



City Hall at St. James, 117 West Duval St.
Lynwood Roberts Room

Monday June 10, 2013 - 2:00 p.m.

Members:		Ex-Officio and Staff Distribution:
Timothy Miller, Chairman		
John Fischer, Vice Chair		Don Robertson, Public Works, Urban Forester
Logan Rink, Secretary		Bill Joyce, PW Chief Engineering & Construction
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
Roland Udenze, Board Member		Vickie Drake, Ex-Officio Member
Carol Worsham, Board Member		Terry Lorince, Ex-Officio Member
		William Lyle, Ex-Officio Member
Ex-Officio and Staff Distribution:		Joel McEachin, Ex-Officio Member
Ted Carter, OED Executive Director		Michael Sands, Ex-Officio Member
Paul Crawford, Deputy Director		Jim Bailey, DIA Representative
Eric Lindstrom, OED Staff Liaison		David DeCamp, Public Information Office
Jim Klement, OED Staff Liaison		Michelle Stephens, DDRB Recording Secretary
Jason Teal, Assistant General Counsel		
I.	CALL TO ORDER – Chairman Miller	
II.	ACTION ITEMS – Chairman Miller	
	Approval of the May 2, 2013 Meeting Minutes	
	DDRB 2013-007, Prudential Drive Retail (Aetna Bldg.) - Request for Final Approval with Deviations: <ul style="list-style-type: none"> • Deviation from Sec. 656.361.18 -Transparency • Deviation from Sec. 656.361.20 –Streetscape Design Standards • Approval of master sign plan 	
	DDRB 2013-009, Florida Blue high-rise building signs, Request for Special Sign Exception with: <ul style="list-style-type: none"> • Excess signs of 400 square feet in sign area • Multiple signs per street frontage 	
	DDRB 2013-010, Request for relief from maintenance code to allow: <ul style="list-style-type: none"> • Relief from Part 5 Jacksonville Downtown Property Maintenance Code-Part II. Minimum Standards for maintenance Subpart B Exterior Structure-Section 518.560 Maintenance of Structure Exteriors (m) allowing Ground floor windows to not be transparent. 	
	DDRB 2013-008, Request for Exception Approval of a Drive-thru facility for the Riverside Ave. Commercial Development Project, Parcel 2, (Planning Report E-13-11) Note: item deferred at May 2, 2013 DDRB meeting	

	<p>DDRB 2013-008, Request for Final Approval with Deviations:</p> <ul style="list-style-type: none">• Deviation from Sec.656.361.11.-Setback or “Build to Lines”• Deviation from Sec.656.361.13.-Entrances• Deviation from Sec.656.361.18.-Transparency• Deviation from Sec.656.361.20.-Streetscape Design Standards
III.	INFORMATION / DISCUSSION ITEMS – Chairman Miller
	<p>Election of new DDRB Chairman</p> <p>July Meeting Date – July 11, 2013759</p>
IV.	OLD BUSINESS – Chairman Miller
V.	NEW BUSINESS – Chairman Miller
VI.	PUBLIC COMMENTS – Chairman Miller
VII.	ADJOURNMENT – Chairman Miller
	<p>Next Scheduled Meeting: Thursday, July 11, 2013 at 2:00 p.m.</p>



Thursday, June 10, 2013 – 2:00 p.m.

MEETING MINUTES

Board Members Present: Chairman T. Miller, C. Flagg, R. Caldera, L. Rink, R. Udenze and Carol Worsham

Board Members Absent: M. Selim, J. Fischer and Andy Sikes

OED Staff Present: Theodore Carter, Executive Director, Office of Economic Development (OED); Paul Crawford, OED; 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 2:04 p.m.

II. ACTION ITEMS

APPROVAL OF THE MAY 2, 2013 DDRB MEETING MINUTES

Chairman Miller noted the following changes to the May 2, 2013 minutes:

1. Page one, DDRB 2013-003 motion should read “A motion was made by Board Member Caldera” and seconded by Board Member Flagg...”
2. On page four, DDRB 2013-008 the motion passed 5-2-0”
3. Page five, recommendation number ten, should read “site”

THE MAY 2, 2013 DDRB MEETING MINUTES WERE APPROVED, AS AMENDED UNANIMOUSLY 6-0-0.

DDRB 2013-007, PRUDENTIAL DRIVE RETAIL (AETNA BLDG.) – REQUEST FOR FINAL APPROVAL WITH DEVIATIONS

Mr. Klement reviewed the project report dated June 10, 2013. He introduced Richard T. Reep with South Shore Group Partners, LLC c/o KBJ Architects, who provided an overview of the project and Buck Pittman, Landscape Architect

A MOTION WAS MADE BY BOARD MEMBER FLAGG AND SECONDED BY BOARD MEMBER WORSHAM APPROVING A DEVIATION FROM SECTION 656.361.18 - TRANSPARENCY ALLOWING A REDUCTION OF THE TRANSPARENCY REQUIREMENTS FROM 780 SQUARE FEET TO 477 SQUARE FEET FOR THE

BUILDING FAÇADE FACING THE PRUDENTIAL DRIVE FRONTAGE. THE MOTION PASSED UNANIMOUSLY 6-0-0.

A MOTION WAS MADE BY BOARD MEMBER FLAGG AND SECONDED BY BOARD MEMBER WORSHAM APPROVING A DEVIATION FROM SECTION 656.361.20 - STREETScape DESIGN STANDARDS ALLOWING AN ALTERNATIVE STREETScape DESIGN THAT ELIMINATES THE TREE PLANTERS AND TREE MATERIAL, BUT DOES INCLUDE THE “BRICK BANDING PATTERN” PARALLEL TO THE CURB, AS WELL AS MAINTAINING THE HISTORIC STREET LIGHTS. APPLICANT TO INVESTIGATE USING PALM TREES IN STREET FRONTAGE PLANTINGS FOR INCORPORATION IN STREETScape DESIGN, FINAL DESIGN TO BE REVIEWED BY OED STAFF PROIOR TO PERMIT ISSUANCE. THE MOTION PASSED UNANIMOUSLY 6-0-0.

A MOTION WAS MADE BY BOARD MEMBER FLAGG AND SECONDED BY BOARD MEMBER RINK GRANTING FINAL APPROVAL FOR DDRB APPLICATION 2013-007, SUBJECT TO APPROVAL OF A MASTER SIGN PLAN ALLOWING MULTIPLE SIGNS AS SHOWN ON THE APPLICATION DATED JUNE 10, 2013, AND REVIEWED FOR COMPLIANCE WITH SEC.656.1333 DOWNTOWN SIGN, BY OED STAFF PRIOR TO PERMIT ISSUANCE. THE MOTION WAS APPROVED UNANIMOUSLY 6-0-0.

DDRB 2013-009, FLORIDA BLUE HIGH-RISE BUILDING SIGNS, REQUEST FOR SPECIAL SIGN EXCEPTION

Mr. Klement reviewed the project report dated June 10, 2013. He introduced Lanny Felder, Vice President of Florida Blue who provided an overview of the project.

A MOTION WAS MADE BY BOARD MEMBER FLAGG AND SECONDED BY BOARD MEMBER RINK APPROVING DDRB 2013-009, FLORIDA BLUE SPECIAL SIGN EXCEPTION THAT APPROVESSIGNS TO EXCEED 400 SQUARE FEET AND MULTIPLE HIGH-RISE BUILDING SIGNS, AS OUTLINED BELOW. THE MOTION PASSED 5-0-1 (BOARD MEMBER T. MILLER VOTED IN OPPOSITION OF THE MOTION (NOT IN FAVOR OF PROJECT OVERALL)).

1. ***Replace*** one (1) set of internally illuminated channel logos totaling 259 square feet on the east elevation of the Tower Building (facing Riverside Avenue) with a new sign of the same square footage, style and size.
2. ***Replace*** an existing sign of internally illuminated channel letters (Blue Cross Blue Shield) totaling 669 square feet on the East elevation of the Center Building (facing Riverside Avenue) with a new sign that reflects an updated Florida Blue brand consisting of one sign of internally illuminated channel letters and logo totaling 694 square feet.

3. ***Replace*** one (1) set of internally illuminated channel logos totaling 259 square feet on the West elevation of the Tower Building (facing Oak Street) with a new sign of same style and size.
4. ***Replace*** an existing sign of internally illuminated channel letters (Blue Cross Blue Shield) totaling 669 square feet on the West elevation of the Center Building (facing Oak Street) with a new sign that reflects the updated Florida Blue brand consisting of one (1) set of internally illuminated channel letters and logo totaling 694 square feet.
5. ***Replace*** an existing sign of internally illuminated channel logos totaling 259 square feet on the north elevation of the Center Building (facing Edison Street) with new sign reflecting the updated Florida Blue brand consisting of one (1) set of internally illuminated channel letters and logo totaling 694 square feet.
6. ***Replace*** an existing sign of internally illuminated channel logos totaling 259 square feet on the South elevation of the Tower Building (facing Roselle Street) with a new sign that reflects the updated Florida Blue brand consisting of one (1) set of internally illuminated channel letters and logo totaling 998 square feet.

DDRB 2013-010, REQUEST FOR RELIEF FROM PART 5 JACKSONVILLE DOWNTOWN PROPERTY MAINTENANCE CODE-PART II. MINIMUM STANDARDS FOR MAINTENANCE SUBPART B EXTERIOR STRUCTURE-SECTION 518.560 MAINTENANCE OF STRUCTURE EXTERIORS (M) AND (N) ALLOWING GROUND FLOOR WINDOWS TO NOT BE TRANSPARENT.

Mr. Klement reviewed the project report dated June 10, 2013. He introduced Marion Graham, Jr., Contractor who provided an overview of the project.

A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BY BOARD MEMBER FLAGG GRANTING APPROVAL TO ALLOW APPLICANT TO DEVIATE FROM PART 5 JACKSONVILLE, DOWNTOWN PROPERTY MAINTENANCE CODE – PART II. MINIMUM STANDANDARDS FOR MAINTENANCE SUBPART B. EXTERIOR STRUCTURE-SECTION 518-560 MAINTENANCE OF STRUCTURE EXTERIORS, (M) ALLOWING GROUND FLOOR WINDOWS TO NOT BE TRANSPARENT, RATHER COVERED WITH ART WORK AS SHWON ON EXIHIBIT A, IN LIEU OF GLASS OR TRANSLUCENT WINDOW TREATMENT FOR A TEMPORARY PERIOD NOT TO EXCEED SIX MONTHS FROM DATE OF APPROVAL BY THE DDRB THE MOTION PASSED UNANIMOUSLY 6-0

Chairman Miller asked Board members to disclose if they have had any ex-parte communication or conflicts of interest. Chairman Miller and Board Member Worsham advised the Board that they each met with individually with Jim Klement and the applicant prior to today's meeting regarding DDRB Application 2013-008.

DDRB 2013-008, REQUEST FOR EXCEPTION APPROVAL OF A DRIVE-THRU FACILITY FOR THE RIVERSIDE AVENUE COMMERCIAL DEVELOPMENT PROJECT, PARCEL 2, (Planning Report E-13-11) (Item was deferred at May 2, 2013 DDRB meeting)

Mr. Klement reviewed the project report for DDRB 2013-008 and Planning Report E-13-11 dated May 2, 2013. He introduced Mr. J.J. Connors, with Chestnut Hill Investments who provided an overview of the project.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER UDENZE GRANTING APPROVAL OF DDRB 2013-008, PLANNING REPORT E-13-11, EXCEPTION FOR A DRIVE-THRU FACILITY FOR THE BROOKLYN RETAIL DEVELOPMENT LOCATED ON PARCEL 2. THE COMPLETE APPLICATION REFERENCE AS E-13-11, IS ON FILE WITH THE PLANNING AND DEVELOPMENT DEPARTMENT. IT IS NOTED THAT THE FINAL APPROVAL OF DDRB-2013-008 WAS DEFERRED UNTIL THE JULY 11, 2013 DDRB MEETING. THE MOTION PASSED UNANIMOUSLY 6-0-0

DDRB 2013-008, REQUEST FOR FINAL APPROVAL WITH DEVIATIONS

Mr. Klement reviewed the project report dated May 2, 2013. J. J. Connors provided an overview of the project.

Chairman Miller opened the floor to approve deviations and conduct a workshop.

A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BY BOARD MEMBER WORSHAM TO APPROVE THE DEVIATION FROM SEC. 656.361.11. – SETBACK OR “BUILD TO LINES”. THE MOTION PASSED 4-0-2 (BOARD MEMBER FLAGG AND BOARD MEMBER RINK VOTED IN OPPOSITION OF THE MOTION)

A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BY BOARD MEMBER CALDERA TO APPROVE THE DEVIATION FROM SEC.656.361.13 ENTRANCES. THE MOTION PASSED 5-0-1 (BOARD MEMBER RINK VOTED IN OPPOSITON OF THE MOTION)

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER WORSHAM TO APPROVE THE DEVIATION FROM SEC. 656.361.18 – TRANSPARENCY. THE MOTION PASSED 4-0-2 (BOARD MEMBER FLAGG AND BOARD MEMBER RINK VOTED IN OPPOSITION OF THE MOTION)

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER CALDERA TO APPROVE A PARTIAL DEVIATION TO ALLOW A

DEVIATION FROM SECTION 656.361.20 STREETScape DESIGN STANDARDS ON MAGNOLIA STREET AND JACKSON STREET. THE MOTION PASSED 5-0-1 (BOARD MEMBER FLAGG VOTED IN OPPOSITION OF THE MOTION)

IT WAS NOTED THAT THE REQUEST FOR DEVIATION FOR STONEWALL STREET WOULD BE DEFERRED AND ADDRESSED AT A FUTURE DDRB WORKSHOP.

Chairman Miller suggested that the Board split the motions and consider a motion for Magnolia Street today and defer action for Stonewall and Jackson Streets until after a DDRB Workshop after which time the application can return to the July DDRB meeting.

Chairman Miller stated that a workshop would be held on June 17, 2013 at 10:00 a.m. The next regular DDRB meeting will be held on Thursday, July 11, 2013 at 2:00 p.m.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER CALDERA RECOMMENDED DEFERRAL OF DDRB 2013-008 FINAL APPROVAL UNTIL AFTER A WORKSHOP OF THE DDRB. THE MOTION PASSED UNANIMOUSLY 6-0-0

III. INFORMATION/DISCUSSION ITEMS

The election of a new DDRB Chairman will take place at the July 11, 2013 DDRB meeting.

IV. OLD BUSINESS

No old business was discussed.

V. NEW BUSINESS

No new business was discussed.

VI. PUBLIC COMMENTS

There were no public comments.

VII. ADJOURNMENT

There being no further business, Chair Miller adjourned the meeting at approximately 6:35 p.m.

The next DDRB meeting is scheduled for Thursday July 11, 2013, at 2:00 p.m. due to the Independence Day Holiday.

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.