



Thursday, September 11, 2014 – 2:00 PM

Members:	Ex-Officio and Staff Distribution:
Rafael Caldera, Chairman	Bill Joyce, PW Chief Engineering & Construction
Craig Davisson, Secretary	Richard Ball, PW, Traffic Operations Division
Logan Rink, Board Member	Jim Love, Member of Council, District 14
Carol Worsham, Board Member	Scott Shine, Jacksonville Waterways Commission
Roland Udenze, Board Member	Vickie Drake, Ex-Officio Member
Frederick Jones, Board Member	Terry Lorince, Ex-Officio Member
Wiatt Bowers, Board Member	William Lyle, Ex-Officio Member
Timothy Miller, Board Member	Joel McEachin, Ex-Officio Member
	Michael Sands, Ex-Officio Member
Ex-Officio and Staff Distribution:	J. Keith Brown, JTA Representative
Ted Carter, OED Executive Director/CEO	Jim Bailey, DIA Representative
Paul Crawford, OED Deputy Director	Michelle Stephens, DDRB Recording Secretary
Alex Rudzinski, OED Director of Development	Jason Teal, Assistant General Counsel
Jim Klement, OED Staff Liaison	David DeCamp, Public Information Office
Aundra Wallace, DIA CEO	
I.	CALL TO ORDER – Chairman Caldera
II.	ACTION ITEMS – Chairman Caldera
	Approval of the August 7, 2014 Meeting Minutes
	Approval of the August 21, 2014 Special Meeting Minutes of Nominating Committee
	DDRB 2014-008, 929 East Bay Street, Request for Conceptual Approval and Request for Deviations from Sec. 656.361.16. Off-Street Parking Overlay and Sec. 656.361.17. Surface Parking, Trash, Storage, and Loading Area, Screening and Landscaping Requirements
	Election of New DDRB Officers, Vice-Chair and Secretary
III.	INFORMATION/DISCUSSION ITEMS – Chairman Caldera
IV.	OLD BUSINESS – Chairman Caldera
V.	NEW BUSINESS – Chairman Caldera
VI.	PUBLIC COMMENTS – Chairman Caldera
VII.	ADJOURNMENT – Chairman Caldera
	Next Scheduled Meeting: Thursday, October 2, 2014 at 2:00 p.m.



Thursday, September 11, 2014 – 2:00 p.m.

MEETING MINUTES

Board Members Present: Chairman R. Caldera, T Miller, C. Worsham, and L. Rink; W. Bowers, and F. Jones

Board Members Not Present: R. Udenze, and C. Davisson

OED/DIA Staff Present: Jim Klement, Staff Liaison; Aundra Wallace, DIA CEO; Alex Rudzinski, OED Staff; and Michelle Stephens, Recording Secretary

Representing Office of City Council: Council Member Lori Boyer, District 5

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

A quorum was confirmed and Chairman Caldera called the meeting to order at approximately 2:05 p.m. He acknowledged the presence of Council Member Lori Boyer; Aundra Wallace DIA CEO; and Tony Allegretti, Executive Director of the Cultural Council.

Mr. Allegretti was present to extend a personal invitation for the Board to attend the Grand Opening of the 2013 Inaugural Sculpture Walk at Noon, Friday, September 12, 2014 followed by a guided tour at 6:00 pm in Main Street Park located at 325 North Main Street.

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

APPROVAL OF THE AUGUST 7, 2014 DDRB MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER T. MILLER AND SECONDED BY BOARD MEMBER C. WORSHAM APPROVING THE AUGUST 7, 2014 DDRB MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 5-0-0.

Board Member F. Jones arrived at the meeting after the approval of the August 7, 2014 meeting minutes.

APPROVAL OF THE AUGUST 21, 2014 DDRB NOMINATING COMMITTEE MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER F. JONES AND SECONDED BY BOARD MEMBER L. RINK APPROVING THE AUGUST 21, 2014 DDRB NOMINATING COMMITTEE MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 6-0-0.

DDRB 2014-008, 929 EAST BAY STREET, REQUEST FOR CONCEPTUAL APPROVAL AND REQUEST FOR DEVIATIONS FROM SEC. 656.361.16. OFF-STREET PARKING OVERLAY AND SEC. 656.361.17. SURFACE PARKING, TRASH, STORAGE, AND LOADING AREA, SCREENING AND LANDSCAPING REQUIREMENTS

Mr. Klement reviewed the project report dated August 11, 2014. Mr. Klement introduced Mr. Wyman Duggan, Esq. with Rogers Towers who provided an overview of the project. Mr. Duggan introduced other members of the project team that were present to address any potential questions. Paul Grainger, with Iconic Real Estate Investments. His entity proposes to buy the building and be the landlord, which is currently under contract. Ben Davis, Intuition Ale Works, which will be the anchor tenant; Doug Skiles with EnVision Design is the landscape architect and civil engineer for the project; and Mike Kleinschmidt with Design Cooperative, are the architects for the project.

Mr. Duggan advised that the facility is not just for alcohol sales stressing that it is going to be an industrial brewing facility. The main activity for the facility is the brewing and distribution from the site. The retail will occur as well, but will not be the driver for the facility to operate.

The floor was open and closed for public comments (there were no comments from the public).

Board Member L. Rink advised that he would recuse himself from voting due to a conflict of interest (his firm is involved with the project).

The following were relative comments from the Board:

- Overall the Board was pleased with the project commenting that it was a great opportunity and catalytic project for downtown.
- Provides a great opportunity for public art suggesting to activate the space under the Hart Bridge Expressway.
- In reference to questions and comments related to bicycle accommodations, it was noted that there will be parking for bicycles because a lot of the current employees ride their bikes to work and they expect folks from the nearby surrounding area to ride their bikes to the facility.
- It was clarified that the parking area shown on slide 4 of the presentation dated August 11, 2014 would be developed even if the request for deviation to reduce the parking requirement from 64 to 0 to allow the parking area to be used for occasional pedestrian use in conjunction with outside retail activity was approved.

- It was noted that Intuition Ale Works currently has 17 employees and because of the increase in manufacturing (added shifts) and retail they expect to possibly increase that number to 40.
- Question was asked regarding handicap parking when the parking would be zero (if approved) what would happen in regards to handicap parking spaces. Reply: Anyone with a handicap sticker or hanger is allowed to park at any metered space.
- Suggested that they go to zero and avoid being in a scenario to have to worry about policing it adding that there are plenty of parking opportunities in the nearby area.

Council Member Boyer noted that the Arena parking garage that is across from the baseball stadium and the arena and close to the subject facility has significant vacancy. Due to the vacancy, its revenue does not cover its debt service.

Council Member Boyer asked since the project was described as being a largely industrial facility asked about the location of a loading dock and area where the trucks will come in and out. Reply: The loading bay will be striped for the trucks near the silos (reference slide 4 of the presentation dated September 11, 2014). He added that there will be “No Parking Signs” between designated hours of the day when the deliveries and pick-ups occur.

Mr. Teal had the following comments/questions for the Board to consider.

- It was noted that the building has not been designated as a historic landmark.
- Commented referencing the 16 parking spaces on Forsyth Street as shown on slide 4 of the presentation dated September 11, 2014 that the understanding is that the proposed request for deviation is to go from 64 spaces down to 57, and then go down to zero during “special events.” He asked what is going to happen to the 16 spaces. Reply: The deviation request is to go to the 41 on the “organic lot” and the permission, but not the obligation to provide the 16 and to go to zero at such time as they have an event that uses the “organic lot” space.
- Mr. Teal commented for the Board’s consideration, we have to consider it as if the 16 spaces will never happen because in essence the Board is granting the authority for them to only be required to have 41 spaces during regular operation.
- Mr. Teal asked for clarification what the intent of the applicant is regarding when the parking would go to zero. He asked what events, if any in particular would drive the lot to zero. Reply: It would be at the discretion of the tenants.
- Mr. Teal noted that if it is at the discretion of the Board then the parking could go down to zero all the time.

A MOTION WAS MADE BY BOARD MEMBER W. BOWERS AND SECONDED BY BOARD MEMBER F. JONES APPROVING DDRB 2014-006, 929 EAST BAY STREET GRANTING A DEVIATION FROM SECTION 656.361.16. OFF-STREET PARKING OVERLAY REDUCING THE PARKING REQUIREMENT FOR THE PROJECT FROM THE REQUIRED 64 VEHICLE SPACES TO 0 PARKING SPACES, ALLOWING AN OUTSIDE RETAIL FLEX-SPACE FOR

PEDESTRIAN ENGAGEMENT, SUBJECT TO THE DDRB RESERVING THE RIGHT TO RE-CONSIDER THE DEVIATION IN THE EVENT THAT IT IS DETERMINED SUBSTANTIAL MODIFICATIONS TO THE APPROVED CONCEPTUAL PLAN ARE PROPOSED FOR DDRB FINAL APPROVAL. THE MOTION UNANIMOUSLY PASSED 5-0-1. BOARD MEMBER L. RINK ADVISED THAT HE WOULD RECUSE HIMSELF FROM VOTING DUE TO A CONFLICT OF INTEREST (HIS FIRM IS INVOLVED IN THE PROJECT).

A MOTION WAS MADE BY BOARD MEMBER T. MILLER AND SECONDED BY BOARD MEMBER C. WORSHAM APPROVING DDRB 2014-006, 929 EAST BAY STREET GRANTING A DEVIATION FROM SECTION 656.361.17. SURFACE PARKING, TRASH, STORAGE, AND LOADING AREA SCREENING AND LANDSCAPING REQUIREMENTS TO ALLOW AN ALTERNATIVE LANDSCAPE PLAN AS SHOWN ON PAGE 4 OF “929 EAST BAY STREET / INTUITION ALE WORKS” MASTER PLAN EXHIBITS, DATED SEPTEMBER 11, 2014, SUBJECT TO THE DDRB RESERVING THE RIGHT TO RE-CONSIDER THE DEVIATION IN THE EVENT THAT IT IS DETERMINED SUBSTANTIAL MODIFICATIONS TO THE APPROVED CONCEPTUAL PLAN ARE PROPOSED FOR DDRB FINAL APPROVAL. THE MOTION UNANIMOUSLY PASSED 5-0-1. BOARD MEMBER L. RINK ADVISED THAT HE WOULD RECUSE HIMSELF FROM VOTING DUE TO A CONFLICT OF INTEREST (HIS FIRM IS INVOLVED IN THE PROJECT).

A MOTION WAS MADE BY BOARD MEMBER F. JONES AND SECONDED BY BOARD MEMBER C. WORSHAM GRANTING CONCEPTUAL APPROVAL OF THE MASTER DEVELOPMENT PLANS FOR DDRB APPLICATION 2014-008, 929 EAST BAY STREET / INTUITION ALE WORKS. THE MOTION UNANIMOUSLY PASSED 5-0-1. BOARD MEMBER L. RINK ADVISED THAT HE WOULD RECUSE HIMSELF FROM VOTING DUE TO A CONFLICT OF INTEREST (HIS FIRM IS INVOLVED IN THE PROJECT).

ELECTION OF NEW DDRB OFFICERS, VICE-CHAIR AND SECRETARY

Per Section 4.0 of the DDRB Bylaws, the Nominating Committee met on August 21, 2014. Board Member L. Rink and Board Member W. Bowers were appointed to the Nominating Committee at the August 7, 2014 DDRB meeting. Board Member L. Rink advised that the Nominating Committee nominated Board Member C. Davisson as Vice Chair and Board Member C. Worsham and W. Bowers as Secretary.

Board Member C. Worsham asked that her name be withdrawn as a nominee for Secretary.

The floor was open for additional nominations. There were no nominations from the Board Members present.

A MOTION WAS MADE BY BOARD MEMBER T. MILLER AND SECONDED BY BOARD MEMBER C. WORSHAM NOMINATING BOARD MEMBER C. DAVISSON AS VICE CHAIR OF THE DDRB. THE MOTION PASSED UNANIMOUSLY 6-0-0.

A MOTION WAS MADE BY BOARD MEMBER F. JONES AND SECONDED BY BOARD MEMBER C. WORSHAM NOMINATING BOARD MEMBER W. BOWERS AS SECRETARY OF THE DDRB. THE MOTION PASSED UNANIMOUSLY 6-0-0.

III. INFORMATION/DISCUSSION ITEMS

There were no information/discussion items.

IV. OLD BUSINESS

Mr. Klement advised that legislation has been introduced to City Council for Mr. Greg Bruce to replace Board Member T. Miller on the DDRB. His appointment is scheduled to be approved by Council at the September 23, 2014 City Council meeting.

V. NEW BUSINESS

No new business was discussed.

VI. PUBLIC COMMENTS

There were no public comments.

VI. ADJOURNMENT

There being no further business, Chair Caldera adjourned the meeting at approximately 3:19 p.m.

The next DDRB meeting is scheduled for Thursday, October 2, 2014 at 2:00 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 Michelle Stephens, Office of Economic Development at (904) 630-1979 or by email at msteph@coj.net.