



**Downtown Development Review Board (DDRB)  
Police and Fire Pension Fund Building  
 1 West Adams Street, Suite 200**

*Thursday, February 26, 2009 – 2:00 p.m.*

<b>Members: Chris Flagg, Chairman</b>		<b>Distribution:</b>
James Bailey, Vice Chairman		Ron Barton, Executive Director
Jonathon Garza, Secretary		Paul Crawford, Deputy Executive Director
Tim Miller, Board Member		Eric Lindstrom, JEDC Staff Liaison
Logan Rink, Board Member		Jim Klement, JEDC Staff Liaison
Montasser Selim, Board Member		Steve Arrington, Ex-Officio Member
Andy Sikes, Board Member		Rick Ferrin, Ex-Officio Member
Roland Udenze, Board Member		Council Member Bill Bishop, Ex-Officio Member
Rose Zurawski, Board Member		Vickie Drake, Ex-Officio Member
		Terry Lorraine, Ex-Officio Member
		William Lyle, Ex-Officio Member
		Joel McEachin, Ex-Officio Member
		Don Roberston, Ex-Officio Member
Don Redman, Member of Council, District 4		Michael Sands, Ex-Officio Member
Jason Teal, Assistant General Counsel		Richard Ball, PW, Traffic Operations Division
Ginny Walthour, JEDC PIO		JEDC Staff Presenting & M. Stephens, Admin Support
<b>I.</b>	<b>CALL TO ORDER – Chairman Flagg</b>	
<b>II.</b>	<b>ACTION ITEMS – Chairman Flagg</b>	
	Approval of the January 29, 2009 Meeting Minutes	
<b>III.</b>	<b>INFORMATION/DISCUSSION ITEMS – Chairman Flagg</b>	
	Bay Street Reversible Lanes presented by City of Jacksonville Public Works	
<b>IV.</b>	<b>OLD BUSINESS – Chairman Flagg</b>	
<b>V.</b>	<b>NEW BUSINESS – Chairman Flagg</b>	
<b>VI.</b>	<b>PUBLIC COMMENTS – Chairman Flagg</b>	
<b>VII.</b>	<b>ADJOURNMENT – Chairman Flagg</b>	
	Next Scheduled Meeting: Thursday, March 26, 2009 at 2:00 p.m.	



**Downtown Development Review Board (DDRB)  
Police and Fire Pension Fund Building  
1 West Adams Street, Suite 200**

*Thursday, January 29, 2009 – 2:00 p.m.*

**MEETING MINUTES**

**Board Members Present:** Chairman Flagg, J. Bailey, J. Garza, M. Selim, R. Zurawski, L. Rink, and A. Sikes

**JEDC Staff Present:** Paul Crawford, Deputy Executive Director, Eric Lindstrom, Staff Liaison; Jim Klement, Staff Liaison; and Michelle Stephens (recording secretary)

**Representing Member of Council District 4:** Scott Wilson for Councilmember D. Redman

**Representing Office of General Counsel:** Jason Teal

**I. CALL TO ORDER**

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

**II. ACTION ITEMS**

**APPROVAL OF THE DECEMBER 4, 2008 DDRB MEETING MINUTES**

**THE DECEMBER 4, 2008 DDRB MEETING MINUTES WERE APPROVED UNANIMOUSLY 7-0.**

**FINAL REVIEW, APPLICATION 2008-019, MARINA AT ST. JOHNS CENTER, 1400 RIVERPLACE BLVD.**

- **DEVIATION FROM SEC.656.361.11 TO ALLOW FOR A DEVIATION FROM THE PARKING REQUIREMENTS FOR A MARINA**

Mr. Klement reviewed the applicants request for final review and advised that it was staff's recommendation that the DDRB grant final review of Application 2008-019, subject to the following condition:

1. The project to receive a deviation to reduce the required parking space requirement from 19 to 15 vehicle spaces for the proposed marina. The developer agrees to incorporate the required 15 spaces into the parking facilities associated with the redevelopment of this site one year from the date of this approval. An extension of one additional year may be granted upon submittal of sufficient market analysis indicating the redevelopment of the site is not financially viable due to market conditions.

Mr. George Register representing American Land Ventures, LLC provided an overview of the project.

**A MOTION WAS MADE BY BOARD MEMBER RINK AND SECONDED BY BOARD MEMBER BAILEY GRANTING FINAL REVIEW OF DDRB APPLICATION 2009-019, MARINA AT ST. JOHNS CENTER INCLUDING THE COMPANION DEVIATION FROM SECTION 656.361.16 OFF-STREET PARKING, TO REDUCE THE REQUIRED PARKING SPACE REQUIREMENTS FOR A MARINA FROM 19 SPACES TO 15 VEHICLE SPACES, AND SUBJECT TO THE CONDITIONS BELOW. THE MOTION PASSED UNANIMOUSLY 7-0.**

- 1. The developer agrees to incorporate the required 15 spaces into the parking facilities associated with the redevelopment of this site one year from the date of this approval. An extension of one additional year may be granted by the DDRB staff upon submittal of sufficient market analysis indicating the redevelopment of the site is not financially viable due to market conditions.**
- 2. The developer agrees to present to the DDRB staff alternatives to asphalt pavement such as oyster shells or porous brick pavers for the required surface parking facility.**

REQUEST FOR DEVIATION TO EXTEND APPROVAL PERIOD - SAN MARCO RIVERWALK VILLAGE, APPLICATION 2006-003

Mr. Klement advised that staff is recommending that the DDRB grant a deviation to extend the approval period of the final approval for one year from February 23, 2009 to February 23, 2010 for DDRB 2006-003.

Mr. Wyman Duggan, representing the developer on the project advised that when the project was approved in 2006, in April 2007 the developer submitted a proposed redevelopment agreement to the JEDC. At that time, Ron Barton advised us that the policies and processes for the TCEA had not been finalized yet and they are a key part of the redevelopment agreement and so at that point Ron told us until we finalize that we cannot do a redevelopment agreement. Thus, the first extension was granted. Today, the situation still obtains, it has not been finalized yet, when it is finalized the City will have to seek an NOPC and get the DT DRI to incorporate it into the DT DRI and once that happens we can proceed with a redevelopment agreement with the city. The reason for the delay is not on the end of the developer. The progress that has taken place was approved in Gregory Watts of the Sulzbacher Center provided an update since their September presentation to the DDRB.

**A MOTION WAS MADE BY BOARD MEMBER BAILEY AND SECONDED BY BOARD MEMBER GARZA GRANTING AN APPROVAL OF A DEVIATION TO ALLOW A ONE YEAR EXTENSION OF FINAL REVIEW APPROVAL FOR APPLICATION 2006-003 FROM FEBRUARY 23, 2009 TO FEBRUARY 23, 2010. THE MOTION PASSED UNANIMOUSLY 7-0.**

**III. INFORMATION/DISCUSSION ITEMS**

Mr. Crawford advised that legislation was approved by City Council for the funding of the Laura Street Streetscape project. It was also adding monies for the Bay Street project, which is out for bid. We should receive bids back February 4, 2009 for the improvements to Bay Street (reversible lanes, two way Bay Street from Newnan to Ocean, and streetscaping).

**IV. OLD BUSINESS**

No old business was discussed.

**V. NEW BUSINESS**

No new business was discussed.

**VI. PUBLIC COMMENTS**

There were no comments from the public.

**VII. ADJOURNMENT**

There being no further business, Chairman Flagg adjourned the meeting at 3:17 p.m. The next DDRB meeting is scheduled for Thursday, February 26, 2009 at 2:00 p.m.

Witness

Downtown Development Review Board

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Christopher D. Flagg, Chairman

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Vote:

**In Favor:** \_\_\_\_\_ **Opposed:** \_\_\_\_\_ **Abstained:** \_\_\_\_\_