



Downtown Development Review Board (DDRB)

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

Wednesday, October 26, 2016 – 2:00 PM

Members:		Ex-Officio and Staff Distribution:	
Frederick Jones, Chairman		Bill Joyce, PW Chief Engineering & Construction Management	
Joseph P Loretta, Vice Chairman		Council Member, Aaron Bowman	
Craig Davisson, Secretary		Brad Thoburn, JTA Representative	
Rafael Caldera, Board Member		Jacob Gordon, DVI, Ex-Officio Member	
Christian Harden, Board Member		Michael Sands, PW/Dev. Mgt., Ex-Officio Member	
Trevor Lee, Board Member		Public Information Office, James Croft	
William J. Schilling, Jr. Board Member			
Carol Worsham, Board Member			
Staff Distribution:		Jason Teal, Assistant General Counsel	
Aundra Wallace, DIA CEO		Jim Bailey, DIA Chairman	
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. DDRB 2016-012, District, (JEA site) Mixed Use Project, request for Final Approval		
III.	INFORMATION/DISCUSSION ITEMS Chairman		
IV.	OLD BUSINESS – Chairman		
V.	NEW BUSINESS – Chairman		
VI.	PUBLIC COMMENTS – Chairman		
VII.	ADJOURNMENT – Chairman		
	Next Scheduled Meeting: DDRB meeting November 17, 2016		



Wednesday, October 26, 2016 – 2:00 p.m.

MEETING MINUTES

Board Members Present: Chairman F. Jones, R. Caldera, C. Davisson, C. Harden, T. Lee, and B. Schilling

Board Members Not Present: J. Loretta and C. Worsham

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

DIA Chairman: Jim Bailey

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

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

Chairman Jones 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. DDRB 2016-012, DISTRICT, (JEA SITE) MIXED USE PROJECT, REQUEST FOR FINAL APPROVAL

Jim Klement reviewed the project report for DDRB Application 2016-012 dated October 26, 2016.

Board Member B. Schilling advised that he would recuse himself from voting because he has been retained to provide professional services to Elements Development of Jacksonville, LLC for the subject project.

Michael Munz provided a presentation and handouts were provided to the Board.

The Board Members made relevant comments.

A MOTION WAS MADE BY BOARD MEMBER T. LEE AND SECONDED BY BOARD MEMBER R. CALDERA FOR THE FINAL APPROVAL OF DDRB APPLICATION 2016-012, DISTRICT DEVELOPMENT, SOUTHBANK, (JEA SITE)

1. The DDRB adopted the following documents providing design guidance for the overall development: Master Plan Design Guidelines, Dated October 10, 2016 prepared by Elkus / Manfredi Architects; and Written Summary, dated October 26, 2016 (letter sent to DDRB) signed Peter S. Rummell and Michael R Munz
2. The DDRB granted a deviation from Sec.656.361.14.- River Views and Height of Buildings and Structures (See pages 10-14 and page 38 of the Master Plan Design Guidelines), to allow the proposed alternative heights.
3. The DDRB granted a deviation from Sec.656.361.16.- Off-Street Parking Overlay (See pages 17-20 and page 44 of Master Plan Design Guidelines), to allow the proposed increases to the maximum parking allowed for retail, commercial (e.g. restaurants) and office uses.
4. The DDRB granted a deviation from the *Streetscape Design Guideline*, section 3(b) contained within Appendix "C", *Downtown Design Guidelines*, adopted as part of the *North Bank Downtown and Southside Community Redevelopment Area Plans*, which requires the continuous use of historic light fixtures: allowing for alternative street light fixture design (See page 47 of the Master Plan Design Guidelines).
5. The DDRB granted a deviation from Sec.656.361.21. Waterfront Design Regulations (See pages 49 and 50, of the Master Plan Design Guidelines), to allow for a reduction of the 50 foot setback from the river bank.
6. The applicant receive a deviation from *Sec. 656.361.9 to provide for the Staff Consistency Review by DDRB staff* and further ensure compliance of vertical development.
7. The applicant receive a deviation from *Section 656.361.9(f)(4) to allow the Final DDRB project approval to be valid for ten (10) years from the date of the final written approval which includes a progress report after 5 years.*

THE MOTION PASSED UNANIMOUSLY 5-0-1 (*Schilling recused*).

III. INFORMATION/DISCUSSION ITEMS

There were no information or discussion items.

IV. OLD BUSINESS

V. NEW BUSINESS

No new business was discussed.

VI. PUBLIC COMMENTS

There were no public comments.

VI. ADJOURNMENT

There being no further business, Chair Miller adjourned the meeting at approximately 2:53 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) 630-3438 or by email at karenu@coj.net.