



Downtown Development Review Board (DDRB)
City Hall
St. James Building, 117 W. Duval Street
Lynwood Roberts Room, 1st Floor
Jacksonville, FL. 32202

Thursday, January 18, 2018 – 2:00 PM

Revised

| Members: | | Ex-Officio and Staff Distribution: |
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| Joseph Loretta, Chairman | | Bill Joyce, Public Works Department |
| William J. Schilling Jr., Vice Chairman | | Council Member, Greg Anderson, At Large Grp 4 |
| Trevor Lee, Secretary | | Dr. Johnny Gaffney, Mayor’s Office |
| Rafael Caldera, Board Member | | Brad Thoburn, JTA Representative |
| Craig Davisson, Board Member | | Jacob Gordon, DVI, Ex-Officio Member |
| Carol Worsham, Board Member | | Michael Sands, PW/Dev. Mgt., Ex-Officio Member |
| Frederick Jones, Board Member | | Public Affairs Office, James Croft |
| Christian Harden, Board Member | | |
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| Staff Distribution: | | Office of General Counsel: Jason Teal, Esq. |
| Aundra Wallace, DIA CEO | | |
| Guy Parola, DIA Operations Mgr. | | |
| Jim Klement, DDRB Development Coordinator | | |
| Karen Underwood-Eiland, DDRB Executive Secretary | | |
| I. | CALL TO ORDER – Chairman | |
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| II. | ACTION ITEMS – Chairman | |
| | A. Approval of November 16, 2017 DDRB Meeting Minutes | |
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| | B. DDRB 2017-022, the Dora Block, Distillery and Restaurant, “Deferred to Feb 15, 2018” | |
| | 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 (TBD) Agent Steve Diebenow, | |
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| | C. DDRB 2018-001, Jug Handle, Conceptual Review, Brooklyn retail | |
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| | D. DDRB 2018-002, EverBank Field/Dailey’s, Special Sign Exception, “Deferred TBD” | |
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| | E. DDRB 2018-004, 100 West Bay Street, Conceptual Review, Hotel conversion | |
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| | F. DDRB 2018-003, Dogtopia, Conceptual Review, Hendricks Avenue | |
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| | G. DDRB 2018-005 Kanine Social, Conceptual Review, Brooklyn Riverside | |
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| | H. DDRB 2018-006 Parking Garage, Conceptual Review, Main and Forsyth St. | |

Revised DDRB Regular Meeting – January 18, 2018

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| | I. DDRB 2016-014, JRTC, Final Approval Review, Pending, Agent Pond “Deferred TBD” |
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| III. | INFORMATION/DISCUSSION ITEMS Chairman |
| | Brooklyn Road Diet, information update |
| | Information- 225 Water Street, Planter Improvements (Administrative review) |
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| IV. | OLD BUSINESS – Chairman |
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| V. | NEW BUSINESS – Chairman |
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| VI. | PUBLIC COMMENTS – Chairman |
| | |
| VII. | ADJOURNMENT – Chairman Next Scheduled Meeting: February 15, 2018 |



**Downtown Development Review Board (DDRB)
City Hall at St. James, Building
117 W. Duval Street
Lynwood Roberts Room, 1st Floor**

Thursday, January 18, 2018 - 2:00 p.m.

MEETING MINUTES

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

Board Members Not Present: C. Worsham and F. Jones

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

Representing Office of the Mayor: Dr. Johnny Gaffney

Representing Office of City Council: Council Member Greg Anderson

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

Meeting Convened: 2:05 p.m.

Chairman Loretta called the meeting to order at 2:05 p.m. and the members identified themselves for the record.

Chairman Loretta asked anyone wishing to speak on a particular project to complete a public speaker card and 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 NOVEMBER 16, 2017 DDRB MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER LEE AND SECONDED BY BOARD MEMBER SCHILLING APPROVING THE NOVEMBER 16, 2017 DDRB MINUTES.

THE MOTION PASSED UNANIMOUSLY 5-0-0.

Board Member Caldera entered the proceedings.

Chairman Loretta opened the floor and recognized Pastor Pressley to come forward to speak on DDRB 2017-022.

B. DDRB 2017-022, REQUEST FOR THE DORA BLOCK, FINAL APPROVAL.

1. WLD-17-32 Waiver Liquor Distance, 310 Chelsea Street Restaurant
2. WLD-17-33 Waiver Liquor Distance, 301 Spruce Street Distillery
3. Final Approval with Deviations (TBD) Agent Steve Diebenow

This item was deferred to February 15, 2018.

Board Member Caldera entered the proceedings.

C. DDRB 2018-001, JUG HANDLE, CONCEPTUAL REVIEW, BROOKLYN RETAIL.

Wyman Duggan provided a presentation with members of the Ferber Company and members from the design team.

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER SCHILLING APPROVING DDRB APPLICATION 2018-001, BROOKLYN PLACE, (JUG HANDLE PROPERTY – RIVERSIDE AVENUE AND LEILA STREET) DDRB CONCEPTUAL REVIEW WHICH INCLUDED:

1. **DDRB Conceptual Approval of DDRB 2018-001, Brooklyn Place Development and the following conditions:**
 - A. **The developer shall receive a deviation from Sec. 656.361.16 *Off-Street Parking Overlay* to reduce the required parking prior to DDRB Final Approval to provide 90 parking spaces.
Please be reminded to address the Deviation Criteria per Sec. 656.361.22 – Deviations from standards by Downtown Design Review Board; (a) thru (e).**
 - B. **The developer shall provide clarification compliance with this design guideline including addressing the landscape treatment for the accessory parking lot fencing requirements both on-site and off-site and dumpster enclosure prior to DDRB Final Approval.**
 - C. **The developer shall properly advertise the request for Deviation to Off-Street Parking Overlay and the Special Sign Exception as well as provide information with the request for DDRB Final Review clarifying the design for the tenant signs on the building as well as documentation and drawings showing the location, size, design, lighting and materials for the proposed Special Exception for a monument sign.**

The Board also suggested the design team explore further the following items to assure positive design solutions for the site and project:

1. The existing and proposed grade changes along Riverside Avenue and the proposed building development.
2. Explore the recommendations of the Riverside Road Diet study and the proposed building development.
3. Explore solutions to off-site parking lot concern with regards to internal circulation.
4. Explore architectural context of “Historic Brooklyn” and architectural design for proposed building development.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

Chairman Loretta opened the floor for public comments.

D. DDRB 2018-002, EVERBANK FIELD/DAILEY’S, SPECIAL SIGN EXCEPTION

This item was deferred to February 15, 2018.

E. DDRB 2018-004, 100 WEST BAY STREET, CONCEPTUAL REVIEW, FOR HOTEL INDIGO AND ROOFTOP RESTAURANT AND BAR

Brooke Robins, Agent provided a presentation to the Board.

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER DAVISSON APPROVING DDRB APPLICATION 2018-004, Hotel Indigo, 100 West Bay Street FOR Conceptual APPROVAL which included:

The Board also suggested the design team explore further the following items to assure positive design solutions for the site and project:

1. Explore the sign area and design for the proposed reuse.
2. Explore up-lighting or alternative opportunities.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

F. DDRB 2018-003, DOGTOPIA, CONCEPTUAL REVIEW, HENDRICKS AVENUE

Thomas Duke and Mark Mechling, Mechling Engineering and Consulting, provided a presentation to the Board.

A MOTION WAS MADE BY BOARD MEMBER DAVISSON AND SECONDED BY BOARD MEMBER HARDEN APPROVING DDRB APPLICATION 2018-003, Dogtopia, (1075 Hendricks Avenue East side of Hendricks Avenue – adjacent to I-95 Overpass) FOR CONCEPTUAL APPROVAL which included:

- 1. DDRB Conceptual Approval of DDRB 2018-003, Dogtopia, (1075 Hendricks Avenue) Development and the following conditions:**
 - A. The developer shall receive a deviation from *Sec. 656.361.11 Setback or “Build to” Lines* prior to DDRB Final Approval to allow increased setback from Hendricks Avenue. Please be reminded to address the Deviation Criteria per *Sec. 656.361.22 –Deviations from standards by Downtown Design Review Board; (a) thru (e).***
 - B. The developer shall receive a deviation from *Sec. 656.361.13 Entrances* prior to DDRB Final Approval to reduce requirements for Louisa Street. Please be reminded to address the Deviation Criteria per *Sec. 656.361.22 –Deviations from standards by Downtown Design Review Board; (a) thru (e).***
 - C. The developer shall receive a deviation from *Sec. 656.361.16 Off-Street Parking Overlay* prior to DDRB Final Approval to reduce the required parking to 0 spaces. Please be reminded to address the Deviation Criteria per *Sec. 656.361.22 –Deviations from standards by Downtown Design Review Board; (a) thru (e).***
 - D. The developer shall receive a deviation from *Sec. 656.361.17 Surface Parking, Trash, Storage, and Loading Area Screening and Landscaping requirements* prior to DDRB Final Approval to allow dumpster access from Louisa Street and alternate fence treatment on Louisa Street. Please be reminded to address the Deviation Criteria per *Sec. 656.361.22 –Deviations from standards by Downtown Design Review Board; (a) thru (e).***
 - E. The developer shall receive a deviation from *Sec. 656.361.18 Transparency* requirement prior to DDRB Final Approval to reduce transparency requirements for Hendricks Avenue and Louisa Street. Please be reminded to address the Deviation Criteria per *Sec. 656.361.22 –Deviations from standards by Downtown Design Review Board; (a) thru (e).***
 - F. The developer shall receive a deviation from *Sec. 656.361.20 Streetscape Design Standards* requirement prior to DDRB Final Approval for Hendricks Avenue and Louisa Street. Please be reminded to address the Deviation Criteria per *Sec. 656.361.22 –Deviations from standards by Downtown Design Review Board; (a) thru (e).***

THE MOTION PASSED UNANIMOUSLY 6-0-0.

A brief recess was taken from 3:30 p.m. and reconvened at 3:40 p.m.

G. DDRB 2018-005 KANINE SOCIAL, CONCEPTUAL REVIEW BROOKLYN RIVERSIDE

Lara Diettrich provided a presentation to the Board.

A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER HARDEN APPROVING DDRB APPLICATION 2018-005, Kanine Social (College Street and Rosselle Street) DDRB Conceptual Review which included:

- 1. DDRB Conceptual Approval of DDRB 2018-005, Kanine Social Development and the following conditions:**
 - A. The developer shall receive a deviation from *Sec. 656.361.16 Off-Street Parking Overlay* to reduce the required parking prior to DDRB Final Approval to provide 0 parking spaces. Please be reminded to address the Deviation Criteria per *Sec. 656.361.22 – Deviations from standards by Downtown Design Review Board; (a) thru (e).***
 - B. The developer shall receive a deviation from *Sec. 656.361.17 Surface Parking, Trash, Storage, and Loading Area Screening and Landscaping requirements* prior to DDRB Final Approval to allow dumpster access off-site. Please be reminded to address the Deviation Criteria per *Sec. 656.361.22 –Deviations from standards by Downtown Design Review Board; (a) thru (e).***
 - C. The developer shall receive a deviation from *Sec. 656.361.18 Transparency* requirement prior to DDRB Final Approval to reduce transparency requirements for College and Rosselle Streets. Please be reminded to address the Deviation Criteria per *Sec. 656.361.22 –Deviations from standards by Downtown Design Review Board; (a) thru (e).***
 - F. The developer shall receive a deviation from *Sec. 656.361.20 Streetscape Design Standards* requirement prior to DDRB Final Approval for College and Rosselle Streets. Please be reminded to address the Deviation Criteria per *Sec. 656.361.22 – Deviations from standards by Downtown Design Review Board; (a) thru (e).***

THE MOTION PASSED UNANIMOUSLY 6-0-0.

H. DDRB 2018-006 PARKING GARAGE, CONCEPTUAL REVIEW, MAIN AND FORSYTH STREET.

Jim Klement reported that a workshop was held on Wednesday, January 10, 2018 at 11: 00 a.m.

Thomas Hurst, Dasher Hurst Architect provided a presentation.

The Board Members addressed concerns and a lengthy conversation ensued regarding the site, and design for the Laura Street elevation.

Jason Teal pointed out when this project comes back for final; it does not mean it can't be deferred.

Chairman Loretta added a recommendation to the approval for an additional workshop prior to Final. He also asked for more detail at the pedestrian level of the street-scape section.

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER HARDEN FOR AN ADDITIONAL WORKSHOP PRIOR TO FINAL.

I. DDRB 2016-014, JRTC, FINAL APPROVAL REVIEW, PENDING, AGENT POND

This item was deferred to February 15, 2018.

III. INFORMATION/DISCUSSION ITEMS

A. BROOKLYN ROAD DIET

An update was provided by Alan Iouse

B. 225 WATER STREET, PLANTER IMPROVEMENTS (Administrative Review)

Jim Klement provided an update of the history of the project.

Eric Higgins, Gresham, Smith and Partners provided a presentation and updated the Board about the planters.

The Board provided comments.

**IV. OLD BUSINESS
NONE**

**V. NEW BUSINESS
NONE**

VI. PUBLIC COMMENTS

NONE

VII. ADJOURNMENT

There being no further business, Chairman Loretta adjourned the meeting at approximately 5:31 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.