

DOWNTOWN INVESTMENT AUTHORITY



January 25, 2016

The Honorable Greg Anderson, President
The Honorable Scott Wilson, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Downtown Development Review Board (ODRB) Advisory Report; January 19, 2016 meeting
Ordinance No.: 2015-849 Application for: Broadstone River House PUD

Dear Honorable Council President Anderson, Honorable Council Member and LUZ Chairperson Wilson and Honorable Members of the City Council:

Pursuant to the provisions of Section 656.129.(e), Ordinance Code, the Downtown Development Review Board (DDRDB) respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

- Recommendation by JPDD/DDRDB Staff: [] Approve x Approve with Conditions [] Deny
Recommendation by DDRDB to LUZ: [] Approve x Approve with Conditions [] Deny
DDRDB Vote: 5-0

DDRDB Commentary: There was no citizen who spoke in opposition. The DDRDB members supported the design and compatibility with the Downtown Overlay of the proposed multifamily project.

Table with 5 columns: Name, Aye, Nay, Abstain, Absent. Rows include Rafael Caldera, Fredrick Jones, Joseph Loretta, Carol Worsham, Roland Udenze, Craig Davisson, and Wiatt Bowers.

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● The recommended Downtown Development Review Board conditions to the Ordinance:

1. The original legal description dated October 1, 2015.
2. The revised written description dated January 7, 2016.
3. The revised site plan dated January 7, 2016.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated January 19, 2016 or as otherwise approved by the Planning and Development Department and the Downtown Development Review Board (DDRB).
5. The signage is subject to the approval of a "Special Sign Exception" by the Downtown Development Review Board (DDRB).
6. The developer shall submit to the Downtown Development Review Board staff wayfinding graphics for the installation by to developer to identify general public access to the Riverwalk entrance from Prudential Drive.
7. The final site development shall be subject to the Downtown Development Review Board (DDRB).
8. The entitlements are subject t an allocation of development rights by the Downtown Investment Authority (DIA).

*Additions made to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strikethrough~~.

● Recommended DDRB Conditions that can be incorporated into the Written Description: None

If you have any questions or concerns, please do not hesitate to contact me or Jim Klement at your convenience.

Sincerely,



Aundra Wallace
Chief Executive Officer

Cc:

Current Planning Division
Att: Bruce Lewis
2014 North Hogan Street
Suite 300
Jacksonville, Florida 32202

Wyman Dugan
1301 Riverplace Blvd.
Jacksonville, Florida 32207

DOWNTOWN INVESTMENT AUTHORITY



January 25, 2016

Mr. Wyman Dugan
1301 Riverplace Blvd.
Suite 1500
Jacksonville, FL 32207

RE: Approval of DDRB 2015-013, Final DDRB Development Plans for Broadstone River House and Special Sign Exception to be located on Prudential Drive east of Riverplace Boulevard

Dear Mr. Dugan:

Thank you for your presentation on January 19, 2016 to the DDRB. The DDRB took the following action regarding your request for **final approval** of the Broadstone River House multifamily project:

- 1. Approved a deviation to Sec. 656.361.11.-Setback or "Built To" Lines to increase the Prudential Drive setback requirement to 8 feet from the required 0 feet, and**
- 2. Approved of a deviation to Sec.656.361.16.-Off-Street Parking Overlay to reduce the requirement from the required 492 vehicle parking spaces to the provided 463 vehicle spaces, and**
- 3. Approved a deviation to Sec. 656.361.20.-Streetscape Design Standards to permit alternative streetscape design for a wider sidewalk, a modified intra-district streetscape design, and an increased landscape planting along the Prudential Drive frontage, and**
- 4. Approved a deviation to Sec. 656.361.21.-Waterfront Design Regulations reducing the required 50 foot setback to permit a minimum setback of 14 feet from the water edge or bulkhead of the Saint Johns River frontage. The developer shall submit to DDRB staff wayfinding graphics for installation by the developer to identify general public access to the Riverwalk from Prudential Drive frontage and also on the Riverwalk entrance to Prudential Drive frontage, and**

The DDRB then took action to approve final DDRB application 2015-013 subject to the following conditions:

1. Applicant shall receive COJ approval for PUD Ord. 2015-849 prior to issuance of permits for construction.
2. Project shall receive final approval for Special Sign Exception for one Roof-Top sign and one Monument Sign on Prudential Drive frontage and Wharfside Way prior to issuance of permits for signs.

The DDRB then heard the presentation for a **Special Sign Exception** and took action to approve final DDRB application for 2015-013 Special Sign Exception subject to the following conditions:

1. One Roof top sign of 160 square feet in area facing Prudential Drive frontage, located at the southwest corner of the development.
2. One Monument sign of 32 square feet in area at the intersection of Wharfside Way and Prudential Drive frontage that includes a pedestrian compliment along the Prudential Street frontage. The final design of the monument sign shall be approved by DDRB staff and a DDRB member (preferred Roland Udenze)

This DDRB approval does not convey to the applicant or create in the applicant any property right, any interest in real property, any entrance upon or activities on property which is not owned or controlled by the applicant. Please note that any changes or modifications to the DDRB approved plans shall be reviewed and approved by DDRB prior to submittal to any other federal, state or local authorizing entities. Should you have any questions, please contact Mr. Jim Klement, Redevelopment Coordinator at (904) 630-2689 or e-mail at JKlement@coj.net.

Thank you for your interest and support of Downtown Jacksonville Florida.

Sincerely,



Aundra Wallace
Chief Executive Officer

Cc:

Current Planning Division
Att: Bruce Lewis
2014 North Hogan Street
Suite 300
Jacksonville, Florida 32202