



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

Thursday, July 12, 2018 – 2:00 PM

<b>Members:</b>		<b>Ex-Officio and Staff Distribution:</b>	
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			
<b>Staff Distribution:</b>		<b>Office of General Counsel: Jason Teal, Esq.</b>	
Aundra Wallace, DIA CEO			
Guy Parola, DIA Operations Mgr.			
Jim Klement, DDRB Development Coordinator			
Karen Underwood-Eiland, DDRB Executive Secretary			
<b>I. CALL TO ORDER – Chairman</b>			
<b>II. ACTION ITEMS – Chairman</b>			
A. Approval of the May 17, 2018 DDRB Regular Meeting Minutes			
<b>B. DDRB 2017-022, The Dora Block, Distillery and Restaurant – <b>Deferred</b></b>			
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,			
<b>C. DDRB 2018-012 Jones Brothers Mixed Use development, Conceptual Review - <b>Deferred</b></b>			
<b>D. DDRB 2018-013 Residence Inn, Conceptual Review, Brooklyn at Forest and Magnolia Streets</b>			
<b>E. DDRB 2018-001 Jug Handle, Modification, Brooklyn on Riverside Ave</b>			
<b>III. INFORMATION/DISCUSSION ITEMS Chairman</b>			
A. DDRB 2018-014, Hotel, Water and Hogan Streets, Workshop			

July 12, 2018  
Downtown Development Review Board Meeting

<b>IV.</b>	<b>OLD BUSINESS – Chairman</b>
<b>V.</b>	<b>NEW BUSINESS – Chairman</b>
<b>VI.</b>	<b>PUBLIC COMMENTS – Chairman</b>
<b>VII.</b>	<b>ADJOURNMENT – Chairman    Next Scheduled Meeting: TBD</b>



**Downtown Development Review Board (DDRB)**  
**City Hall at St. James Building, 117 W. Duval Street**  
**1<sup>st</sup> Floor, Lynwood Roberts Room,**  
**Jacksonville, FL. 32202**  
*Thursday, July 12, 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, Secretary

**DIA Staff Present:** Jim Klement, Development Redevelopment Coordinator Jayden Dawsey, Mayor's Youth Summer Employee 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, 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 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. APPROVAL OF THE MAY 17, 2018 DDRB REGULAR MEETING MINUTES**

**A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER SCHILLING FOR APPROVAL OF THE MAY 17, 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**

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

**DEFERRED**

Board Member Fred Jones entered the proceedings.

Chairman Loretta moved to agenda to take up item DDRB 2018-001

**D. DDRB 2018-001 JUG HANDLE, MODIFICATION, BROOKLYN ON RIVERSIDE**

Jim Klement provided a summary to the Board requesting Modification to final review.

Board Member Jones reported a conflict and needed to depart around 3:30 p.m.

Wyman Duggan, Applicant/Agent, Rogers Towers provided a presentation and the developer and design team. He provided the modifications for final approval.

Chairman Loretta asked anyone wishing to speak on the project to complete a public speaker card. Seeing no one, Chairman Loretta closed the public hearing.

**A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER HARDEN FOR DDRB Final Approval of Modifications to DDRB 2018-001, Brooklyn Place Development including previously approved deviations and conditions as follows:**

**A. DDRB previously approved a deviation from Sec. 656.361.16 *Off-Street Parking Overlay* to reduce the required parking to provide 90 parking spaces and also approved 2 face monument sign on Riverside Avenue with an allowable sign area of 25 sq. ft. per side face at the DDRB February 15, 2018 meeting; and also included the following:**

**B. a condition of approval at the February 15, 2018 meeting that required**

**The developer to prepare documents showing appropriate roof top equipment screening from the adjacent sidewalks to the development prior to 10 set review.**

**THE MOTION PASSED UNANIMOUSLY 7-0-0.**

**E. DDRB 2018-013 RESIDENCE INN, CONCEPTUAL REVIEW, BROOKLYN AT FOREST AND MAGNOLIA STREETS.**

Chairman Loretta reminded the Board to report any ex-parte communication regarding the project. Chairman Loretta reported ex-parte communication with Tripp Gulliford.

Mr. Gulliford is requesting that the board to look to push the client to an urban architecture. He received a couple of pictures from google from other Residence Inn.

Board Member Caldera reported ex-parte communication with Steve Diebenow.

Board Member Harden reported ex-parte communication with Steve Diebenow and will be recusing himself voting.

Board Member Davisson reported ex-parte communication with Steve Diebenow and will be recusing himself from voting.

Jim Klement provided a summary for DDRB 2018-013, Conceptual Review approval for the following:

DDRB Application 2018 is requesting DDRB Conceptual Review approval for the following:

- 135 room Limited service Hotel
- Roof Deck
- Pool
- 113 Surface parking spaces (does not meet requirements)

The project presented a workshop format to the DDRB June 28, 2018 to discuss the project and discuss site constraints and overall preliminary design.

Jason Faulkner Principal, Partner at Studio 9 Architecture, LLC provided a presentation.

Chairman Loretta opened the floor for public comments.

Nancy Powell, Board Chairman of Riverside/Avondale Preservation and Advisory Board of Scenic Jacksonville commented that Brooklyn is right between downtown and historic riverside area. She and her spouse would love to have a Marriott in Brooklyn. She addressed concerns regarding the public notice, DIA and DDRB Website and asked the Board to consider updating the website because of the Brooklyn residential community. She addressed concerns regarding setbacks, height, off-street parking, and modification to streetscape standards. She requested the

site plan or the June 28, 2018 workshop minutes. She recommended for Brooklyn to be progressive urban where people want to come in pedestrian friendly.

Steve Diebenow commented on behalf of the applicant. A map produced by ETM with JEA providing the location of the right-of-way where the sewer lines are being placed was handed out. The building will be set-back away from Forest.

Alex Coley commented in favor of the project. They started accumulating this land over fifteen years ago; a development agreement was approved by the City of Jacksonville about four (4) to five (5) years ago. They have traveled to Europe and met with the people at the International Hotel group. They have traveled to Atlanta, Chicago, New York, and California and all over the world looking for a hotel developer for this project. A development agreement that was reached a while back has an October deadline for pulling a building permit.

Wayne Wood commented regarding the poorly noticed meeting that was not on the website. Several people contacted him regarding this meeting. He addressed concerns for the appearance of this project. A hotel is needed in this area. They had a family gathering and had trouble putting everyone up in proximity to his home where the event was being held. He concurred with Nancy Powell on the below:

- Forest Street is the new gateway to Riverside and Downtown.
- Riverside avenue is the gateway to Downtown coming from Riverside
- Going from Downtown this is the gateway to the Riverside historic district
- This project is ugly and the community is so beset with mediocre, uninspired buildings especially in the Brooklyn Area.
- There is not enough property to build a building properly because of the two adjacent property owners that are not selling their property. They have had to rig this building so that it lurches around those impediments forcing them to place the parking facing the main Boulevard. He urged the Board to go by the standards for Downtown.

Ayesha Covington, President of Brooklyn Neighborhood Association addressed concerns with the DDRB meeting notice and website updates. She stated that when the developer does not come and do their due diligence and meet with the neighborhoods, that is what happens. She asked for the developers to come back to the table, and not to force this project. This project is a mess and looks like it belongs in Bay meadows and not in Brooklyn. She worked with James Bennett; FDOT to make sure that Riverside Avenue was the gateway to what they call Brooklyn. The Brooklyn Neighborhood Association meetings are held at the J.S. Johnson Senior Center located at 1112 Jackson Street, Jacksonville, FL. 32204 and extended invites to the applicant.

Chairman Loretta closed the public comments.

Chairman Loretta took the comments to heart regarding the public meeting notice and the Board will do their best to work with staff to see what can be done by adding their emails to the public notice distribution list. Board Member Davisson and Board Member Harden will be recusing themselves from voting on DDRB Application 2018-013 Residence Inn.

- Board Member Caldera commented about the parking garage. He pointed out that this building is located in an aisle, surrounded by asphalt and parking as it would be an absolute disaster. The building has to be in a different location. The utilities are a problem.
- Board Member Worsham appreciated the efforts on the entrance of Oak Street and Forest. She agreed with Board Member Caldera regarding the parking lot on Forest and Magnolia. It is not what the Board sought for street activation in Downtown. The site-plan does not blend itself to the atmosphere and the intent for creation.
- Board Member Schilling inquired that knowing the utilities and the easement that are where price Street is today, what could be out in front other than parking. He understands the applicant issue on the Forest Street frontage.
- Board Member Lee understands Board Member Schilling comments as well regarding the utility easement. He mentioned that the Washington palms were not a good landscape choice for an urban environment. He also agreed with Mr. Caldera and Ms. Worsham comments. He also agreed with Ms. Covington that this project look like it belongs in Bay meadows and he understands that it is a tough scenario.
- Board Member Davisson shared his experience with the site. The hotel is the best use.
- Board Member Harden stated that this board made a lot of good comments and ideas to the table. He hopes that the Board can find a way to make some suggestions that everyone is comfortable with instead of major changes to where it is today. The parking comes up a lot and hopefully that becomes vertical construction every-time. He pondered in what ways this building can ever act better with the street so that everyone is comfortable.
- Chairman Loretta reviewed the elevation in perspectives.

Chairman Loretta asked Jason Teal if the Board needed a three (3) of five (5) votes for approval. Jason Teal noted that pursuant to the last set of 2012 revised bylaws, 5 voting members are needed to constitute a quorum. With the quorum the majority vote of those members present shall be necessary to take any action. He reported that three (3) votes were needed in order for the project to take conceptual and final action.

- Chairman Loretta stated his two (2) recommendations are that the DDRB look at special pavement across the entire parking field adjacent to Forest.
- The screen wall has a masonry structure in some form or fashion
- Relook at the colors to turn into a more grayer tone
- Board Member Schilling recommended reconsidering another plant material
- Magnolia and Forest SW corner to remove parking spaces

- Magnolia front pedestrian.
- Board Member Harden stated that the corner is mimicking what was done on Oak and Forest

**A MOTION WAS MADE BY BOARD MEMBER SCHILLING AND SECONDED BY BOARD MEMBER JONES GRANTING CONCEPTUAL APPROVAL TO DDRB 2018-013, RESIDENCE INN WITH THE FOLLOWING CONDITIONS:**

- Applicant to consider alternate / unique pavement treatment for parking area, such as pavers, between Forest Street r/w and building façade facing Forest Street and corner of Forest Street and Magnolia, so as to provide enhanced public pedestrian engagement.**
- Applicant to consider alternate wall treatment design for Forest Street frontage so as to provide enhanced public pedestrian engagement that may include architectural and landscape treatment.**
- Applicant to investigate color palate for selective bolder color treatment.**
- Applicant to consider alternate treatment an enhanced pedestrian engagement along Magnolia Street.**
- Applicant to consider alternate shade tree materials along street frontage rather instead of palm trees.**
- Applicant to consider reducing parking spaces along the Forest Street frontage to provide enhanced pedestrian engagement such as plaza design.**

**THE MOTION PASSED 3-0-2 (DAVISSON AND HARDEN)**

Jim Klement noted that the next meeting was to be held on the third Thursday in August. Chairman Loretta responded that he will be out of the office.

Board Member Harden suggested the public to request to be added to the distribution listing through Karen.

Jim Klement stated that the webpage will be updated.

A seven (7) minute recess from taken from 3:33 p.m. to 3:40 p.m.

### **III. INFORMATION ITEMS**

#### **A. DDRB 2018-014, HOTEL, WATER AND HOGAN STREETS WORKSHOP**



Christopher Allred, RBA Group Architect provided a presentation to the Board. Dale Regume Infinity Engineering group was present.

Chairman Loretta noted that there was a criterion that requires doors and access on Hogan Street.

Board Member Davisson commented that it would be nice to see an entry approachable from Hogan Street.

Board Member Harden commented that it was a neat project and definitely challenging architecture for the area and agreed with Board Member Davisson.

Board Member Schilling inquired about one the exhibits of the dumpster and easement behind 100 W. Bay Street. Mr. Allred responded that they currently own the SunTrust building garage. He also inquired about a valet stand. Is the intent to have a 24 hour valet? Mr. Allred responded that it may be at certain peak times. There is offsite parking and no one needs to be in position to allow people to pull up and drop their luggage and not block traffic.

Board Member Worsham stated that she was well familiar with this site and she will be relocating to the SunTrust on the 16<sup>th</sup> Floor in November 2018. She loves the architecture and glad to hear about the dumpster, because she think that space faces the parking garage has become such of a pedestrian amenity with the food trucks on Hogan and people wandering around. The SunTrust is located in a nice spot in between the parking garage and Sun Trust to create that pedestrian space.

Board Member Caldera commented that over the years of being on the Board, the project was most passionate and really engaged. The project is spectacular.

Chairman Loretta requested when the applicant comes back for conceptual, to try to get the elevations to update with the gray transitions that they are going to have to deal with.

Chairman Loretta closed the workshop.

#### **IV. NEW BUSINESS ELECTION OF OFFICERS**

Jason Teal commented that the agenda did not have the Election of Officers and recommended that item to be placed at towards the end of the August meeting agenda. At the August Meeting the Board will nominate and elect a Chair. That new Chair will choose two (2) members to be on the nominating committee that will then meet before the September meeting to offer nominees for Vice Chair and Secretary.

Board Member Schilling is the current Vice Chair and Board Member Lee is the current Secretary.

Board Member Loretta asked Board Member Schilling if he was interested in being Chair. Board Member Schilling noted that he would not have an objection.

**V. ADJOURNMENT**

There being no further business, Chairman Loretta adjourned the meeting at approximately 4:13 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](mailto:karenu@coj.net).