



Downtown Development Review Board (DDRB)
City Hall
St. James Building, 117 W. Duval Street
Conference Room C, 3rd Floor
Jacksonville, FL. 32202

Thursday, March 15, 2018 – 2:00 PM

Members:	Ex-Officio and Staff Distribution:
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	
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
II.	ACTION ITEMS – Chairman
	A. December 12, 2018 Appeal Minutes
	B. January 18, 2018 DDRB Regular Meeting Minutes
	C. 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,
	D. DDRB 2018-004, 100 West Bay Street, Final Review, Hotel conversion - Deferred
	E. DDRB 2018-010, Lofts at Jefferson Station, Conceptual Approval
	F. DDRB 2018-009, Greyhound Bus Station, Special Sign Exception

March 15, 2018
Downtown Development Review Board Meeting

III.	INFORMATION/DISCUSSION ITEMS Chairman
IV.	OLD BUSINESS – Chairman
V.	NEW BUSINESS – Chairman
	Discussion of DDRB 2018-006, Main & Forsyth Parking Garage (TBD March 28 or 29)
VI.	PUBLIC COMMENTS – Chairman
VII.	ADJOURNMENT – Chairman Next Scheduled Meeting: April 19, 2018



**Downtown Development Review Board (DDRB)
City Hall at St. James, Building
117 W. Duval Street
Conference Room C, Third Floor**

Thursday, March 15, 2018 - 2:00 p.m.

MEETING MINUTES

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

Board Members Not Present: T. Lee

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

Representing Office of the Mayor: Dr. Johnny Gaffney

Representing Office of City Council: Greg Anderson

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

Meeting Convened: 2:10 p.m.

Chairman Loretta called the meeting to order at 2:10 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 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. DECEMBER 12, 2018 COUNCIL REMAND OF APPEAL REVIEW 2017-0673 FOR VENTURES MULTI-FAMILY DEVELOPMENT SOUTHBANK APPEAL MINUTES

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER WORKSHAM APPROVING THE DECEMBER 12, 2018 APPEAL MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

B. APPROVAL OF THE JANUARY 18, 2018 DDRB REGULAR MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 7-0-0.

C. 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.

D. DDRB 2018-004, 100 WEST BAY STREET, FINAL REVIEW, HOTEL CONVERSION

This item was deferred.

E. DDRB 2018-010, LOFTS AT JEFFERSON STATION, CONCEPTUAL APPROVAL.

Jim Klement provided a summary of the project.

Ryan Hoover gave a PowerPoint Presentation to the Board.

Chairman Loretta asks to have some percentage based as wall versus screen mesh material on the southern façade at the Final Approval.

Council Member Anderson asked if the parking met the criteria, was any opportunity to think about creating connectivity for bike paths and an opportunity to create space between buildings on the western edge.

A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER SCHILLING APPROVING DDRB APPLICATION 2018-10. FOR CONCEPTUAL APPROVAL WITH THE FOLLOWING CONDITIONS:

1. **Prior to Final Approval by the DDRB, the applicant shall receive a deviation from §656.361.14 *River Views and Height of Buildings and Structures*; to increase building height from 60 feet to a maximum of 64 excluding appurtenances.**
2. **Prior to Final Approval by the DDRB, the developer shall provide parking calculations showing code compliance with *Sec. 656.361.16 Off-Street Parking Overlay* or receive the appropriate deviation for code compliance.**
3. **Prior to Final Approval by the DDRB, the developer shall show development compliance with the §656.361.20 *Streetscape Design Standards* or receive the appropriate deviation.**

Additionally, there was discussion from the Board as to clarifying the following design issues:

- A. Connectivity / linkage to the transit system to and from the development**
- B. Provide analysis for parking addressing the deviations for parking**
- C. Consideration of Bicycle usage, including paths and routes in area**
- D Clarify Streetscape deviations as to required and provided, addressing pedestrian design**
- F. Provide first floor / pedestrian treatment of sidewalks and parking garage to insure pedestrian consideration**
- G. Appropriate screening of parking garage along first floor**
- H. Sufficient screening of roof condensing units**
- I. Traffic review to address the circulation concerns of “U turns” and “one –way traffic” and ingress and egress to project**
- J. Compliance clarification with Comp Plan recreation for multi-family development.**

THE MOTION PASSED UNANIMOUSLY 7-0-0

F. DDRB 2018-009, GREYHOUND BUS STATION, SPECIAL SIGN EXCEPTION.

Jim Klement provided a summary of Application 2018-009.

Allan Iosue was present on behalf of the applicant Hamid Tabassian. A presentation was provided.

Board Member Fred Jones recused from voting on the project.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER DAVISSON APPROVING DDRB APPLICATION 2018-009 SIGN EXCEPTION TO ALLOW MONUMENT TYPE.

THE MOTION PASSED 6-1(BOARD MEMBER JONES RECUSED) -0

III. INFORMATION/DISCUSSION ITEMS

NONE

IV. OLD BUSINESS

NONE

V. NEW BUSINESS

**DISCUSSION OF DDRB 2018-006, MAIN & FORSYTH PARKING GARAGE
TBD MARCH 28TH, 2018.**

Mr. Klement reported that this project was presented at the January and February 2018 meeting and received a conceptual approval with conditions to hold a workshop to further discuss some of the design aspects. April 19th is tentatively set for Final approval.

The design charrette will be held on Wednesday, March 28th at 11:30 a.m. in the Ed Ball Building in the 8th Floor Board Room 851.

The applicant, Tom Hurst updated the Board on the improvements.

Chairman Loretta confirmed for the workshop to be scheduled on Wednesday, March 28th at 11:30 a.m.

VI. PUBLIC COMMENTS

NONE

VII. ADJOURNMENT

There being no further business, Chairman Loretta adjourned the meeting at approximately 2:56 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.