



**Downtown Development Review Board (DDRB)
Police and Fire Pension Fund Building
 1 West Adams Street, Suite 200**

Thursday, March 1, 2012 - 2:00 p.m.

Members: Andy Sikes, Chairman	Ex-Officio and Staff Distribution:
Timothy Miller, Vice Chair	Don Robertson, Public Works, Urban Forester
Montasser (Monty) Selim, Secretary	Bill Joyce, PW Chief Engineering & Construction Management
James Bailey, Board Member	Richard Ball, PW, Traffic Operations Division
Chris Flagg, Board Member	Don Redman, Member of Council, District 4
Jonathan Garza, Board Member	Scott Shine, Jacksonville Waterways Commission
Logan Rink, Board Member	James Boyle, JTA Representative
Roland Udenze, Board Member	Vickie Drake, Ex-Officio Member
John Fischer, Board Member	Terry Lorince, Ex-Officio Member
	William Lyle, Ex-Officio Member
Ex-Officio and Staff Distribution:	Joel McEachin, Ex-Officio Member
Paul Crawford, JEDC Acting ED	Michael Sands, Ex-Officio Member
Eric Lindstrom, JEDC Staff Liaison	Ginny Walthour, JEDC PIO
Jim Klement, JEDC Staff Liaison	Michelle Stephens, JEDC Recording Secretary
Jason Teal, Assistant General Counsel	
I.	CALL TO ORDER – Chairman Sikes
II.	ACTION ITEMS – Chairman Sikes
	Approval of the February 2, 2012 Meeting Minutes
	DDRB 2012-004, Request for Conceptual Approval - Riverside Park Development
	DDRB 2012-005, Request for Conceptual Approval - 220 Riverside Ave. Mixed-Use Development
	DDRB 2012-003, Request for Special Sign Exception – EverBank Center
III.	INFORMATION/DISCUSSION ITEMS – Chairman Sikes
	JAX Chamber "Downtown's New Front Door"
IV.	OLD BUSINESS – Chairman Sikes
V.	NEW BUSINESS – Chairman Sikes
VI.	PUBLIC COMMENTS – Chairman Sikes
VII.	ADJOURNMENT – Chairman Sikes
	Next Scheduled Meeting: Thursday, April 5, 2012 at 2:00 p.m.



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1 West Adams Street, Suite 200

Thursday, March 1, 2012 – 2:00 p.m.

MEETING MINUTES

Board Members Present: Chairman A. Sikes, J. Bailey, T. Miller, M. Selim, J. Fischer, C. Flagg, J. Garza

Board Members Not Present: Logan Rink and Roland Udenze

JEDC Staff Present: Jim Klement, Staff Liaison; Eric Lindstrom, Staff Liaison; and Michelle Stephens, Recording Secretary

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

Chairman Sikes called the meeting to order at 2:06 p.m.

II. ACTION ITEMS

APPROVAL OF THE FEBRUARY 2, 2012 DDRB MEETING MINUTES

THE FEBRUARY 2, 2012 DDRB MEETING MINUTES WERE APPROVED UNANIMOUSLY 7-0.

DDRB 2012-004, REQUEST FOR CONCEPTUAL APPROVAL – RIVERSIDE PARK DEVELOPMENT

Mr. Klement reviewed the project report for DDRB 2012-004, Riverside Park Development dated March 1, 2012. He introduced Mr. Charles Shallat, Executive Vice President of Lincoln Property Company, who also runs the operations for the southeast based out of Atlanta, GA. Mr. Shallat introduced Jay Land, partner with Pope Enterprises who represents the owner of the site. Mr. Shallat provided an overview of the proposed project.

The following were relative comments from the Board:

- It was noted that a landscape architect or an urban planner for the project was not present. For the Brooklyn area, thought the project as presented was not suitable (gated community, street closures, parking on perimeter) for an urban core area. Suggested they deviate from the typical design standards related to streetlights, parking, etc. Suggested a more cutting edge or prominent design. Has a hard time accepting the project in its current state.
- Very suburban solution to a very urban fabric.

- Liked the carriage house development along Jackson Street. Enhancements to the elevations would help set the tone for a more residential look.
- Suggested a deferral. Would like to see better building massing, a more aggressive stance on something different (elements of design appear about 20 years old). Would prefer for them to return with a progressive approach with design and alternatives in mind.
- Suggested that the developer meet with Board members for effective feedback that improves upon the design.

Chairman Sikes noted that the recommendation from staff was for conceptual approval. Mr. Teal advised the Board that they could defer approval if they were not comfortable approving the project conceptually as presented today.

Due to the extent of comments from the Board and with consensus from the Board, Chairman Sikes deferred conceptual approval of the project suggesting that Board members could meet with the developer in a workshop forum to further discuss the proposed project.

DDRB 2012-005, REQUEST FOR CONCEPTUAL APPROVAL – 220 RIVERSIDE AVE. MIXED-USE DEVELOPMENT

Mr. Klement reviewed the project report for DDRB 2012-005 Riverside Ave. Mixed-Use Development dated March 1, 2012. He introduced Mr. Jason Faulkner, Principal of Studio9 Architecture. He advised that Coen Purvis with Hallmark Partners was present and proceeded with an overview of the proposed project.

The Board overall was in favor of the project and had no adverse comments.

A MOTION WAS MADE BY BOARD MEMBER FISCHER AND SECONDED BY BOARD MEMBER GARZA GRANTING CONCEPTUAL APPROVAL FOR DDRB APPLICATION 2012-005, 220 RIVERSIDE MIXED-USE DEVELOPMENT SUBJECT TO THE CONDITIONS NOTED BELOW. THE MOTION PASSED UNANIMOUSLY 7-0.

- 1. Applicant to present to the DDRB information clarifying compliance with design criteria, Sec. 656.361.13 Entrances, on a building façade with the street frontage, for Magnolia Street and Jackson Street or receive a deviation to not provide entrances prior to DDRB final approval.**
- 2. Applicant to request from the DDRB a deviation from design criteria, Sec. 656.361.14 River Views and Height of Structures, and receive a deviation to exceed the overall height of 60 feet to permit development of 80 feet prior to DDRB final approval.**
- 3. Applicant to request from the DDRB a deviation from design criteria, Sec. 356.361.16 Off Street Parking Overlay, to reduce the required parking for the mixed-use development prior to DDRB final approval.**

4. **Applicant to present to the DDRB information clarifying compliance with design criteria, Sec. 656.361.20 Streetscape Design Standards, for development adjacent to Riverside Avenue, Forest Street, and Jackson Street, or ask for and receive a deviation to not meet the streetscape standards, and provide an alternative design prior to DDRB final approval.**
5. **Applicant to present to the DDRB for review and approval information clarifying compliance with design criteria, Sec. 356.361.17 Surface Parking, Trash, Storage and Loading Area Screening and Landscaping Requirements, or receive a deviation prior to DDRB final approval.**
6. **Applicant to provide information indicating compliance with TCEA (Transportation Concurrency Exception Area) requirements for the City of Jacksonville prior to building permit issuance.**

DDRB 2012-003, REQUEST FOR SPECIAL SIGN EXCEPTION – EVERBANK CENTER

Mr. Klement reviewed the project report for DDRB 2012-003, EverBank Center request for Special Sign Exception dated March 1, 2012, and introduced Mr. JJ Conners representing EverBank. Mr. Conners introduced Mr. Ed Brown with Brown Enterprises, the contractor for the project who provided an overview of the proposed project.

There were no adverse comments from the Board.

A MOTION WAS MADE BY BOARD MEMBER FLAGG AND SECONDED BY BOARD MEMBER GARZA GRANTING FINAL APPROVAL FOR THE BUILDING HIGH-RISE IDENTIFICATION SIGN AND MULTIPLE GROUND LEVEL SIGNS FOR DDRB APPLICATION 2012-003, SUBJECT TO THE CONDITIONS NOTED BELOW. THE MOTION PASSED UNANIMOUSLY 7-0.

1. **Two high-rise building identification signs including logos, one facing northwest and one facing southeast of 2,320 square feet each.**
2. **Four ground level signs as identified in application dated March 1, 2012, that are described as follows:**
 - A. **Bay Street sign - 12.5 square feet**
 - B. **Julia Street sign - 26.0 square feet**
 - C. **Forsyth Street sign - 30.3 square feet**
 - D. **Pearl & Forsyth sign - 22.3 square feet**

III. INFORMATION/DISCUSSION ITEMS

JAX Chamber “Downtown’s New Front Door”

Ms. Anna Valent, Vice President of Operations for the Jacksonville Chamber provided an overview of the project.

There was discussion as to why the project was presented as informational when it appeared to be ready for conceptual approval. Mr. Klement responded that the applicant was on a tight schedule and was not able to submit all of the required documents for staff to review and make recommendations in time for conceptual review.

Board Member Flagg advised that he has had ex parte communication regarding the project adding that neither his knowledge nor that of the project staff was changed due to the communication.

Being the project was presented for informational purposes only, the Jax Chamber was asked to return for conceptual approval at the Board's April meeting. In the meantime, the Chamber can meet with Jim Klement who can help them prepare a package (possibly conceptual/final approval) for the April DDRB meeting.

IV. OLD BUSINESS

No old business was discussed.

V. NEW BUSINESS

No new business was discussed.

VI. PUBLIC COMMENTS

There were no comments from the public.

VII. ADJOURNMENT

There being no further business, Chair Sikes adjourned the meeting at 5:15 p.m.

The next DDRB meeting is scheduled for Thursday, April 5, 2012, at 2:00 p.m.

Witness

Downtown Development Review Board

Andy Sikes, Chairman

Print Name: _____

Vote: In Favor: _____ Opposed: _____ Abstained: _____