



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

Thursday, May 2, 2013 - 2:00 p.m.

<b>Members:</b>		<b>Ex-Officio and Staff Distribution:</b>
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
<b>Ex-Officio and Staff Distribution:</b>		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		
<b>I.</b>	<b>CALL TO ORDER – Chairman Miller</b>	
<b>II.</b>	<b>ACTION ITEMS – Chairman Miller</b>	
	Approval of the April 4, 2013 Meeting Minutes	
	DDRB 2013-003, Ambassador Place - Request for Conceptual Approval	
	DDRB 2013-008, Riverside Ave. Commercial Development - Request Modified Conceptual Approval with Deviations: <ul style="list-style-type: none"> <li>• Deviation from Section 656.361.16-Off-Street Parking Overlay</li> <li>• Deviation from Section 656.361.17-Surface Parking, Trash Storage, and Loading Area Screening and Landscaping Requirements</li> </ul>	
	DDRB 2013-008, Request for Exception Approval of a Drive-thru Facility for the Riverside Ave. Commercial Development Project (Planning Report E-13-11)	
<b>III.</b>	<b>INFORMATION/DISCUSSION ITEMS – Chairman Miller</b>	
<b>IV.</b>	<b>OLD BUSINESS – Chairman Miller</b>	
<b>V.</b>	<b>NEW BUSINESS – Chairman Miller</b>	
<b>VI.</b>	<b>PUBLIC COMMENTS – Chairman Miller</b>	
<b>VII.</b>	<b>ADJOURNMENT – Chairman Miller</b>	
	Next Scheduled Meeting: Thursday, June 6, 2013 at 2:00 p.m.	



**MEETING MINUTES**

**Board Members Present:** Chairman T. Miller, C. Flagg, A. Sikes, M. Selim, R. Caldera, L. Rink, and R. Udenze

**Board Members Absent:** J. Fischer and C. Worsham

**OED Staff Present:** Theodore Carter, Executive Director, Office of Economic Development (OED); Paul Crawford, OED; Jim Klement, Staff Liaison; Eric Lindstrom, Staff Liaison; 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 APRIL 4, 2013 DDRB MEETING MINUTES**

On page four, second to the last paragraph where the motion passed unanimously, it should state 6-3-0 instead of 9-3-0.

**THE APRIL 4, 2013 DDRB MEETING MINUTES WERE APPROVED UNANIMOUSLY 7-0.**

Chairman Miller opened the floor for Board members to disclose if there had been any ex-parte communication with any of the applicants presenting projects today or conflicts of interest.

• **DDRB 2013-003, AMBASSADOR PLACE – REQUEST FOR CONCEPTUAL APPROVAL**

Mr. Klement reviewed the project report dated May 2, 2013. He introduced Ricardo with Arbour Valley Development, who provided an overview of the project.

There were no adverse comments from the Board.

**A MOTION WAS MADE BY BOARD MEMBER T. R. CALDERA AND SECONDED BY BOARD MEMBER C. FLAGG GRANTING CONCEPTUAL APPROVAL FOR DDRB APPLICATION 2013-003, AMBASSADOR PLACE LOCATED AT 420 JULIA STREET**

**AS PRESENTED SUBJECT TO THE CONDITIONS NOTED BELOW. THE MOTION PASSED UNANIMOUSLY 7-0.**

- 1. The applicant shall show building entrances from Church Street or receive a deviation from *Sec.656.361.13.-Entrances* to not provide an entrance on Church Street frontage prior to final DDRB approval.**
  - 2. The applicant shall show parking design and layout information complying with *Sec.656.361.16.-Off-Street Parking Overlay* or receive a deviation prior to final DDRB approval.**
  - 3. The applicant shall show compliance with *Sec.656.361.17.-Surface Parking, Trash, Storage and Loading Area Screening and Landscaping Requirements* or receive a deviation from the guidelines prior to final DDRB approval.**
  - 4. The applicant shall show compliance with *Sec. 656.361.20.-Streetscape Design Standards* or receive a deviation for an alternative design prior to final DDRB approval.**
  - 5. The applicant shall receive approval from the Jacksonville Historic Preservation Commission and provide documentation to the DDRB staff prior to final DDRB approval.**
- DDRB 2013-008, RIVERSIDE PARK RESIDENTIAL DEVELOPMENT – REQUEST TO MODIFY CONCEPTUAL REVIEW WITH DEVIATIONS**

The following Board members advised that they had ex-parte communication relative to DDRB 2013-008, Riverside Park Residential Development.

- Chairman Timothy Miller
- Member Andy Sikes
- Member Montasser (Monty) Selim
- Member Roland Udenze

Mr. Klement reviewed the project report dated May 2, 2013. He introduced Mr. J. J. Connors with Chestnut Hill Investments, who provided an overview of the project.

Chris Hand addressed the Mayor's priorities for the revitalization of Downtown and support for neighboring project 220 Riverside. He discussed the commitment that the City has made (both Mayor Alvin Brown and City Council) to the redevelopment project, referencing the nearly \$2 million investment in infrastructure made in that neighborhood, adding that they will get more than \$5 million in revenue grant reimbursement over time and are looking at a way to increase revenue by \$10 million or more from this development.

This project is a great opportunity for investment and adds to downtown momentum. The DDRB's role would be appreciated in moving the project forward for consideration.

Councilman Jones commented that the project has been a 20 year vision on the part of former Mayor Ed Austin. Thanks to Mayor Alvin Brown, and Pope and Land, the project is moving forward. The neighborhood north of Brooklyn in 1992 was one of the first neighborhoods that supported the River City Renaissance plan because they saw a way to improve their neighborhood and provide amenities that do not exist today. The biggest issue in that area is not having a grocery store in close proximity. It is difficult for residents to carry their groceries home if they don't have a vehicle. This is a small step in the direction of redeveloping the Brooklyn area. The conditions required are necessary to make sure this is a development to be proud of for many years to come.

Hugh Matthews, England Thims and Miller, provided an overview of the Brooklyn area. Many discussions took place while he was in Cincinnati regarding the things that they have accomplished. One thing mentioned was why Jacksonville could not get this type of thing Downtown. Hugh Matthews thanked the Mayor and his staff, Councilman Brown and City Council on redeveloping Brooklyn.

Mike Brown, architect with Cushman & Wakefield, provided an overview of the landscaping on Riverside.

The following were comments from the Board:

- Clarity was needed on the difference of Riverside Ave. and Magnolia St.
- The sidewalk that goes from Riverside into the property that should line up with the one in front of the shop does not line up.
- What is being done on top of the roof of the grocer?
- Referencing the screening, how high will it be and how will parking be handled?
- How does the Pollack Shores residential piece (regarding the four stories in the back) look down on your property?
- How tall is the residential component wall in the back of Magnolia? 30 feet
- How tall is the residential component wall on that street? Four floors using 10-foot plate heights - approaching 50 ft.
- Rooftop equipment screening? Yes, the equipment will be located behind the parapet wall.
- Landscaping on Magnolia St. needs to be more urban.
- How do you handle the pedestrian experience at the organic food building regarding protecting pedestrians from the elements such as shading and rainy weather?
- Parking lot lighting.
- Pharmacy needs a lot of work.

Tony Allegretti commented as a resident of Southbank and recent skyway rider, he would love to see more pressure and demand from JTA to have the skyway reach this development and the

other developments in Brooklyn. During One Spark, about 44,000 people discovered that the skyway is useful. He would like to see most of the folks in this room come out and talk about it. There is an opportunity tomorrow morning where Mr. Ford has a speaking engagement at the Downtown Council meeting at the University Club at 7:30 a.m.

Paul Crawford followed up with the Board members informing them that he has been in conversations with JTA on the extension of the skyway, which fronts the Riverside Avenue side of the project site. JTA has plans to extend this in the near future but is willing to allow certain improvements to be made within the proposed alignment area until the ASE is actually extended.

**A MOTION WAS MADE BY BOARD MEMBER SIKES AND SECONDED BY BOARD MEMBER UDENZE TO APPROVE THE DEVIATIONS FOR THE RETAIL DEVELOPMENT LOCATED AT RIVERSIDE AVENUE: DEVIATION TO SECTION 656.361.16.- OFF STREET PARKING OVERLAY, ALLOWING THE APPLICANT TO INCREASE PARKING BY 135 SPACES, FOR A TOTAL OF 224 SPACES WITH THE CONDITION, "SHOULD THE SITE PLAN BE MODIFIED SHOWING ADDITIONAL PARKING SPACES IN EXCESS OF THE 224 PARKING SPACES, THE APPLICANT SHALL RECEIVE APPROVAL FOR AN AMENDMENT TO THE DEVIATION ALLOWING THE ADDITIONAL PARKING SPACES PRIOR TO THE FINAL DDRB APPROVAL.**

**THE MOTION PASSED UNANIMOUSLY 5-2.**

**A MOTION WAS MADE BY MEMBER SIKES AND SECONDED BY MEMBER SELIM TO APPROVE THE DEVIATION TO SEC. 656.361.17.-SURFACE PARKING, TRASH, STORAGE, AND LOADING AREA SCREENING AND LANDSCAPE REQUIREMENTS, ALLOWING THE APPLICANT TO RELOCATE THE REQUIRED LANDSCAPE SCREENING REQUIREMENT FOR SURFACE PARKING FACING THE RIVERSIDE AVENUE FRONTAGE, OFF-SITE TO THE RIVERSIDE AVENUE RIGHT-OF-WAY, WITH THE CONDITION, "SHOULD THE JTA TAKE BACK USE OF THE RIGHT-OF-WAY, ON RIVERSIDE AVENUE, THE APPLICANT SHALL RELOCATE THE REQUIRED LANDSCAPE SCREENING ON SITE." ADDING MEMBER UDENZE'S THREE COMMENTS, WHICH ARE NUMBERED 9, 10 & 11 BELOW.**

**THE MOTION PASSED UNANIMOUSLY 7-0.**

Based on the foregoing, the Downtown Development Review Board staff recommends modification to the conceptual approval of DDRB Application 2013-008 subject to the following conditions:

1. Prior to final DDRB approval, the applicant shall show compliance with Section 656.361.11.- Setback or "Build to Lines" for buildings not providing pedestrian orientation to Riverside Avenue, Jackson Street, and Stonewall Street or receive a deviation from the DDRB prior to final approval.

2. Prior to final DDRB approval, the applicant shall receive final approval for an exception to allow drive-thru operations on *Parcel 2* for the proposed pharmacy operation.
3. Prior to final DDRB approval, the applicant shall show compliance with Section 656.361.13.-Entrances for buildings not providing entrances on Jackson Street, Magnolia Street, and Stonewall Street or receive a deviation from the DDRB.
4. Prior to final DDRB approval, the applicant shall receive approval from Public Works for angular parking on to property from public right-of-way and shall show compliance with Section 656.361.16. Off-Street Parking Overlay or receive a deviation from the DDRB to increase parking spaces.
5. Prior to final DDRB approval, applicant shall receive approval from Public Works Traffic Engineering for project access including design and location for Jackson Street, Magnolia Street, and Stonewall Street.
6. Prior to final DDRB approval, applicant shall show compliance with Section 656.361.18.-Transparency for buildings facing Jackson Street, Magnolia Street, and Stonewall Street or receive a deviation from the DDRB.
7. Prior to final DDRB approval, applicant shall provide documentation addressing surface parking over May Street right-of-way for buildings located on *Parcel 2*.
8. Prior to final DDRB approval, applicant shall provide complete landscape and hardscape drawings showing compliance with Section 656.361.20.-Streetscape Design Standards including pedestrian areas adjacent to Riverside Avenue. Plans not meeting the Streetscape Design Standards shall receive a deviation from the DDRB.
9. \*Applicant shall provide section on the rooftop equipment screening scale as shown on the adjacent property.
10. \*Applicant shall look at the site and address the pedestrian experience.
11. \*Applicant addresses how the organic food building would protect shoppers from the elements as they walk to the facility and back.

\*Added conditions by Member Udenze.

- **DDRB 2013-008, REQUEST FOR EXCEPTION APPROVAL OF A DRIVE-THRU FACILITY FOR THE RIVERSIDE AVENUE COMMERCIAL DEVELOPMENT PROJECT (PLANNING REPORT E-13-11)**

Mr. Klement reviewed the project report dated May 2, 2013.

Jason Teal advised the Board members that this item was not for design, but for use. He clarified that the application presented would be to approve or deny the conditions for the use of a drive-thru as it pertains to a particular use for this project.

Mr. Klement introduced Folks Huxford, Acting Chief, Planning and Development Department and Samantha Paull, Planning and Development Department. He informed the members that a zoning exception is a use that is not necessarily permissible throughout the zoning district, but can be if certain conditions are met.

**A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BY BOARD MEMBER SIKES GRANTING THE REQUEST FOR EXCEPTION APPROVAL OF A DRIVE-THRU FACILITY FOR A CONDITION TO RESTRICT THE RETAIL FACILITY TO 12,000 SQUARE FEET OR MORE (PLANNING REPORT E-13-11).**

**THE MOTION WAS DEFERRED.**

Hugh Matthews has concerns with conditioning the exception to a pharmaceutical user. There is more work to do regarding the architectural design of the facility. The applicant would like to have the zoning exception for the parcel approved.

Jason Teal stated that the exception process would determine whether a drive-thru use in any form is appropriate for that property. Jason Teal advised the members that if you wanted the condition to be associated with a particular use, you could do that. If you wanted the conditions that only use in excess of 10,000 sq. ft., you could do that also. He stated that the Board would evaluate whether or not a drive-thru use on that property is okay or not and if it is limited in any way.

J. J. Conners stated that the specific request for today was for a drive-thru on this property with no conditions because the traffic memo mentioned that those were all redundant and captured within Condition 5 of the modified conceptual approval.

### **III. INFORMATION/DISCUSSION ITEMS**

No information/discussion items were discussed.

### **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 4:46 p.m.

The next DDRB meeting is scheduled for Monday, June 10, 2013, at 2 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.