Exhibit C
DDRB Permit Process Chart

Customers | **DDRB** | **JEDC** | **COJ Review Agencies – JEA, Public Works, Planning & Development** | **Site Construction/ COJ - BID**

Due Diligence
Wetlands, Flood, Soil
Zoning, Land Use
Concurrency
Feasibility
Drainage
Surveys
District Research
Utility Availability

Project

Downtown Overlay Location

JEDC Staff Informal Development Guidelines
Waivers &Rezoning

Planning & Development
Historic Guidelines
Demolition

Informal JEA

Informal Arch/Bldg Technical Compliance
Signs

Design & Development Guidelines
WMD/ DOT/ FDOT/ Red Book/
Zoning Code/Signs/ Other

Requires Rezoning?

Yes

No

P&DD Application/ Report

DDRB Concept Approval
Waivers & Rezoning

DDRB Final Approval
Deviations

Requires Redevelopment Agreement?

No

Yes

Requires Zoning Approval?

No

Yes

Requires historic review?

No

Yes

DMG Horizontal 10-Set Preliminary Submitted & Review

Planning & Development
Street Names & Addresses

Historic COA

JEA Project Design

Arch/Bld Vertical Review
Signs

DMG Horizontal 10-Set Final

DDRB, JEDC & City Council verification & compliance

Site Clearing Building Permit issuance

Final Inspection

CO

No

Revisions required during construction?

Yes

JEDC staff only review?

Yes

No

DRI, TCEA, Development Agreement

JEDC Approval

City Council Approval

Yes

Traffic Analysis

Propose TCEA Performance Standards

DPW-Traffic Engineering

JTA

DVI

FCCS

MPO

DPD-Transportation Planning

Downtown Jacksonville TMA

Funding of TCEA Standards

1. Developer Directly Responsible for Funding Construction or Implementation of Standards

3. Combination

2. Cash Payment (based on cost/trip) to Site-Specfic TCEA Mitigation Account in lieu of Direct Construction or Implementation by Developer

Draft TCEA Agreement

Incorporate TCEA Agreement by Reference within Agreement to Allocate Development Rights

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