



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

Thursday, April 4, 2013 - 2:00 p.m.

Members:		Ex-Officio and Staff Distribution:	
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	
		Joel McEachin, Ex-Officio Member	
Ex-Officio and Staff Distribution:		Michael Sands, Ex-Officio Member	
Ted Carter, OED Executive Director		Jim Bailey, DIA Representative	
Paul Crawford, Deputy Director		David DeCamp, Public Information Office	
Eric Lindstrom, OED Staff Liaison		Michelle Stephens, DDRB Recording Secretary	
Jim Klement, OED Staff Liaison			
Jason Teal, Assistant General Counsel			
I.	CALL TO ORDER – Chairman Miller		
II.	ACTION ITEMS – Chairman Miller		
	Approval of the March 7, 2013 Meeting Minutes		
	DDRB 2013-007, Prudential Drive Retail Development -Request for Conceptual Approval		
	DDRB 2012-004, Riverside Park Residential Development - Request to Modify Conceptual Review		
	DDRB 2013-008, Riverside Ave. Commercial Development - Request for Conceptual Approval		
III.	INFORMATION/DISCUSSION ITEMS – Chairman Miller		
IV.	OLD BUSINESS – Chairman Miller		
V.	NEW BUSINESS – Chairman Miller		
VI.	PUBLIC COMMENTS – Chairman Miller		
VII.	ADJOURNMENT – Chairman Miller		
	Next Scheduled Meeting: Thursday, May 2, 2013 at 2:00 p.m.		



Thursday, April 4, 2013 – 2:00 p.m.

MEETING MINUTES

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

OED Staff Present: Paul Crawford, Office of Economic Development; Jim Klement, Staff Liaison; Eric Lindstrom, Staff Liaison; and Michelle Stephens, 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 2:07 p.m.

II. ACTION ITEMS

APPROVAL OF THE MARCH 7, 2013 DDRB MEETING MINUTES

THE MARCH 7, 2013 DDRB MEETING MINUTES WERE APPROVED UNANIMOUSLY 9-0.

Chair 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 2013-007, PRUDENTIAL DRIVE RETAIL DEVELOPMENT – REQUEST FOR CONCEPTUAL APPROVAL

Mr. Klement reviewed the project report dated April 4, 2013. He introduced Mr. Dick Reed, with KBJ Architects, who provided an overview of the project.

There were no adverse comments from the Board.

A MOTION WAS MADE BY BOARD MEMBER L. RINK AND SECONDED BY BOARD MEMBER C. WORSHAM GRANTING CONCEPTUAL APPROVAL FOR DDRB 2013-007, PRUDENTIAL DRIVE RETAIL DEVELOPMENT LOCATED AT 841 PRUDENTIAL DRIVE AS PRESENTED SUBJECT TO THE CONDITIONS NOTED BELOW. THE MOTION PASSED UNANIMOUSLY 9-0.

- 1. PROVIDE CLARIFICATION AND CALCULATIONS SHOWING COMPLIANCE WITH THE OFF-STREET PARKING OVERLAY REQUIREMENTS OR RECEIVE A DEVIATION FROM THE DDRB PRIOR TO FINAL APPROVAL.**

- 2. PROVIDE ADDITIONAL DRAWINGS AND SPECIFICATIONS SHOWING COMPLIANCE WITH STREETScape DESIGN STANDARDS FOR PRUDENTIAL DRIVE FRONTAGE, AS WELL AS SHOW FINAL OUTDOOR PEDESTRIAN DESIGNED AREAS FOR REVIEW, OR RECEIVE A DEVIATION FROM THE DDRB PRIOR TO FINAL APPROVAL.**
- 3. PROVIDE INFORMATION AND DOCUMENTATION TO THE OFFICE OF ECONOMIC DEVELOPMENT SHOWING COMPLIANCE WITH THE DOWNTOWN DRI DEVELOPMENT ORDER REQUIREMENTS PRIOR TO DDRB FINAL APPROVAL.**

DDRB 2012-004, RIVERSIDE PARK RESIDENTIAL DEVELOPMENT – REQUEST TO MODIFY CONCEPTUAL REVIEW

The following Board members advised that they had ex-parte communication relative to DDRB 2012-004, Riverside Park Residential Development.

- Chair Miller met with Hugh Matthews, England Thims & Miller, Inc., and the project team regarding the Riverside Park Residential Development project
- Board Member Carol Worsham met with staff, Hugh Matthews and representatives from the Riverside Park Commercial Development project noting that she also saw renderings of the Riverside Park Residential Development project
- Board Member Monty Selim met with staff, Hugh Matthews and Mike Brown, architect on the project, regarding the Riverside Park Commercial Development project.
- Member Rafael Caldera met with staff and the applicant regarding the Riverside Park Commercial Development project
- Board Member Roland Udenze met with staff, a representative from ETM, and the project team on the Riverside Park Commercial Development project

J.J. Conners, with Chestnut Hill Investments, provided a general overview and background on the two vertical projects since they run together simultaneously through the City projects, are on adjacent parcels and are both tied to Pope and Land noting that they are separate projects and would be presented separately (Fuqua Development on the retail side and Pollack Shores on the residential side).

Mr. Klement reviewed the project report dated April 4, 2013. He introduced Mr. Michael Blair, Managing Director of Development for Pollack Shores Real Estate Group, who provided an overview of the project.

There were no adverse comments from the Board.

Board Member Udenze stated that his personal preference would be to vote on the residential development after the presentation of the commercial development project in case they have to

put some conditions on either one as opposed to voting on one and then finding out in the second presentation that there are issues that the Board could have reacted to.

Mr. Teal responded that tabling the project was an option noting that the charge of the DDRB is to review each project in context adding that the project is being presented for conceptual review so the Board will have another opportunity to review the project upon final submittal. He advised that the Board could table the item at this meeting and rehear it.

Ms. Lynn Pappas, representing Pollack Shores, commented that the confusing element tabling the vote creates for the applicant is that these are two different projects. The connection is the infrastructure component shared between the two noting that obviously they will need to coordinate activity but there is no sharing between the two projects. She commented that the appropriate process would be to have a vote with respect to the Riverside Park Residential Development as presented. The legal posture for their approval rests within their project at least in terms of conceptual and their preference would be to have it heard in that context and certainly be open to whatever the Board may hear or see that might need coordination between the two.

A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BY BOARD MEMBER SIKES TABELING THE RIVERSIDE PARK RESIDENTIAL DEVELOPMENT PROJECT (DDRB 2012-004) UNTIL AFTER THE PRESENTATION OF THE RIVERSIDE AVE. COMMERCIAL DEVELOPMENT PROJECT (DDRB 2013-008). THE MOTION PASSED UNANIMOUSLY 6-3-0. BOARD MEMBERS C. FLAGG, J. FISCHER, AND C. WORSHAM VOTED IN OPPOSITION OF THE MOTION.

DDRB 2013-008, RIVERSIDE AVENUE COMMERCIAL DEVELOPMENT – REQUEST FOR CONCEPTUAL APPROVAL

Mr. Klement reviewed the project report dated April 4, 2013. He introduced J.J. Connors, with Chestnut Hill Investments, who provided an overview of the project.

The following were relative comments from the Board:

- Too suburban shopping center feel
- Preferred to see a stronger connection to the housing
- Feels disconnected
- Parking lot seems dominating and too much parking visible from Riverside Ave.
- The backside of the grocer is fronting some of the nice amenities of the housing – need a buffer
- Suggested any adjustments need to be made from this site plan to the housing site plan.
- Would like to see a grander edge on Riverside Ave.
- Stronger pedestrian movement within the site can help to mitigate some of the site constraints
- Would like to see a stronger pedestrian connection from Riverside Ave. to the grocer

A MOTION WAS MADE BY CHAIR MILLER AND SECONDED BY BOARD MEMBER SELIM TABELING THE VOTE FOR DDRB 2013-008, RIVERSIDE AVENUE COMMERCIAL DEVELOPMENT PROJECT UNTIL AFTER THE APPROVAL OF THE RIVERSIDE PARK RESIDENTIAL DEVELOPMENT, DDRB 2012-004 REQUEST TO MODIFY CONCEPTUAL REVIEW. THE MOTION PASSED UNANIMOUSLY 9-0.

A MOTION WAS MADE BY BOARD MEMBER UDENZE AND SECONDED BY BOARD MEMBER SIKES GRANTING CONCEPTUAL APPROVAL FOR DDRB 2012-004, RIVERSIDE PARK RESIDENTIAL DEVELOPMENT TO REMOVE THE CARRIAGE HOUSE BUILDINGS, RELOCATE PRIMARY STRUCTURES TO THE PROPERTY LINES ON PARK STREET, MAGNOLIA STREET, AND JACKSON STREET, AND INCREASE THE NUMBER OF UNITS TO A TOTAL OF 310 UNITS; SUBJECT TO THE CONDITIONS NOTED BELOW. THE MOTION PASSED UNANIMOUSLY 9-0.

- 1. Applicant to provide more information regarding the swimming pool, prior to DDRB final approval.**
- 2. Applicant shall receive a deviation from the off-street parking requirements to reduce the required parking, prior to DDRB final approval.**
- 3. Applicant shall provide additional drawings and specifications clarifying compliance and improvements to Streetscapes that include Magnolia, Park, Jackson, Leila and Stonewall Streets. Furthermore, prior to DDRB approval, the applicant shall show final design and detail for the fencing proposed for the property lines, entrances for vehicles and pedestrians, and connections between buildings.**
- 4. Applicant shall provide additional drawing and specifications clarifying the swimming pool location and final design, prior to DDRB final approval.**

A MOTION WAS MADE BY BOARD MEMBER A. UDENZE AND SECONDED BY BOARD MEMBER C. WORSHAM GRANTING CONCEPTUAL APPROVAL FOR DDRB 2013-008, RIVERSIDE AVENUE COMMERCIAL DEVELOPMENT; SUBJECT TO THE CONDITIONS NOTED BELOW. THE MOTION PASSED UNANIMOUSLY 9-3-0. BOARD MEMBERS C. FLAGG, L. RINK, AND CHAIR MILLER VOTED IN OPPOSITION OF THE MOTION.

- 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. Additionally, the applicant shall consider the options of "art treatment" to the grocery store building façade fronting Magnolia Street**

combining with or in lieu of landscape treatment. The applicant shall also consider a stronger pedestrian link from Riverside Avenue to the grocery store entrance including a direct pedestrian link.

2. Prior to final DDRB approval, the applicant shall receive final approval for exceptions allowing drive-through facilities on Parcel 1 and Parcel 2.
3. Prior to final DDRB approval, the applicant shall show compliance with Section 656.361.13.-Entrances, for buildings not providing entrances to 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 the Department of Public Works for angular parking on to private property from the public right-of-way of Stonewall Street and Jackson Street. The applicant shall also 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, the applicant shall receive approval from Traffic Engineering, for project access design and location, for Jackson Street, Magnolia Street and Stonewall Street.
6. Prior to final DDRB approval, the 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. The applicant shall also provide architectural detail for Building C, located east of Stonewall Street depicting a sense of arrival and continuity with the overall design theme of the development.
7. Prior to final DDRB approval, the applicant shall provide documentation addressing surface parking over May Street right-of-way, for the building located on Parcel 2. The applicant shall provide detail drawings showing the specific pedestrian ingress and egress to the building, within the context of pedestrian activity along the frontage of Stonewall Street and Riverside Avenue.
8. Prior to final DDRB approval, the 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. Additionally, the applicant should show the development addressing pedestrian traffic including trash/litter control along Stonewall Street, Riverside Avenue, and Jackson Street.

III. INFORMATION/DISCUSSION ITEMS

There were no information/discussion items; however, Board member Flagg asked staff for a status update on the Berman II site. Mr. Teal replied that the last he heard, the developer declared bankruptcy because of the litigation. From the City's prospective while it represents a technical violation of the property safety and maintenance code, the remedy would be to demolish the structure and lien the property for the cost of the demolition, which would be expensive.

IV. OLD BUSINESS

No old business was discussed.

V. NEW BUSINESS

No new business was discussed.

VI. PUBLIC COMMENTS

There were no public comments.

VI. ADJOURNMENT

There being no further business, Chair Miller adjourned the meeting at approximately 5:46 p.m.

The next DDRB meeting is scheduled for Thursday, May 2, 2013, 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.