



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

Thursday, March 7, 2013 - 2:00 p.m.

Members:		Ex-Officio and Staff Distribution:
Timothy Miller, Chairman		
John Fischer, Vice Chair		Don Robertson, Public Works, Urban Forester
Logan Rink, Secretary		Bill Joyce, PW Chief Engineering & Construction
Andy Sikes, Board Member		Richard Ball, PW, Traffic Operations Division
Montasser (Monty) Selim, Board Member		Don Redman, Member of Council, District 4
Chris Flagg, Board Member		Scott Shine, Jacksonville Waterways Commission
Rafael Caldera, Board Member		James Boyle, JTA Representative
Roland Udenze, Board Member		Vickie Drake, Ex-Officio Member
Carol Worsham, Board Member		Terry Lorince, Ex-Officio Member
		William Lyle, Ex-Officio Member
		Joel McEachin, Ex-Officio Member
Ex-Officio and Staff Distribution:		Michael Sands, Ex-Officio Member
Ted Carter, OED Executive Director		Jim Bailey, DIA Representative
Paul Crawford, Office of Economic Development		David DeCamp, Public Information Office
Eric Lindstrom, OED Staff Liaison		Michelle Stephens, DDRB Recording Secretary
Jim Klement, OED Staff Liaison		
Jason Teal, Assistant General Counsel		
I.	CALL TO ORDER – Chairman Miller	
II.	ACTION ITEMS – Chairman Miller	
	Approval of the February 7, 2013 Meeting Minutes	
	DDRB 2013-005, Request for Deviation to Extend Approval Period for South Shore Marina and Riverwalk (former DDRB 2012-002, DDRB 2011-004 and DDRB 2007-005)	
	DDRB 2013-003, Request for Conceptual Review for Ambassador Place	
	DDRB 2013-006, Request for Deviation to Sec 656.361.16 Off-Street Parking Overlay – Burrito Gallery	
III.	INFORMATION/DISCUSSION ITEMS – Chairman Miller	
IV.	OLD BUSINESS – Chairman Miller	
V.	NEW BUSINESS – Chairman Miller	
VI.	PUBLIC COMMENTS – Chairman Miller	
VII.	ADJOURNMENT – Chairman Miller	
	Next Scheduled Meeting: Thursday, April 4, 2013 at 2:00 p.m.	



Thursday, March 7, 2013 – 2:00 p.m.

MEETING MINUTES

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

OED Staff Present: Paul Crawford, Office of Economic Development; Jim Klement, Staff Liaison; Eric Lindstrom, 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 introduced and welcomed newly appointed DDRB Member Rafael Caldera.

II. ACTION ITEMS

APPROVAL OF THE FEBRUARY 7, 2013 DDRB MEETING MINUTES

THE FEBRUARY 7, 2013 DDRB MEETING MINUTES WERE APPROVED, AS AMENDED UNANIMOUSLY 9-0.

DDRB 2013-005, REQUEST FOR DEVIATION TO EXTEND APPROVAL PERIOD FOR SOUTH SHORE MARINA AND RIVERWALK (FORMER DDRB 2012-002, DDRB 2011-004, AND DDRB 2007-005)

Mr. Klement reviewed the project report dated March 7, 2013. He introduced Ms. Staci Rewis, with the Gunster Law Firm present on behalf of the owner and developer of the proposed South Shore Marina project.

There were no adverse comments from the Board regarding the request for deviation.

A MOTION WAS MADE BY BOARD MEMBER C. WORSHAM AND SECONDED BY BOARD MEMBER C. FLAGG GRANTING APPROVAL FOR A DEVIATION TO ALLOW A ONE-YEAR EXTENSION OF FINAL APPROVAL FOR DDRB 2013-005, SOUTH SHORE MARINA AND RIVERWALK, TO FEBRUARY 28, 2014. THE MOTION PASSED UNANIMOUSLY 9-0-0.

DDRB 2013-003, REQUEST FOR CONCEPTUAL REVIEW FOR AMBASSADOR PLACE

Mr. Klement reviewed the project report dated March 7, 2013. He introduced Mr. Sam Johnston and Tyler Zoghby with Arbor Valley Development.

The following were relative comments from the Board:

- Not clear about the main entrance to the project (Julia Street or Church Street).
- When designed, suggested that the proposed 7th floor clubhouse make a statement.
- Noted that the proposed 7th floor clubhouse as presented today has not been designed by an architect.
- Pages 8 and 15 of the presentation are not sufficient for the Board to make an informed decision and grant conceptual approval.
- No design of the 7th floor presented.
- Noted that research has not been done to see if the building can even handle the proposed 7th floor addition.
- Architect lacking on the project. Architect for the project needs to design the 7th floor and present to the DDRB for review/approval.
- Package was probably one of the weakest presented to the Board.
- Suggested that the applicant return at a later date with the 7th floor roof top design.

The overall consensus of the Board was that the project was not prepared for conceptual review and approval by the Board at today's meeting. The Board expressed the need to see additional information and design relative to the following:

- Treatment of the existing portico/entrance facing Julia Street
- The pedestrian ingress/egress from Julia and Church Streets
- Courtyard facing the adjacent parking lot
- Additional design and material/construction information regarding the proposed roof-top addition.

A MOTION WAS MADE BY BOARD MEMBER A. SIKES AND SECONDED BY BOARD MEMBER L. RINK RECOMMENDING DEFERRAL FOR CONCEPTUAL APPROVAL FOR DDRB APPLICATION 2012-003, AMBASSADOR PLACE. THE MOTION PASSED UNANIMOUSLY 9-0-0.

DDRB 2013-006, REQUEST FOR DEVIATION TO SEC. 656.361.16 OFF-STREET PARKING OVERLAY – BURRITO GALLERY

Board member Logan Rink noted for the record that he would abstain from voting due to a conflict of interest.

Mr. Klement reviewed the project report dated March 7, 2013. He introduced Mr. Mike Kleinschmidt with Design Cooperative representing the owner of the Burrito Gallery.

There were no adverse comments from the Board.

A MOTION WAS MADE BY BOARD MEMBER C. WORSHAM AND SECONDED BY BOARD MEMBER C. FLAGG GRANTING APPROVAL FOR A DEVIATION TO SEC. 656.361.16 OFF-STREET PARKING OVERLAY, TO REDUCE THE PARKING REQUIREMENTS FROM TEN REQUIRED PARKING SPACES TO ZERO PARKING SPACES, IN CONJUNCTION WITH THE PROPOSED 1,800 SQUARE FOOT EXPANSION OF THE BURRITO GALLERY RESTAURANT AT 21 EAST ADMAS STREET. THE MOTION PASSED UNANIMOUSLY 8-0-1. (BOARD MEMBER L. RINK ABSTAINED FROM VOTING).

III. INFORMATION/DISCUSSION ITEMS

There were no information/discussion items; however, Board member Flagg asked staff for a status update on the Berman II site. Mr. Teal replied that the last he heard, the developer declared bankruptcy because of the litigation. From the City's prospective while it represents a technical violation of the property safety and maintenance code, the remedy would be to demolish the structure and lien the property for the cost of the demolition, which would be expensive.

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 3:32 p.m.

The next DDRB meeting is scheduled for Thursday, April 4, 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.