



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

*Thursday, November 7, 2013 - 2:00 p.m.*

<b>Members:</b>	<b>Ex-Officio and Staff Distribution:</b>
<b>Timothy Miller, Chairman</b>	Bill Joyce, PW Chief Engineering & Construction
Rafael Caldera, Vice-Chair	Richard Ball, PW, Traffic Operations Division
Craig Davisson, Secretary	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
Logan Rink, Board Member	Vickie Drake, Ex-Officio Member
Carol Worsham, Board Member	Terry Lorince, Ex-Officio Member
Andy Sikes, Board Member	William Lyle, Ex-Officio Member
Roland Udenze, Board Member	Joel McEachin, Ex-Officio Member
	Michael Sands, Ex-Officio Member
<b>Ex-Officio and Staff Distribution:</b>	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
Jim Klement, OED Staff Liaison	Jason Teal, Assistant General Counsel
Aundra Wallace, DIA CEO	
<b>I.</b>	<b>CALL TO ORDER – Chairman Miller</b>
<b>II.</b>	<b>ACTION ITEMS – Chairman Miller</b>
	Approval of the October 3, 2013 Meeting Minutes
	Approval of the October 10, 2013 Workshop Meeting Minutes
	DDRB 2013-022 (2012-005), Request for Conceptual Review – 220 Riverside Unity Plaza Improvements
	DDRB 2013-021, Request for Conceptual Review – Chase Bank – Facade Improvements and Deviations
	DDRB 2013-23, Request for Final Approval for a Deviation for Off-Street Parking - Harmony Dental Laboratory
<b>III.</b>	<b>INFORMATION/DISCUSSION ITEMS – Chairman Miller</b>
<b>IV.</b>	<b>OLD BUSINESS – Chairman Miller</b>
<b>V.</b>	<b>NEW BUSINESS – Chairman Miller</b>
<b>VI.</b>	<b>PUBLIC COMMENTS – Chairman Miller</b>
<b>VII.</b>	<b>ADJOURNMENT – Chairman Miller</b>
	Next Scheduled Meeting: Thursday, December 5, 2013 at 2:00 p.m.



**MEETING MINUTES**

**Board Members Present:** Chairman T. Miller, C. Flagg, A. Sikes, C. Davisson, C. Worsham, and R. Caldera

**Board Members Not Present:** M. Selim, L. Rink, and R. Udenze

**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 2:05 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 OCTOBER 3, 2013 DDRB MEETING MINUTES**

**THE OCTOBER 3, 2013 DDRB MEETING MINUTES WERE APPROVED UNANIMOUSLY 6-0.**

**APPROVAL OF THE OCTOBER 10, 2013 WORKSHOP MEETING MINUTES**

**THE OCTOBER 10, 2013 WORKSHOP MEETING MINUTES WERE APPROVED UNANIMOUSLY 6-0.**

**DDRB 2013-022 (2012-005), REQUEST FOR CONCEPTUAL REVIEW – 220 RIVERSIDE UNITY PLAZA IMPROVEMENTS**

Board member Flagg advised that he toured the building and site with Mr. Alex Coley adding that they did not discuss the 220 Riverside Unity Plaza improvements.

Board member Davisson advised that he would abstain from voting on DDRB Application 2013-022 because the company he works for has been involved in the project.

Mr. Klement reviewed the project report dated November 7, 2013. He introduced Mr. Jason Faulkner with Studio 9 Architecture, architect for the project, who provided an overview of the request.

The question was raised if the project was before the DDRB today seeking conceptual approval or conceptual/final approval.

Mr. Teal responded that the project was advertised seeking conceptual approval, not conceptual/final approval. He noted that approving the project as conceptual/final today is a due process issue and a risk to the applicant.

Mr. Faulkner commented that they though the park received conceptual approval as part of Phase IA of the project and that they were under the impression today that the request before the DDRB was to receive final approval, not conceptual.

Mr. Alex Coley commented that the schedule for the project has been a long and painful process. They have been working on the project for a decade and a deferral today of 30 days would hurt them.

The Board granted conceptual approval of the project today and agreed to hold a special meeting of the DDRB on Tuesday, November 12, 2013 with the intent of receiving final approval of the project.

**A MOTION WAS MADE BY BOARD MEMBER A. SIKES AND SECONDED BY BOARD MEMBER R. CALDERA GRANTING CONCEPTUAL APPROVAL OF DDRB 2013-022 (AKA DDRB 2012-005, 220 RIVERSIDE) UNITY PLAZA. THE MOTION PASSED 5-0-1. BOARD MEMBER C. DAVISSON ABSTAINED FROM VOTING.**

DDRB 2013-021, REQUEST FOR CONCEPTUAL REVIEW – CHASE BANK – FACADE IMPROVEMENTS AND DEVIATIONS

Mr. Klement reviewed the project report dated November 7, 2013. He introduced Ms. Nutan Kulkarni with bdg Architects, who provided an overview of the project.

**A MOTION WAS MADE BY BOARD MEMBER R. CALDERA AND SECONDED BY BOARD MEMBER C. FLAGG GRANTING CONCEPTUAL APPROVAL FOR DDRB 2013-021, CHASE BANK, 100 WEST BAY STREET FAÇADE IMPROVEMENTS FOR BAY AND LAURA STREET FRONTAGE SUBJECT TO 1) APPLICANT TO RECEIVE A DEVIATION TO SEC. 656.361.20.-STREETSCAPE DESIGN STANDARDS ALLOWING THE SUBSTITUTION OF PLANT MATERIAL FOR THE BAY STREET STREETSCAPE PRIOR TO FINAL DDRB APPROVAL. NOTE: DISCUSSION INCLUDED DESCRIBING THE “CLEAR TRUNK” MEASUREMENT FOR THE PALM, THE NUMBER OF PLANTERS RECEIVING SUBSTITUTED PLANT MATERIAL ALONG BAY STREET, AND THE USE OF “ADD-A-PAVE” MATERIAL**

**IN LIEU OF GROUND COVER FOR THE BAY STREET PLANTERS, AND 2) APPLICANT RECEIVE A SPECIAL SIGN EXCEPTION FOR A “BLADE-BANNER” SIGN, LOCATED AT THE CORNER OF THE BUILDING (LAURA AND BAY STREET INTERSECTION) PRIOR TO FINAL DDRB APPROVAL. THE MOTION PASSED UNANIMOUSLY 6-0.**

DDRB 2013-23, REQUEST FOR FINAL APPROVAL FOR A DEVIATION FOR OFF-STREET PARKING - HARMONY DENTAL LABORATORY

Mr. Klement reviewed the project report dated November 7, 2013. He introduced Mr. Eric Almond, engineer for the owner, who provided an overview of the project.

**A MOTION WAS MADE BY BOARD MEMBER R. CALDERA AND SECONDED BY BOARD MEMBER C. FLAGG GRANTING FINAL APPROVAL OF DEVIATIONS TO SECTION 656.361.16, OFF-STREET PARKING OVERLAY REQUIREMENTS PERMITTING MODIFICATION OF THE EXISTING SITE FOR THE DEVELOPMENT OF AN ADDITIONAL 14 PARYKING SPACES FOR DDRB 2013-023, HARMONY DENTAL LABORATORY. THE MOTION PASSED UNANIMOUSLY 6-0.**

**III. INFORMATION/DISCUSSION ITEMS**

**IV. OLD BUSINESS**

No old business was discussed.

**V. NEW BUSINESS**

It was suggested that the DDRB review the design standards in the near future.

**VI. PUBLIC COMMENTS**

There were no public comments.

**VI. ADJOURNMENT**

There being no further business, Chair Miller adjourned the meeting at approximately 5:00 p.m.

The next DDRB meeting is scheduled for Thursday, December 5, 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](mailto:msteph@coj.net).