



Downtown Development Review Board (DDRB)
117 W. Duval Street
Lynwood Roberts Room
First Floor, City Hall @ St. James Building
Jacksonville, FL. 32202

Thursday, March 14, 2019 – 2:00 PM

Members:	Ex-Officio and Staff Distribution:
William J. Schilling Jr., Chairman	Council President, Aaron Bowman, District 3
Trevor Lee, Vice Chairman	Council Member, Greg Anderson, At Large Grp 4
Christian Harden, Secretary	Council Member, Reggie Gaffney, District 7
J Brent Allen, Esq. Board Member	Council Member & JWW Chair, Lori Boyer, Dist.5
Craig Davisson, Board Member	Nathaniel Ford, JTA CEO
Brenna Durden, Esq. Board Member	Terry Durand-Stuebben, Chair, DVI
Frederick Jones, Board Member	Tom Goldsbury, Building Official
Joseph Loretta, Board Member	Bill Killingsworth, Director Planning and Dev.
	Chris LeDew, Traffic Engineer
Staff Distribution:	Jack C. Demetree, III, Vice Chair, JHPC
Brian Hughes, Mayor’s Chief of Staff and Interim CEO	Jeff Sheffield, Executive Director North FL TPO
Guy Parola, DIA Operations Mgr.	Honorable Darryl Willie, DCSB
Jim Klement, DDRB Development Coordinator	Diane Hutchings, Chair, North FL TPO
Karen Underwood-Eiland, DDRB Executive Secretary	Jacob Gordon, CEO, DVI
Office of General Counsel: Jason Teal, Esq.	Jim Bailey, DIA Chair
I.	CALL TO ORDER – Chairman
II.	ACTION ITEMS – Chairman
	A. Approval of the February 14, 2019 DDRB Regular Meeting Minutes
	B. DDRB 2019-003, WCH Critical Care Baptist Medical Center, Conceptual/Final Review
	C. DDRB 2019-002 Dialysis Clinic, Brooklyn District, Conceptual
III.	INFORMATION/DISCUSSION ITEMS Chairman
IV.	OLD BUSINESS – Chairman
V.	NEW BUSINESS – Chairman
VI.	PUBLIC COMMENTS – Chairman
VII.	ADJOURNMENT – Chairman Next Scheduled Meeting: (Thursday, April 11, 2019)



Downtown Development Review Board (DDRB)
City Hall at St. James Building, 117 W. Duval Street
1st Floor, Lynwood Roberts Room
Jacksonville, FL. 32202
Thursday, March 14, 2019 - 2:00 p.m.

MEETING MINUTES

Board Members Present: B. Schilling, Chair; C. Harden, Secretary; J. Brent Allen, Esq.; C. Davisson; B. Durden, Esq.; and J. Loretta

Board Members Not Present: T. Lee, Vice Chair and Frederick Jones

DIA Staff Present: Interim DIA CEO Brian Hughes; Guy Parola, Operations Manager, Jim Klement, Development Redevelopment Coordinator, Karen Underwood-Eiland, Executive Assistant

Representing Office of the Mayor: Dr. Johnny Gaffney

Representing Office of City Council: Greg Anderson, Council Member at-Large Group 4

Representing Office of General Counsel: Jason Teal, Esq.

I. CALL TO ORDER

Meeting Convened: 2:03 p.m.

Chairman Schilling called the meeting to order at 2:03p.m., and the members identified themselves for the record.

Chairman Schilling asked anyone wishing to speak on a particular project to complete a public speaker card and to provide them to Karen. He also reminded Board Members to disclose 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

A. APPROVAL OF THE FEBRUARY 14, 2019 DDRB MEETING MINUTES.

A MOTION WAS MADE BY BOARD MEMBER DURDEN AND SECONDED BY BOARD MEMBER LORETTA TO APPROVE THE FEBRUARY 14, 2019, DDRB MINUTES.

THE MOTION PASSED UNANIMOUSLY 5-0-0.

Board Member Harden entered the proceedings at 2:06 p.m.

Chairman Schilling brought forth Resolution 2019-03-01.

RESOLUTION 2019-03-01

A RESOLUTION OF THE DOWNTOWN DEVELOPMENT AND REVIEW BOARD (“DDRB”) COMMENDING AND RECOGNIZING THE CONTRIBUTIONS OF MR. JIM KLEMENT TO THE DDRB AND FOR HIS DEDICATION AND SERVICE IN PROMOTING THE SUCCESSFUL REVITALIZATION AND REDEVELOPMENT OF DOWNTOWN JACKSONVILLE.

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER DURDEN APPROVING RESOLUTION 2019-03-01.

THE MOTION WAS APPROVED UNANIMOUSLY 6-0-0.

Jim Klement stated that it was pleasure working with the City and thanked everyone for their support.

B. DDRB APPLICATION 2019-003 WCH CRITICAL CARE BAPTIST MEDICAL CENTER, CONCEPTUAL/FINAL REVIEW

Chairman Schilling declared ex-parte communication and declared that he works with the firm Kimley-Horn, which is working on this project with Baptist. He recused himself from voting on the item and passed the gavel to Secretary Harden to lead as chair.

Board Member Allen Esq. disclosed that he represents Baptist in healthcare related projects and it would not affect anything on reviewing the application.

Jim Klement provided the staff review for DDRB Application 2019-003 Staff has a recommendation to approve the application for conceptual, final approval and deviations to approve the height of the building for an overall height of 125 feet. He noted that the project is the proposed construction of a new building in place of the recently demolished multi-story parking garage.

Acting Chairman Harden reported that he had a conversation with Mr. Parola earlier this week; there were a few items from the board’s perspective that they are not trying to approve at this juncture.

Paul Harden, Law office of Paul Harden was present on behalf of the administration, the Board and Baptist Medical Center.

Keith Tickell, Vice President of Strategic Assets/Real Estate at Baptist Health System Inc, Frank Brooks, Landscape Architect and Zach Lowe who has worked on the technical aspects were present.

Keith Tickell provided a presentation.

A MOTION WAS MADE BY BOARD MEMBER DAVISSON AND SECONDED BY BOARD MEMBER ALLEN FOR CONCEPTUAL APPROVAL OF DDRB APPLICATION 2019-003.

THE MOTION PASSED UNANIMOUSLY 5-0-1 (SCHILLING).

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER HARDEN APPROVING DDRB APPLICATION 2019-003 DEVIATIONS FINAL DEVIATION APPROVAL FOR AN OVERALL HEIGHT OF 125 FEET

THE MOTION PASSED UNANIMOUSLY 5-0-1 (SCHILLING).

A MOTION WAS MADE BY BOARD MEMBER ALLEN AND SECONDED BY BOARD MEMBER HARDEN APPROVING DDRB APPLICATION 2019-003 FINAL APPROVAL OF DEVELOPMENT PLANS

THE MOTION PASSED UNANIMOUSLY 5-0-1 (SCHILLING).

Board Member Harden passed the gavel back to Chairman Schilling.

C. DDRB 2019-002 DIALYSIS CLINIC, BROOKLYN DISTRICT, CONCEPTUAL APPROVAL

Jim Klement provided the staff review for Application 2019-002. The applicant is requesting conceptual approval for a Dialysis Clinic development in the Brooklyn District, at the southeast quadrant of Park and Rosselle Streets.

Lara Diettrich was present and provided a presentation to the Board. Bert Brown, Property Owner was available for any questions. Mr. Dwight Morgan, administrator for the local facility on Union Street, Eric Lycke, Landscape Architect and Mr. McNab were also present.

Jason Teal pointed out the choices for approval.

A lengthy conversation ensued regarding the conceptual approval. The final DDRB approval will be held on April 11, 2019. Guy Parola reported if everything was in by March 19, 2019.

Lara Diettrich requested to come back before DDRB on Thursday May 9, 2019 to continue with the vote of approval with conditions based on staff requirements.

A MOTION WAS MADE BY BOARD MEMBER DAVISSON AND SECONDED BY BOARD MEMBER DURDEN APPROVING DDRB APPLICATION 2019-003

- 1. The developer shall receive a deviation from Sec. 656.361.16 *Off-Street Parking overlay* to increase the permitted parking.**

Note: There was lengthy discussion as to the design treatment of the interior parking surface that included but not limited to landscape islands and surface pavement treatment as well as support documentations for additional parking in an urban environment.

- 2. The developer shall receive a deviation from Sec. 6546.361.18 *Transparency* to reduce the transparency requirements for Park and Rosselle Street frontage.**

Note: There was lengthy discussion as to architecture of the building being more urban in presentation as well as to the calculations for transparency.

- 3. The developer shall receive a deviation from Sec. 656.361.20 *Streetscape Design Standards* to allow the development to provide alternative streetscape.**

Note: There was lengthy discussion as to the urban streetscape along Park Street and traffic design and planning islands along Rosselle Street parking spaces.

- 4. The developer to clarify the design and provide urban theme to the set-back area along Park Street frontage. The space to minimize the green planting strip and include pavers and hardscape design.**

Note: There was lengthy discussion as to the urban / pedestrian engagement and treatment within the setback space between the building Park Street. There was no objection to the setback, rather the urban vs. suburban treatment.

THE MOTION PASSED 4-2- (Harden and Allen opposed)-0.

Board Member Loretta inquired about the digital billboard in the southwest of Daily's Place.

III. INFORMATION ITEMS

NONE

IV. OLD BUSINESS

NONE

V. NEW BUSINESS

NONE

VI. PUBLIC COMMENTS

NONE

VII. ADJOURNMENT

There being no further business, Chairman Schilling adjourned the meeting at approximately 4:35 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 Karen Underwood-Eiland, Downtown Investment Authority at (904) 630-3492 or by email at karenu@coj.net.