



City Hall at St. James
117 West Duval St., 1st Floor
Lynwood Roberts Room

Thursday, September 5, 2013 - 2:00 p.m.

Members:	Ex-Officio and Staff Distribution:
Timothy Miller, Chairman	Bill Joyce, PW Chief Engineering & Construction
Logan Rink, Secretary	Richard Ball, PW, Traffic Operations Division
Andy Sikes, Board Member	Don Redman, Member of Council, District 4
Montasser (Monty) Selim, Board Member	Scott Shine, Jacksonville Waterways Commission
Chris Flagg, Board Member	James Boyle, JTA Representative
Rafael Caldera, Board Member	Vickie Drake, Ex-Officio Member
Carol Worsham, Board Member	Terry Lorince, Ex-Officio Member
Craig Davisson, Board Member	William Lyle, Ex-Officio Member
Roland Udenze, Board Member	Joel McEachin, Ex-Officio Member
	Michael Sands, Ex-Officio Member
Ex-Officio and Staff Distribution:	Jim Bailey, DIA Representative
Ted Carter, OED Executive Director	David DeCamp, Public Information Office
Paul Crawford, OED Deputy Director	J. Keith Brown, JTA Representative
Alex Rudzinski, OED Director of Development	Michelle Stephens, DDRB Recording Secretary
Eric Lindstrom, OED Staff Liaison	Jason Teal, Assistant General Counsel
Jim Klement, OED Staff Liaison	

I.	CALL TO ORDER – Chairman Miller
II.	ACTION ITEMS – Chairman Miller
	Approval of the August 1, 2013 Meeting Minutes
	Approval of the August 15, 2013 Nominating Committee Meeting Minutes
	DDRB 2013-015, Application for Rezoning Ordinance 2013-430
	DDRB 2013-016, Request for Conceptual Review – FL Dept. of Transportation NE Regional Transportation Management Center
	DDRB 2013-017, Request for Final Review – Ida Boyd Billboard Structural Replacement
	Nominating Committee to select Vice Chair and Secretary
III.	INFORMATION/DISCUSSION ITEMS – Chairman Miller
	Water Street Garage Improvements – Jack Shad, Parking Officer
	Sidewalk Art – Katherine Hardwick, Downtown Vision, Inc.
IV.	OLD BUSINESS – Chairman Miller
V.	NEW BUSINESS – Chairman Miller

VI.	PUBLIC COMMENTS – Chairman Miller
VII.	ADJOURNMENT – Chairman Miller
	Next Scheduled Meeting: Thursday, October 3, 2013 at 2:00 p.m.



Thursday, September 5, 2013 – 2:00 p.m.

MEETING MINUTES

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

Board Members Not Present: C. Worsham, R. Caldera, and L. Rink

OED Staff Present: Alex Rudzinski, Office of Economic Development; Jim Klement, 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 2:04 p.m. He asked anyone wishing to speak on a particular project to complete a public speaker card. Chair Miller also reminded Board members to disclose if they had any ex-parte communication with any of the applicants presenting projects today or conflicts of interest prior to the item being addressed by the Board.

II. ACTION ITEMS

APPROVAL OF THE AUGUST 1, 2013 DDRB MEETING MINUTES

THE AUGUST 1, 2013 DDRB MEETING MINUTES WERE APPROVED UNANIMOUSLY 5-0.

APPROVAL OF THE AUGUST 15, 2013 NOMINATING COMMITTEE MEETING MINUTES

Approval of the August 15th Nominating Committee Meeting Minutes were deferred to the October DDRB meeting because both members of the Committee (Board member Caldera and Board member Worsham) were not present.

Board member Udenze arrived at approximately 2:07 p.m.

DDRB 2013-015, APPLICATION FOR REZONING ORDINANCE 2013-430

Board member Davisson advised that he would abstain from voting on DDRB Application 2013-015 because he has worked with the developers.

Mr. Klement briefly reviewed the project report dated September 5, 2013 and introduced Mr. Folks Huxford with the City of Jacksonville's Planning Department who provided an overview

of the project. Paul Harden, attorney for the project was also present and available to answer any questions.

A MOTION WAS MADE BY BOARD MEMBER A. SIKES AND SECONDED BY BOARD MEMBER C. FLAGG APPROVING THE PLANNING AND DEVELOPMENT DEPARTMENT'S APPLICATION FOR REZONING 2013-430 DATED SEPTEMBER 5, 2013 (DDRB 2013-015) . THE MOTION PASSED UNANIMOUSLY 6-0.

DDRB 2013-016, REQUEST FOR CONCEPTUAL REVIEW – FL. DEPARTMENT OF TRANSPORTATION NE REGIONAL TRANSPORTATION MANAGEMENT CENTER

Mr. Klement reviewed the project report dated September 5, 2013. He introduced Mr. Bruce Blakely, Architect with Clemons, Rutherford and Associates and Jere Lahey, with the FL Department of Transportation NE FL Regional Transportation Management Center, who provided an overview of the project.

The Board made the following suggestions for the applicant to consider, where and if appropriate into the design of the subject project:

- Applicant shall evaluate and consider use of pervious pavers for on-site parking surfaces.
- Applicant shall evaluate and consider the enhancement of the streetscape and landscape requirements along Jefferson Street frontage including “green wall” treatment for the screening of outside equipment.
- Applicant shall present cosmetic treatment for the proposed communication tower.
- Applicant shall prepare a section drawing through the proposed building exhibiting the challenges of “window treatments” and the use of natural light with the security requirements of the building.
- Applicant shall evaluate LEED design opportunities, including, but not limited to, water harvesting and pervious pavement/brick pavers.
- Applicant shall present graphic history, including the initial master plan showing sequential development of the site.

A MOTION WAS MADE BY BOARD MEMBER M. SELIM AND SECONDED BY BOARD MEMBER C. FLAGG GRANTING CONCEPTUAL APPROVAL OF DDRB APPLICATION DDRB 2013-016, FLORIDA DEPARTMENT OF TRANSPORTATION NE FL REGIONAL TRANSPORTATION MANAGEMENT CENTER, SUBJECT TO THE CONDITIONS NOTED BELOW. THE MOTION PASSED UNANIMOUSLY 6-0.

1. Applicant shall receive a deviation from Sec. 656.361.11-Setback or “Build to Lines“for the building to be setback from Jefferson Street frontage prior to final DDRB review and approval.
2. Applicant shall receive a deviation from Sec. 656.361.16 Off-Street Parking Overlay requirements that includes site plans and calculations for surface parking layout prior to final DDRB review and approval.
3. Applicant shall receive a deviation from Sec. 656.361.18 Transparency requirements for Jefferson Street frontage prior to final DDRB approval.
4. Applicant to provide complete landscape and hardscape plans for Jefferson Street frontage showing screening for the surface parking lot and streetscape design. The applicant has indicated an alternative design for portions of Jefferson Street, and thus the applicant shall receive a deviation from Sec. 656.361.20 Streetscape Design Standards prior to final DDRB approval.
5. Applicant to comply with Downtown DRI Development Order conditions, which includes the allocation of development rights for the project for review and approval by the OED, prior to submittal of building plans to the Planning and Development Department.

DDRB 2013-017, IDA BOYD BILLBOARD STRUCTURAL REPLACEMENT – REQUEST FOR FINAL REVIEW

The following Board members advised that they have had ex-parte communication with the applicant prior to today’s meeting regarding DDRB 2013-017: Chair T. Miller, C. Davisson, C. Flagg, and A. Sikes.

Mr. Klement reviewed the project report dated September 5, 2013.

Mr. Teal advised that in the late 1980’s there was a Charter amendment that dealt with billboards and specifically concerning whether new billboards could be built and what happens with existing billboards that sparked litigation and as a result of that there were settlement agreements that were enacted between the City and various billboard companies (including the applicant today). The settlement agreement specifically allows for the billboard company and the city certain rights and responsibilities for maintenance, reduction, relocation, etc. Currently, all of that is subject to litigation and pending legislation from the City Council. He explained the role of the DDRB in the process.

Mr. Klement introduced Mr. Steve Diebenow, attorney present on behalf of the project, who provided background and an overview of the project.

The following people completed public speaker request cards (on file) and all spoke in very strong opposition of the project: William Brinton, Jim Rinaman (handout), Susan Caven, Leslie Goller, and Alicia Grant

The Board had an extensive conversation that included mostly discontent with the project. The majority of the Board voiced disapproval of the proposed billboard.

A MOTION WAS MADE BY BOARD MEMBER R. UDENZE AND SECONDED BY BOARD MEMBER M. SELIM RECOMMENDING THAT THE BOARD DEFER ACTION ON DDRB 2013-017 PENDING FURTHER REVIEW UNTIL THE OCTOBER DDRB MEETING. THE MOTION FAILED 2-4-0 (BOARD MEMBER A. SIKES, C. FLAGG, C. DAVISSON AND CHAIR MILLER VOTED IN OPPOSITION OF THE MOTION).

A MOTION WAS MADE BY BOARD MEMBER C. FLAGG AND SECONDED BY BOARD MEMBER C. DAVISSON DECLINING DDRB APPLICATION DDRB 2013-017, IDA BODY BILLBOARD STRUCTURE REPLACEMENT. THE MOTION PASSED 4-1-0 (BOARD MEMBER M. SELIM VOTED IN OPPOSITION OF THE MOTION).

III. INFORMATION/DISCUSSION ITEMS

Mr. Jack Shad provided an overview of the Water Street Parking Garage Improvements.

Ms. Katherine Hardwick with Downtown Vision, Inc. provided a presentation and overview of a marketing and awareness campaign focused on the promotion of activities, events and attractions in the downtown core, "Downtown Is on Fire".

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 5:23 p.m.

Downtown Development Review Board (DDRB)

September 5, 2013

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The next DDRB meeting is scheduled for Thursday, October 3, 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.