



**Downtown Development Review Board (DDRB)
CITY HALL AT ST. JAMES located at 117 WEST DUVAL ST.
on the FIRST FLOOR in the LYNWOOD ROBERTS ROOM**

Thursday, April 5, 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	David DeCamp, Public Information Office
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 March 1, 2012 Meeting Minutes
	DDRB 2012-004, Request for Conceptual Approval - Riverside Park Development
	DDRB 2012-007, Recommendation for Rezoning to IBP, 114 Park St.
III.	INFORMATION/DISCUSSION ITEMS – Chairman Sikes
	JTA/BRT
IV.	OLD BUSINESS – Chairman Sikes
V.	NEW BUSINESS – Chairman Sikes
VI.	PUBLIC COMMENTS – Chairman Sikes
VII.	ADJOURNMENT – Chairman Sikes
	Next Scheduled Meeting: Thursday, May 3, 2012 at 2:00 p.m.



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Thursday, April 5, 2012 – 2:00 p.m.

MEETING MINUTES

Board Members Present: Chairman A. Sikes, J. Bailey, T. Miller, L. Rink, J. Fischer, R. Udenze, and C. Flagg

Board Members Not Present: Monty Selim and Jonathan Garza

JEDC Staff Present: Paul Crawford, Acting Executive Director; 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 approximately 2:05 p.m.

II. ACTION ITEMS

APPROVAL OF THE MARCH 1, 2012 DDRB MEETING MINUTES

THE MARCH 1, 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 April 5, 2012, recommending conceptual approval for the project subject to four conditions:

1. The developer shall receive a deviation to not provide entrances for buildings with frontage on Park, Jackson, Leila and Magnolia streets prior to final DDRB approval.
2. The developer shall receive a deviation from the off-street parking requirements to not provide the required parking prior to final DDRB approval.
3. The developer shall receive a deviation from the grid pattern criteria to close portions of Oak and Stonewall streets prior to final DDRB approval.
4. The developer shall provide additional drawings and specifications clarifying compliance and improvements to streetscapes that include Magnolia, Park, Jackson, Leila and Stonewall streets prior to final DDRB approval.

Mr. Klement introduced Jeff Smith, an architect for the project from Niles Bolton Associates who provided an overview of the project.

The following were relative comments from the Board:

- Referencing the site plan and specialty paving emphasized that they should do everything possible to keep the specialty paving intact.
- Reiterated the desire for the temporary gating for the community to be just that – temporary. As the units populate and the area develops, hopefully it will not be a separated compound within the context of the area.
- Asked that they pay attention to the composition of materials they propose to use. Suggested they introduce metal or something to bring character to the space.
- Interested to see how the facades relate to each other. Concerned how the pedestrian experience on Oak Street will be captured and how the space will feel between the two buildings from the pedestrian prospective.
- Would like to see elevations at the conceptual review. Intrigued to see what the buildings are going to look like.

Because a few of the deviations are potential deal breakers for the project, Mr. Teal asked the Board to share any comments or concerns they have relative to the deviations in order to provide the developer direction.

The Board reviewed and discussed the deviations. The closure for portions of Stonewall and Oak streets to vehicular traffic was of most concern. Some Board members thought the closure was going to be temporary until the project developed, etc. Mr. Smith clarified that the only temporary component might be the pedestrian gate access. It was never the intent for the closure of the streets to be temporary.

Mr. Crawford advised that a street with pavers (as proposed on Oak Street) will not be accepted by the City as a public street. He added that it would also not be accepted with regards to perpendicular parking. The City has a standard that they will accept.

Mr. Teal explained the City's process regarding a request for street closure, which includes City Council approval.

The Board advised the developer that the condition they would most likely place on the deviation request for the road closure would be that specialty paving be used as proposed in the site plan presented today.

Mr. Teal advised that the deviations would be voted on immediately prior to the vote of final approval for the project.

A MOTION WAS MADE BY BOARD MEMBER FLAGG AND SECONDED BY BOARD MEMBER MILLER GRANTING CONCEPUTAL APPROVAL FOR DDRB APPLICATION 2012-04, RIVERSIDE PARK DEVELOPMENT SUBJECT TO THE CONDITIONS NOTED BELOW. THE MOTION PASSED UNANIMOUSLY 7-0.

- 1. Prior to final DDRB approval, the developer shall receive a deviation from providing entrances for buildings with frontage on Park, Jackson, Leila and Magnolia streets.**
- 2. Prior to final DDRB approval, the developer shall receive a deviation from the off-street parking requirements to not provide the required number of parking spaces.**
- 3. Prior to final DDRB approval, the developer shall receive a deviation from the grid pattern criteria to close portions of Oak and Stonewall streets.**
- 4. Prior to final DDRB approval, the developer shall provide additional drawings and specifications clarifying compliance and improvements to streetscapes that include Magnolia, Park, Jackson, Leila and Stonewall streets as well as receive any necessary deviations from those standards.**

Chairman Sikes advised that the meeting was open for public hearing. There were no speakers.

DDRB 2012-007, RECOMMENDATION FOR REZONING TO IBP, 114 PARK STREET

Mr. Klement reviewed the Planning and Development Department's report for Ordinance 2012-169, application for rezoning from RMD-C to IBP dated April 12, 2012. He advised that the Downtown Development Review Board (DDRB) sits as the Planning Commission for items within the Downtown Overlay Zone. Existing procedural legislative law requires the DDRB to review the Ordinance and make a recommendation to the governing body, the Jacksonville City Council.

Additionally, the DDRB staff is encouraged to see continued development in the Brooklyn and Riverside Avenue District and supports the reuse of an existing building. Additionally, the permitted uses of the IBP District, with the noted performance criteria, requiring all activity to be conducted within an enclosed building, no outside storage, loading and parking areas requiring landscaping will continue to bring positive improvements to the area. Therefore, the DDRB staff recommends approval of Application 2012-169, rezoning at 114 Park Street from RMD-C to IBP.

Mr. Klement introduced Charles Mann, who provided an overview of the request on behalf of Paul Harden.

Chairman Sikes requested that staff in the future when asking the Board to review and approve rezoning applications provide a site map that depicts the surrounding uses and also a copy of the list in the code that outlines what uses are permitted in particular zones.

There were no adverse comments regarding the rezoning from the Board.

A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BY BOARD MEMBER RINK RECOMMENDING APPROVAL OF APPLICATION 2012-169, REZONING AT 114 PARK STREET FROM RMD-C TO IBP SUBJECT TO THE CONDITION THAT THE ORDINANCE IS AMENDED TO REFLECT THE CHANGE FROM IL TO IBP. THE MOTION PASSED UNANIMOUSLY 7-0.

III. INFORMATION/DISCUSSION ITEMS

JTA/BRT

Mr. Neal Nance, Design Project Manager for JTA's downtown BRT project, provided an update on the project.

IV. OLD BUSINESS

No old business was discussed.

V. NEW BUSINESS

The Board asked staff to provide a report of projects approved that will soon meet the one year threshold.

Mr. Teal advised that a revision to the Bylaws, Section 6.1 Meetings would be taken up for action at the next Board meeting. The current section reads that the DDRB will meet at the Police and Fire Pension Fund Bldg. and need to be revised since the JEDC has moved to City Hall.

VI. PUBLIC COMMENTS

There were no comments from the public.

VII. ADJOURNMENT

There being no further business, Chair Sikes adjourned the meeting at approximately 4 p.m.

The next DDRB meeting is scheduled for Thursday, May 3, 2012, at 2 p.m.

Witness

Downtown Development Review Board

Andy Sikes, Chairman

Print Name: _____

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