



Downtown Development Review Board (DDRB)
City Hall
St. James Building, 117 W. Duval Street
Lynwood Roberts Room, 1st Floor
Jacksonville, FL. 32202

Thursday, October 19, 2017 – 2:00 PM

Members:		Ex-Officio and Staff Distribution:	
Joseph Loretta, Chairman		Bill Joyce, Public Works Department	
William J. Schilling Jr., Vice Chairman		Council Member, Greg Anderson, At Large Grp 4	
Trevor Lee, Secretary		Dr. Johnny Gaffney, Mayor’s Office	
Rafael Caldera, Board Member		Brad Thoburn, JTA Representative	
Craig Davisson, Board Member		Jacob Gordon, DVI, Ex-Officio Member	
Carol Worsham, Board Member		Michael Sands, PW/Dev. Mgt., Ex-Officio Member	
Frederick Jones, Board Member		Public Affairs Office, James Croft	
Christian Harden, Board Member			
Staff Distribution:		Office of General Counsel: Jason Teal, Esq.	
Aundra Wallace, DIA CEO			
Guy Parola, DIA Operations Mgr.			
Jim Klement, DDRB Development Coordinator			
Karen Underwood-Eiland, DDRB Executive Secretary			
I.	CALL TO ORDER – Chairman		
II.	ACTION ITEMS – Chairman		
	A. Approval of August 24, 2017 DDRB Meeting Minutes		
	B. Approval of September 21, 2017 DDRB Meeting Minutes		
	C. DDRB 2017-019, One Call –Special Sign Exception –Final Approval		
	D. DDRB 2017- 020, Baptist Hospital Parking Garage - Special Sign Exception- Final Approval		
	E. DDRB 2017-010, Home Street Apartments – Final Approval with Deviations		
III.	INFORMATION/DISCUSSION ITEMS Chairman		
	A. Bicycle Master Plan, downtown modification- Amy Ingles, Bicycle /Pedestrian Coordinator		
	B. Dogtopia, preliminary discussion, repurpose building, Thomas Duke, Architects, P.A.		
IV.	OLD BUSINESS – Chairman		
V.	NEW BUSINESS – Chairman		
VI.	PUBLIC COMMENTS – Chairman		
VII.	ADJOURNMENT – Chairman Next Scheduled Meeting: November 16, 2017 (tentative)		



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Thursday, October 19 2017 - 2:00 p.m.

MEETING MINUTES

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

Board Members Not Present: T. Lee

DIA Staff Present: Jim Klement, Development Redevelopment Coordinator and Karen Underwood-Eiland, Executive Assistant

Representing Office of the Mayor: Dr. Johnny Gaffney

Representing Office of City Council: Council Member Greg Anderson

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

Meeting Convened: 2:00 p.m.

Chairman Loretta called the meeting to order at 2:00 p.m. and the members identified themselves for the record.

Chairman Loretta moved to the Information /Discussion Items until a quorum was defined.

Information Discussion – B. Dogtopia, preliminary discussion, repurpose building, - Thomas Duke, Architects

Jim Klement gave a brief summary and brought forth Thomas Duke.

Jason Teal advised the Board that this item is for discussion only and to be cautious of expressing support or opposition.

Thomas Duke provided a presentation of the Conceptual Elevation for DogTopia located at 1075 Hendricks Avenue. The building has been vacant for some time and is in the process of being refurbished.

Board Members Schilling, Harden and Jones entered the proceedings.

Addie Kasraeian, Owner was present to answer any questions. She and her spouse are starting the project which is very similar to a daycare.

The Board Members made comments below:

- Traffic flow concern
- Number of employees
- Parking towards daycare
- Suggested other materials other than vinyl fencing for an urban setting
- Exterior space
- Tremendous update to present building
- Drop off capacity
- Gravel would be considered impervious.

Information Discussion – A. Bicycle Master Plan, downtown modification – Amy Ingles, Bicycle/Pedestrian Coordinator

Amy Ingles provided a presentation regarding Downtown bicycle connection.

The Board Members made the following comments:

- Two-way cycle track
- Concrete separator
- Revisit cross section
- Parking lanes
- Accessibility for FSCJ Students on Laura Street will benefit the campus.
- Riverwalk connectivity improvements
- Project has to be engineered

Chairman Loretta asked anyone wishing to speak on a particular project to complete a public speaker card and provide them to Karen. He also reminded Board Members to disclose 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 AUGUST 24, 2017 DDRB MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER JONES AND SECONDED BY BOARD MEMBER WORSHAM APPROVING THE AUGUST 27, 2017 DDRB MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0

B. APPROVAL OF THE SEPTEMBER 21, 2017 DDRB MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER JONES APPROVING THE SEPTEMBER 21, 2017 DDRB MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

C. DDRB 2017-019, ONE CALL – SPECIAL SIGN EXCEPTION - FINAL APPROVAL

Jim Klement provided a brief report. DDRB APPLICATION 2017-019 One Call Care Management is requesting final approval for a special sign exception to allow an increase in the sign square footage for the East and West elevations so as to replace the existing AETNA letter on the Building.

Pamela Ricard, Vice President Brown Enterprises; provided a presentation. Dennis Sheehan, One Call spoke briefly about the project.

One Board Member inquired about the signage and guidelines.

Chairman Loretta asked staff about the allowable size criteria. Jim Klement responded the code was 400 square feet and up to the architectural determination for larger buildings.

Chairman Loretta stated that maybe in the future the Board can request the applicant to provide an actual elevation of the building with dimensions of the size of the building.

Jason Teal reported one condition to be capped in terms of sizes no larger than 1,341.42 square feet.

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER SCHILLING APPROVING DDRB 2017-019, ONE CALL SPECIAL SIGN EXCEPTION WITH THE FOLLOWING CONDITON:

A) The two signs, one on the East elevation and one on the West elevation, will not exceed 1,341.42 square feet each, as presented October 19, 2017.

THE MOTION PASSED 6-1(Davisson opposed)-0.

D. DDRB 2017-020, BAPTIST HOSPITAL PARKING GARAGE SPECIAL SIGN EXCEPTION – FINAL APPROVAL

Jim Klement provided a summary. DDRB Application 2017-018 is requesting final approval for a special Sign Exception allowing an increase in the Parking Garage identification signs and exterior wayfinding/directional signs for the Baptist Hospital parking Garage Building and adjacent hospital campus.

Clyde Ted Moore III, Designers Consultant, Freeman White provided a presentation.

Board Member Schilling recused from voting on the project.

Chairman Loretta opened public hearing and closed public hearing.

The Board made the following comments regarding the monumental signs.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER JONES FOR THE APPROVAL OF DDRB 2017-020 BAPTIST MEDICAL CENTER, LOT A PARKING GARAGE SPECIAL SIGN EXCEPTION, WITH THE FOLLOWING CONDITIONS:

- A. The signs will follow the application submittal of October 19, 2017 as presented by Baptist Hospital and includes:**
- 1) Two identical internally illuminated Channel lettersets, upper South and East elevations
225.95 square feet each**
 - 2) Wall mounted illuminated garage identification coin sign
30.25 square feet**
 - 3) Reface existing internally illuminated flag mounted directional and primary monolith/monument signage and relocate per site plan exhibit which includes 5 new directional new signs.**

THE MOTION PASSED 5-1(Davisson opposed) - 1 (Schilling) recused.

E. DDRB 2017-010, HOME STREET APARTMENTS – FINAL APPROVAL WITH DEVIATIONS.

Jim Klement reviewed the project for DDRB Application 2017-010. The applicant is seeking Final approval with deviations for the proposed multi-family project located in the South Bank of the Downtown Overlay.

Chairman Loretta recused himself from voting on the project.

Mike Koppenhafer, Fisher/Koppenhafer Architecture, AIA provided a presentation.

Chairman Loretta opened the floor for public hearings and closed public hearing.

Board Member Caldera addressed concerns regarding the façade treatments on the wall.

Board Member Harden inquired about a different design for their modern lighting fixtures standards to match Hendricks Avenue. Mr. Koppenhafer stated that they would be happy to match the Hendricks Avenue lighting style.

Jim Klement stated that the applicant submitted a traffic study and it has been approved.

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER SCHILLING FOR APPROVAL OF A DEVIATION TO Sec.656.361.16.- Off-Street Parking Overlay to allow a reduction to the parking requirement with the development providing 221 spaces.

THE MOTION PASSED 6-0-1(Loretta recused)

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER CALDERA FOR APPROVAL OF A deviation to Sec.656.361.20.- Streetscape Design Standards to allow an alternative design for the streetscape design on Homes and Louisa Streets and Kipp Avenue.

THE MOTION PASSED 6-0-1 (Loretta recused)

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER HARDEN FOR FINAL APPROVAL OF DDRB 2017-010 PROVIDING ONE CONDITION TO ALLOW FOR FLEXIBILITY FOR THE LIGHT FIXTURES WITHIN THE PUBLIC RIGHT-OF-WAY TO MATCH HENDRICKS AVENUE OR TO MATCH THE CURRENTLY SHOWN HISTORIC FIXTURE

THE MOTION PASSED 6-0-1 (Loretta recused)

III. INFORMATION/DISCUSSION ITEMS

Chairman Loretta inquired about his appointment with the DDRB.

Mr. Gaffney stated that he will provide the Mayor's Vision and priorities to the Board Members.

Board Member Caldera inquired about two-way traffic on Hogan Street.

Board Member Harden inquired about the Riverplace Road Diet. He requested DDRB invite Mr. Pappas to our meetings to discuss status of project.

IV. OLD BUSINESS **NONE**

V. NEW BUSINESS **NONE**

VI. PUBLIC COMMENTS

NONE

VII. ADJOURNMENT

There being no further business, Chairman Loretta adjourned the meeting at approximately 3:55 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.