



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

Thursday, October 18, 2018 – 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
Rafael Caldera, Board Member	Council Member & JWW Chair, Lori Boyer, Dist.5
Craig Davisson, Board Member	Nathaniel Ford, JTA CEO
Frederick Jones, Board Member	Terry Durand-Stuebben, Chair, DVI
Joseph Loretta, Board Member	Tom Goldsbury, Building Official
Carol Worsham, 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.	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 September 20, 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, Final Review – TBD
	D. DDRB 2018 -011 Ashley Square, Final Review mixed use, East Ashley & Beaver St- Deferred
	E. DDRB 2018-014, Hyatt Place Hotel, Water and Hogan Streets, Final Approval & Deviations
	F. DDRB 2016-015, Ventures Residential Development, Modification to Final Approval
	G. DDRB 2018-018, 225 North Laura St. Façade, Conceptual / Final Approval, Deferred

October 18, 2018
Downtown Development Review Board Meeting

III.	INFORMATION/DISCUSSION ITEMS Chairman
IV.	OLD BUSINESS – Chairman
V.	NEW BUSINESS – Chairman
VI.	PUBLIC COMMENTS – Chairman
VII.	ADJOURNMENT – Chairman Next Scheduled Meeting: Thursday, November 15, 2018



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MEETING MINUTES

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

Board Members Not Present: C. Davisson and T. Lee

DIA Staff Present: Brian Hughes, Interim CEO & Mayor's Chief of Staff, 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 Schilling 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 is filled.

II. ACTION ITEMS

A. APPROVAL OF THE SEPTEMBER 20, 2018 DDRB MEETING MINUTES.

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER LORETTA FOR APPROVAL OF THE SEPTEMBER 20, 2018 DDRB MINUTES.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

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 AND WILL BE REMOVED FROM THE AGENDA

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

DEFERRED AND WILL BE REMOVED FROM THE AGENDA

D. DDRB 2018-011 ASHLEY SQUARE, FINAL REVIEW MIXED USE, EAST ASHLEY & Beaver Street

DEFERRED AND WILL BE REMOVED FROM THE AGENDA

E. DDRB 2018-014, HYATT HOTEL, WATER AND HOGAN STREETS, FINAL REVIEW & DEVIATIONS

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.

Jim Klement provided a brief summary to the board regarding DDRB 2018-014. The applicant is requesting final approval for a hotel development in the downtown location of Hogan and Water Streets.

Mr. Christopher Allred, Project Architect and the ownership group was present to answer any questions regarding the presentation.

Chairman Schilling opened the floor for public comments. There were no comments from the public, he closed the public comments.

A MOTION WAS MADE BY BOARD MEMBER JONES AND SECONDED BY BOARD MEMBER LORETTA TO APPROVE THE FOLLOWING DEVIATION:

- 1. A deviation from Sec. 656.361.16 *Off-Street Parking overlay* to reduce the required parking requirement to zero, with the development providing 132 hotel parking spaces in adjacent parking garage; and then**

THE MOTION PASSED UNANIMOUSLY 6-0-0.

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER JONES FOR APPROVAL OF THE OVERALL PROJECT.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

F. DDRB 2016-015, VENTURES RESIDENTIAL DEVELOPMENT, MODIFICATION TO FINAL APPROVAL.

Chairman Schilling declared conflict of interest for this project and recused himself from the vote. He passed the gavel to Secretary Harden.

Jason Teal reported that the project was presented to the DDRB and got appealed to the DIA and then to City Council. He also provided the history of the project.

Jim Klement provided a brief report summary and a cover letter from the applicant was provided in the packet.

Steve Diebenow, Driver, McAfee, Peek and Hawthorn provided an overview and presentation.

Andres Rubio, Niles Bolton Architecture firm and Rob McConnell Venture Development Owner was available for questions.

Acting Chairman Harden opened the floor for public comments. There were none and he closed the floor for public comments

Jason teal pointed out to the board that they can rely on the previous staff report and finding regarding to each deviation. He clarified the motion will be to approve or deny the modification to the prior deviation.

The DDRB granted Final DDRB Approval of Modifications:

A MOTION WAS MADE BY BOARD MEMBER LORETTA AND SECONDED BY BOARD MEMBER WORSHAM APPROVING FINAL MODIFICATIONS AND ADDING NEW CONDITIONS AS FOLLOWS:

- H. Developer shall provide ADA compliant ramps at both ends of the elevated 12 foot wide portion of the Riverwalk and such ramps shall be the greater of 8 feet wide or the minimum width necessary to permit bicycle access to the elevated portion of the Riverwalk.
- I. Developer shall provide appropriate drawings showing rooftop screening for staff review and approval prior to 10 set submission and building permit approval.

THE MOTION PASSED 5-0-1 (SCHILLING)

Board Member Harden returned the gavel to Chairman Schilling.

**G. DDRB 2018-017 BREWSTER HOSPITAL, 915 WEST MONROE STREET
REPURPOSE, CONCEPTUAL/FINAL W DEVIATIONS.**

DEFERRED

III. INFORMATION ITEMS

Board Member Loretta acknowledged Seat 5 Councilor Frederick Jones as City Council for Neptune Beach.

Mr. Klement will be clearing up the deferred agenda items and may remove them from the upcoming agenda.

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 2:58 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.