



**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, May 3, 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 April 5, 2012 Meeting Minutes		
	DDRB 2012-005, Request for Final Approval – 220 Riverside Park Development		
	Recommendation of Amendments to Downtown Overlay, Surface Parking		
	Approval of Revision to Section 6.1 Meetings of the DDRB Bylaws		
III.	INFORMATION/DISCUSSION ITEMS – Chairman Sikes		
IV.	OLD BUSINESS – Chairman Sikes		
V.	NEW BUSINESS – Chairman Sikes		
VI.	PUBLIC COMMENTS – Chairman Sikes		
VII.	ADJOURNMENT – Chairman Sikes		
	Next Scheduled Meeting: Thursday, June 7, 2012 at 2:00 p.m.		



**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, May 3, 2012 – 2 p.m.

MEETING MINUTES

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

Board Members Not Present: Logan Rink, Roland Udenze, 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 and Dylan Reingold

I. CALL TO ORDER

Chairman Sikes called the meeting to order at approximately 2:09 p.m.

II. ACTION ITEMS

APPROVAL OF THE APRIL 5, 2012 DDRB MEETING MINUTES

THE APRIL 5, 2012 DDRB MEETING MINUTES WERE APPROVED UNANIMOUSLY 6-0.

DDRB 2012-005, REQUEST FOR FINAL APPROVAL – 220 RIVERSIDE PARK DEVELOPMENT

Mr. Klement reviewed the project report for DDRB 2012-005, 220 Riverside Park Development dated May 3, 2012, recommending final approval for a proposed mixed use development including office/retail, residential, garage and surface parking. The proposed project received conceptual approval with conditions at the March 1, 2012 DDRB meeting. The conceptual review noted the need for deviations to the development guidelines and is therefore requesting the following:

1. Section 656.361.11 Build to Lines
2. Sec.656.361.13 Entrances from Magnolia Street
3. Sec.656.361.14 River Views and Height of Buildings and Structures
4. Sec.656.361.16 Off-Street Parking Overlay
5. Sec.656.361.17 Surface Parking, Trash, Storage, and Loading Area Screening and Landscape Requirements
6. Section 656.361.18 Transparency
7. Section 656.361.20 Streetscape Design Standards

Mr. Klement introduced Jason Faulkner, AIA Principal, Studio 9 Architecture, who provided an overview of the project. Mr. Faulkner noted that he would reference the proposed city park throughout his presentation, but that the park was not before the Board for consideration today.

The following were relative comments from the Board:

- Regarding the green wall — advised to ensure that the detailing is sufficient to make sure that the liability of the wall can be sustained for a while. Ensure that the lack of transparency does not get looked at as a negative for the project, especially facing Riverside Avenue.
- Asked if the plaza deck and green space on the second level were part of the request for approval today.

Mr. Faulkner responded that they did not bring much related to that area because it is up off the street and not seen by the public.

A MOTION WAS MADE BY BOARD MEMBER MILLER AND SECONDED BY BOARD MEMBER FLAGG GRANTING A DEVIATION FOR DDRB 2012-005, 200 RIVERSIDE MIXED-USE DEVELOPMENT FROM SECTION 656.361.11 BUILD TO LINES TO NOT BUILD THE BUILDINGS TO THE RIGHT-OF-WAY LINES ALLOWING A 3 FOOT SETBACK ON MAGNOLIA STREET. THE MOTION PASSED UNANIMOUSLY 6-0.

A MOTION WAS MADE BY BOARD MEMBER FISCHER AND SECONDED BY BOARD MEMBER MILLER GRANTING A DEVIATION FOR DDRB 2012-005, 200 RIVERSIDE MIXED-USE DEVELOPMENT FROM SECTION 656.361.11 BUILD TO LINES TO NOT BUILD THE BUILDINGS TO THE RIGHT-OF-WAY LINES ALLOWING A 7.5 FOOT SETBACK ON RIVERSIDE AVENUE. THE MOTION PASSED UNANIMOUSLY 6-0.

A MOTION WAS MADE BY BOARD MEMBER MILLER AND SECONDED BY BOARD MEMBER FISCHER GRANTING A DEVIATION FOR DDRB 2012-005, 200 RIVERSIDE MIXED-USE DEVELOPMENT FROM SECTION 656.361.13 ENTRANCES TO NOT PROVIDE PEDESTRIAN ENTRANCES TO THE BUILDING FAÇADE FACING MAGNOLIA STREET. THE MOTION PASSED UNANIMOUSLY 6-0.

A MOTION WAS MADE BY BOARD MEMBER MILLER AND SECONDED BY BOARD MEMBER FLAGG GRANTING A DEVIATION FOR DDRB 2012-005, 200 RIVERSIDE MIXED-USE DEVELOPMENT FROM SECTION 656.361.14 RIVER VIEWS AND HEIGHT OF BUILDINGS AND STRUCTURES TO ALLOW A BUILDING HEIGHT OF 86 FEET. THE MOTION PASSED UNANIMOUSLY 6-0.

A MOTION WAS MADE BY BOARD MEMBER SELIM AND SECONDED BY BOARD MEMBER FISCHER GRANTING A DEVIATION FOR DDRB 2012-005, 200 RIVERSIDE MIXED-USE DEVELOPMENT FROM SECTION 656.361.16 OFF-STREET PARKING OVERLAY TO REDUCE THE OFF STREET PARKING REQUIREMENTS FROM THE REQUIRED 583 SPACES TO THE 446 PROVIDED. THE MOTION PASSED UNANIMOUSLY 6-0.

A MOTION WAS MADE BY BOARD MEMBER FISCHER AND SECONDED BY BOARD MEMBER FLAGG GRANTING A DEVIATION FOR DDRB 2012-005, 200 RIVERSIDE MIXED-USE DEVELOPMENT FROM SECTION 656.361.17 SURFACE PARKING, TRASH, STORAGE, AND LOADING AREA SCREENING AND LANDSCAPE REQUIREMENTS TO ALLOW FOR VEHICLE MOVEMENT OFF-SITE IN PUBLIC RIGHT-OF-WAY OF MAGNOLIA STREET FOR THE TRASH AND LOADING REQUIREMENTS. THE MOTION PASSED UNANIMOUSLY 6-0.

A MOTION WAS MADE BY BOARD MEMBER FISCHER AND SECONDED BY BOARD MEMBER FLAGG GRANTING A DEVIATION FOR DDRB 2012-005, 200 RIVERSIDE MIXED-USE DEVELOPMENT FROM SECTION 656.361.18 TRANSPARENCY TO NOT PROVIDE REQUIREMENTS FOR TRANSPARENCY FOR BUILDING FACADES OF THE GARAGE STRUCTURE FROM THE REQUIRED 50% TO ALLOW 0% FACING MAGNOLIA STREET. THE MOTION PASSED UNANIMOUSLY 6-0.

A MOTION WAS MADE BY BOARD MEMBER FISCHER AND SECONDED BY BOARD MEMBER MILLER GRANTING A DEVIATION FOR DDRB 2012-005, 200 RIVERSIDE MIXED-USE DEVELOPMENT FROM SECTION 656.361.18 TRANSPARENCY TO NOT PROVIDE REQUIREMENTS FOR TRANSPARENCY FOR BUILDING FACADES OF THE GARAGE STRUCTURE FROM THE REQUIRED 50% TO ALLOW 0% FACING RIVERSIDE AVENUE. THE MOTION PASSED UNANIMOUSLY 6-0.

Board Member Flagg raised concern that all applicants should be held to the same design criteria for final review and approval. It was noted that an upper level design palate was not provided.

Mr. Klement concurred that an upper level palate was not provided for the plaza and green space.

It was suggested that the Board could add the requirement as a condition of approval pending staff review and approval.

Mr. Teal advised regarding the landscaping requirements on the upper deck that technically the role of the DDRB is to review projects from a pedestrian perspective. The Board does not have jurisdiction over what is going on within a project that is not "pedestrian viewable." However, if the applicant does not feel strongly about not having a condition on the approval that says that they will provide the landscape plan for the second floor plaza and green space area to staff for

approval then that is fine. Mr. Faulkner responded that they planned to bring it before staff anyways so it was not a problem.

A MOTION WAS MADE BY BOARD MEMBER FLAGG AND SECONDED BY BOARD MEMBER FISCHER GRANTING A DEVIATION FOR DDRB 2012-005, 200 RIVERSIDE MIXED-USE DEVELOPMENT FROM SECTION 656.361.20 TO ALLOW FOR ALTERNATIVE STREETScape AND LANDSCAPE REQUIREMENTS FOR RIVERSIDE AVENUE STREETScape AND REQUIRING THE DEVELOPER TO SUBMIT THE PLAZA/DECK LANDSCAPE PLANS FOR THE RESIDENTIAL SECOND STORY DEVELOPMENT FOR STAFF REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE. THE MOTION PASSED UNANIMOUSLY 6-0.

A MOTION WAS MADE BY BOARD MEMBER MILLER AND SECONDED BY BOARD MEMBER FLAGG GRANTING FINAL APPROVAL FOR DDRB 2012-005, 220 RIVERSIDE MIXED-USE DEVELOPMENT. THE MOTION PASSED UNANIMOUSLY 6-0.

Board Member Baily departed the meeting at approximately 3:36 p.m.

RECOMMENDATION OF AMENDMENTS TO DOWNTOWN OVERLAY, SURFACE PARKING

Mr. Klement reviewed staff's recommendation to the City Council LUZ Committee through Mr. Dylan Reingold, Office of General Counsel, regarding proposed Ordinance 2012-234. Mr. Reingold and Jack Shad, Public Parking Officer, were both present to answer any questions.

APPROVAL OF REVISION TO SECTION 6.1 MEETINGS OF THE DDRB BY-LAWS

Mr. Teal advised that Section 6.1 of the DDRB By-Laws currently states that "All DDRB meetings shall be held in the Board Room of the JEDC, which is currently located at 1 West Adams Street in the Police and Fire Pension Fund Building on the 2nd floor."

The office of the Jacksonville Economic Development Commission moved from the Police and Fire Pension Fund Building located at 1 West Adams Street, 2nd floor at the end of March 2012 and therefore the DDRB will no longer be meeting at the Police and Fire Pension Fund Building. As such, it was recommended that Section 6.1 of the DDRB By-Laws be revised as indicated below.

6.1 Meetings: Regular DDRB meetings are generally held at City Hall at St. James located at 117 West Duval Street on the first floor in the Lynwood Roberts Room, and shall be open to the public. As deemed necessary by staff, an alternate appropriate meeting place in a public facility for a meeting open to the public may be designated and will be advertised pursuant to 6.3 (Notice of Meetings). The DDRB shall meet on the first Thursday of the month commencing at 2 p.m.

A MOTION WAS MADE BY BOARD MEMBER MILLER AND SECONDED BY BOARD MEMBER SELIM RECOMMENDING APPROVAL OF SECTION 6.1 MEETINGS OF THE DDRB BY-LAWS TO READ THAT REGULAR DDRB MEETINGS ARE GENERALLY HELD AT CITY HALL AT ST. JAMES LOCATED AT 117 WEST DUVAL STREET ON THE FIRST FLOOR IN THE LYNWOOD ROBERTS ROOM, AND SHALL BE OPEN TO THE PUBLIC. AS DEEMED NECESSARY BY STAFF, AN ALTERNATE APPROPRIATE MEETING PLACE IN A PUBLIC FACILITY FOR A MEETING OPEN TO THE PUBLIC MAY BE DESIGNATED AND WILL BE ADVERTISED PURSUANT TO 6.3 (NOTICE OF MEETINGS). THE DDRB SHALL MEET ON THE FIRST THURSDAY OF THE MONTH COMMENCING AT 2 P.M. THE MOTION PASSED UNANIMOUSLY 5-0.

III. INFORMATION/DISCUSSION ITEMS

Board Member Miller asked what vehicle was in place that ensures comments addressed by the Board upon final approval of the project are implemented by the developer. As an example he referenced DDRB 2008-004, Wolfson Children's Hospital/Adult Tower project.

Mr. Klement responded that when the developer goes through the permitting process, staff is provided with a set of the drawings and he pulls the project file and ensures the Board's approval with conditions, etc. are included.

Mr. Teal added that it matters how the comment(s) were categorized at the meeting whether addressed as a suggestion or a mandate. A suggestion/comment is not legal bearing if it was not made a condition as part of the approval of the motion. If the Board feels strongly about something related to a project they need to ensure it is included as a condition of approval.

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.

VI. PUBLIC COMMENTS

There were no comments from the public.

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VII. ADJOURNMENT

There being no further business, Chair Sikes adjourned the meeting at approximately 3:59 p.m.

The next DDRB meeting is scheduled for Thursday, June 7, 2012, at 2 p.m.

Witness

Downtown Development Review Board

Andy Sikes, Chairman

Print Name: _____

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