the right-of-way access on Park Street. She provided an opposition letter to the current site plan of Application 2016-04 Gate Station.

Mr. Klement indicated he has received a letter from Chris Burns, President of the Jacksonville Bicycle Pedestrian Advisory Committee ("BPAC").

The Board made relevant comments.

- How do pedestrians from Park Street enter the building
- Park Street doesn't need to be 36 ft. wide. 24 ft. is enough for an Urban Street
- Pedestrian path through the canopy
- Developer commended on their research.
- Drivers need to see where to purchase gas from.
- Turn canopy 90 degrees to align with Forest Street.
- Investigate car wash or gas station exits on Forest Street

Council Member Ferraro likes the plan as it is.

Council Vice President Boyer likes the Board comments regarding citing. She urged the Board Member to drive on Phillips Highway, south of Emerson where the Walmart is located.

The City Standards allowed a Walmart to be built that is perpendicular as to facing the Roadway. She suggested that the entrances and sidewalks don't have to make sense with the entrance.

Brad Davis, Chief Operating Officer with Prosser Hallock representing the applicant, commented that the experience of the pedestrian on Park and Forest could be enhanced.

Board Member Davisson recused himself from voting as his spouse is employed with Haskell Design team.

Chairman Caldera suggested a deferral to allow the applicant to review comments of the DDRB Board and consider options discussed with respect to the site plan and building design.

The Board agreed to a Workshop DDRB meeting to be held Thursday, March 24, 2016 to consider the request for Conceptual Approval.

**A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BY BOARD MEMBER BOWERS TO DEFER APPLICATION 2016-04 GATE STATION PARKWAY FOR CONCEPTUAL REVIEW AND ACTION DURING THE WORKSHOP. THE MOTION PASSED UNANIMOUSLY 6-0.**

**III. INFORMATION/DISCUSSION ITEMS**

Chairman Caldera commented about the Broadstone River House.

**IV. OLD BUSINESS**

None

**V. NEW BUSINESS**

Jim Klement reported that Resolution 2016-0196 was introduced to City council appointing Trevor Lee to DDRB replacing Roland Udenze as an architect Representative.

**VI. PUBLIC COMMENT**

None

**VII. ADJOURNMENT**

There being no further business, Chair Caldera adjourned the meeting at approximately 4:49 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).