



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

August 30, 2018 – 2:00 PM

Members:	Ex-Officio and Staff Distribution:
Joseph Loretta, Chairman	Council President, Aaron Bowman, District 3
William J. Schilling Jr., Vice Chairman	Council Member, Greg Anderson, At Large Grp 4
Trevor Lee, Secretary	Council Member, Reggie Gaffney, District 7
Rafael Caldera, Board Member	Council Member & JWW Chair, Lori Boyer, Dist.5
Craig Davisson, Board Member	Nathaniel Ford, JTA CEO
Carol Worsham, Board Member	Terry Durand-Stuebben, Chair, DVI
Frederick Jones, Board Member	Tom Goldsbury, Building Official
Christian Harden, Board Member	Bill Killingsworth, Director Planning and Dev.
	Chris LeDew, Traffic Engineer
Staff Distribution:	Jack C. Demetree, III, Vice Chair, JHPC
Aundra Wallace, DIA CEO	Jeff Sheffield, Executive Director North FL TPO
Guy Parola, DIA Operations Mgr.	Paula D. Wright, Chair, 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 June 28, 2018 DDRB Regular Meeting Minutes
	Approval of the July 12, 2018 DDRB Regular Meeting Minutes
	B. DDRB 2017-022, The Dora Block, Distillery and Restaurant – Deferred
	1. WLD-17-32 Waiver Liquor Distance, 310 Chelsea St., Restaurant
	2. WID-17-33 Waiver Liquor Distance, 301 Spruce St, Distillery
	3. Final Approval with Deviations (TBD) Agent Steve Diebenow, Esq.
	C. DDRB 2018-012 Jones Brothers Mixed Use development, Conceptual Review - Deferred
	D. DDRB 2018-013 Residence Inn, 1). Final Review w/ Deviations at Forest and Magnolia Streets
	2). Special Sign Exception- one monument sign
	E. DDRB 2018-015 SouthMorr, Special Sign Exception –Directory Monument Sign - Deferred
	F. DDRB 2018-014 Hyatt Place, Water and Hogan Streets, Conceptual Review

August 30, 2018

Downtown Development Review Board Meeting

	G. DDRB 2018-016 WLD 2018-09 KNINE Waiver of Distance for Liquor Sales
III.	INFORMATION/DISCUSSION ITEMS Chairman
	Discussion of Design Guidelines
	Workshop reminder for September 20 th 2018 DDRB meeting repurpose Rosa Parks Property
IV.	OLD BUSINESS – Chairman
V.	NEW BUSINESS – Chairman
	Election of Officers
VI.	PUBLIC COMMENTS – Chairman
VII.	ADJOURNMENT – Chairman Next Scheduled Meeting: September 20, 2018



Downtown Development Review Board (DDRB)
City Hall at St. James Building, 117 W. Duval Street
1st Floor, Lynwood Roberts Room,
Jacksonville, FL. 32202
Thursday, August 30, 2018 - 2:00 p.m.

MEETING MINUTES

Board Members Present: B. Schilling, Chair; J. Loretta; R. Caldera; C. Davisson; C. Harden; F. Jones; and T. Lee; C. Worsham

Board Members Not Present: All were present

DIA Staff Present: Jim Klement, Development Redevelopment Coordinator, Karen Underwood-Eiland, Executive Assistant

Representing Office of the Mayor: Dr. Johnny Gaffney

Representing Office of City Council: None

Representing Office of General Counsel: Jason Teal, Esq.

I. CALL TO ORDER

Meeting Convened: 2:00 p.m.

Chairman Loretta called the meeting to order at 2:00 p.m. and the members identified themselves for the record.

Chairman Schilling introduced Mr. Hughes, Mayor's Chief of Staff whom was appointed as the interim DIA CEO. Mr. Hughes reported that he will be filling in for Aundra until the position was filled.

II. ACTION ITEMS

A. APPROVAL OF THE JULY 28, 2018 AND THE JULY 12, 2018 DDRB MEETING MINUTES.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER SCHILLING FOR APPROVAL OF THE JULY 28, 2018 AND THE JULY 12, DDRB MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. DDRB 2017-022, THE DORA BLOCK, DISTILLERY AND RESTAURANT

1. WLD-17-32 WAIVER LIQUOR DISTANCE, 310 CHELSEA ST., RESTAURANT
2. WLD-17-33 WAIVER LIQUOR DISTANCE, 301 SPRUCE ST., DISTILLERY
3. FINAL APPROVAL WITH DEVIATIONS AGENT STEVE DIEBENOW

DEFERRED

C. DDRB 2018-012 JONES BROTHERS MIXED USE DEVELOPMENT – FINAL REVIEW

DEFERRED

Chairman Loretta moved to agenda item G below:

DDRB 2018-016 WLD 2018-09 KNINE WAIVER OF DISTANCE FOR LIQUOR SALES.

Lara Diettrich was available for any questions.

A MOTION WAS MADE BY BOARD MEMBER JONES AND SECONDED BY BOARD MEMBER SCHILLING APPROVING DDRB 2018-016 KNINE WAIVER OF DISTANCE FOR LIQUOR SALES.

1. **DDRB APPROVED THE LOCATION AT 580 COLLEGE STREET**

THE MOTION PASSED UNANIMOUSLY 7-0-0.

Board Member Harden entered the proceedings.

Chairman Loretta moved to agenda item F below:

DDRB 2018-014 HYATT PLACE, WATER AND HOGAN STREET, CONCEPTUAL REVIEW

Mr. Alred and Mr. Kilgallon were available for questions.

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER DAVISSON APPROVING DDRB 2018-014 HYATT PLACE, WATER AND HOGAN STREET CONCEPTUAL REVIEW WITH THE FOLLOWING CONDITIONS AND COMMENTS:

- A. Developer to receive a Deviation to Sec. 656.361.16 to allow for a reduction of the parking requirement for new hotel /motel development. The deviation requires the applicant to address the Deviation criteria in Sec. 656.361.22 (a) thru (e) with the request DDRB Final Approval.**
- B. Developer to receive a Deviation to Sec. 656.361.20 to allow for an alternative streetscape design which includes traffic design and circulation on Water Street frontage and 5 foot- 6 inches, encroachment on the Hogan Street frontage. The deviation requires the applicant to address the Deviation criteria in Sec. 656.361.22 (a) thru (e).**

Note: The final review requires coordination for review and approval by Development Management Group, City of Jacksonville (Mike Sands 904.255.8575 and COJ Council approval).

THE MOTION PASSED UNANIMOUSLY 8-0-0.

D. DDRB 2018-013 RESIDENCE INN

- 1. Final Review with Deviations at Forest and Magnolia Streets**
- 2. Special Sign Exception – One Monument Sign**

Board Members Worsham, Lee, Schilling, Jones and Chairman Loretta received ex-parte communications with the developers.

Mr. Faulkner, Steve Diebenow and Karl Solderholm, landscape architect, and Rick Muniz, Base4 Architects were available for questions.

Board Member Christian Harden and Board Member Davisson recused themselves from the vote.

A MOTION WAS MADE BY BOARD MEMBER LEE AND SECONDED BY BOARD MEMBER SCHILLING APPROVING DDRB 2018-013 RESIDENCE INN

- A. Deviation to Sec. 656.361.11 allowing for additional setback for the building development fronting Forest Street, Magnolia Street and Oak Street as shown on Exhibits dates August 10, 2018 for Residence Inn, DDRB 2018-013.**

THE MOTION PASSED 4-2(CALDERA) AND (WORSHAM) - 2 (DAVISSON) AND (HARDEN)

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SEDONDED BY BOARD MEMBER LEE APPROVING DDRB 2018-013 RESIDENCE INN.

- B. Deviation to Sec. 656.361.14 allowing for the additional height of buildings to be increased to a maximum height of 83 feet excluding appurtenances.**

THE MOTION PASSED 6-0-2 (DAVISSON) AND (HARDEN)

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER LEE APPROVING DDRB 2018-013 RESIDENCE INN.

- C. Deviation to Sec. 656.361.16 to allow a reduction to the parking requirement to provide 111 parking spaces and an increase in the compact parking space percentages to a maximum of 52 percent as shown on Exhibits dated August 10, 2018 for Residence Inn, DDRB 2018-013; and then**

THE MOTION PASSED 6-0-2 (DAVISSON) AND (HARDEN)

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER LEE APPROVING DDRB 2018-013 SPECIAL FINAL DESIGN AS SHOWN IN EXHIBITS DATED AUGUST 10, 2018 WITH THE FOLLOWING CONDITIONS:

- A. Project will provide artistic screening in lieu of fencing requirements along the Magnolia Street Frontage surface parking. The artistic screening shall be 6 feet in height and at least 50 percent of the building frontage, approximately 125 feet in length.**

THE MOTION PASSED 6-0-2 (DAVISSON) AND (HARDEN)

A MOTION WAS MADE BY BOARD MEMBER LEE AND SECONDED BY BOARD MEMBER SCHILLING APPROVING DDRB 2018-013

- B. Project to provide at least one opening between the parking lot along Magnolia Street and the sidewalk along Magnolia Street for pedestrian connectivity along the Magnolia Street frontage, and if permitted by the City, one striped crosswalk to the “220 Development” shall be provided with Magnolia Street.**

THE MOTION PASSED 6-0-2 (DAVISSON) AND (HARDEN)

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER LEE APPROVING DDRB 2018-013

- C. Project shall omit from the Final design the pergola at Forest and Oak Streets and Forest and Magnolia Streets reflected in the Exhibits dated August 10, 2018 for Residence Inn, DDRB 2018-013.**

THE MOTION PASSED 6-0-2 (DAVISSON) AND (HARDEN)

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED B BOARD MEMBER LEE APPROVING DDRB 2018-013

- D. Project approved for one 6 foot tall, internally illuminated single face monument sign located at the intersection of Forest and Magnolia Streets not to exceed 26 square feet.**

THE MOTION PASSED 6-0-2 (HARDEN) AND (DAVISSON).

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND BOARD MEMBER LEE APPROVING DDRB 2018-013 OVERALL PROJECT:

THE MOTION PASSED 4-2 (WORSHAM AND CALDERA) -2 HARDEN AND DAVISSON.

III. INFORMATION ITEMS

Board Member Worsham discussed the Design Guidelines.

A MOTION WAS MADE BY CHAIRMAN LORETTA AND SEONDED BY BOARD MEMBER WORSHAM ELECTING BOARD MEMBER SCHILLING AS CHAIRMAN OF THE DDRB.

THE MOTION UNANIMOUSLY 8-0-0

IV. OLD BUSINESS

NONE

V. NEW BUSINESS

Board Member Worsham and Board Member Loretta have been elected on the nominating committee to elect a Vice Chair and Secretary.

VI. PUBLIC COMMENTS

NONE

VII. ADJOURNMENT

There being no further business, Chairman Schilling adjourned the meeting at approximately 4.37 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.