

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, February 8, 2024,
commencing at 2:00 p.m., at the Jacksonville Public
Library, 303 North Main Street, Multipurpose Room,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

BOARD MEMBERS PRESENT:

MATT BROCKELMAN, Chairman.
LINZEE OTT, Vice Chair.
GARY MONAHAN, Secretary.
JOANA BERLING, Board Member.
JOSEPH LORETTA, Board Member.
ENNIS DAVIS, Board Member.

ALSO PRESENT:

GUY PAROLA, DIA, Operations Manager.
SUSAN KELLY, DIA, Redevelopment Coordinator.
CARLA LOPERA, Office of General Counsel.
AVA HILL, DIA, Administrative Assistant.

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1 All those in favor, please say aye.
2 BOARD MEMBERS: Aye.
3 THE CHAIRMAN: Any opposition?
4 BOARD MEMBERS: (No response.)
5 THE CHAIRMAN: By your action, show the
6 minutes adopted.
7 With that, let's move on to Action Item B,
8 the Truist Bank special sign exception, which
9 is DDRB application 2024-002.
10 Ms. Kelly, if we could have a brief staff
11 report, please.
12 MS. KELLY: Okay. DDRB application
13 2024-002 seeks approval for one internally
14 illuminated monument sign at 1200 Riverplace
15 Boulevard but fronting the Mary Street
16 frontage. Monument signs are only allowed by
17 special exception approved by the DDRB using
18 the criteria that is set forth in the Code.
19 The proposed sign structure overall is
20 5 feet tall, 16 inches wide, and 6 feet long.
21 The copy area is about 5 square feet. The
22 proposed monument sign is located within a
23 planting bed on the Mary Street frontage, like
24 I said, which is a secondary road frontage.
25 This location is used to help identify the
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1 PROCEEDINGS
February 8, 2024 2:00 p.m.

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3 THE CHAIRMAN: All right. Good afternoon,
4 everyone, and thank you to the board members
5 and members of the public for being here today.

6 I will call the February 8, 2024, DDRB
7 regular meeting to order at 2:00 p.m.

8 Board Members, hopefully you've had a
9 chance to review the agenda. As usual, we're
10 going to start with our first action item,
11 which is an approval of the meeting minutes
12 from our last meeting, which was January 11th.
13 So if anybody has any changes, we can discuss
14 those now; otherwise, I'll entertain a motion.

15 BOARD MEMBER OTT: I move to approve the
16 world's fastest meeting minutes from
17 January 2024.

18 THE CHAIRMAN: There's been a motion made
19 by our vice chair, who was acting chair at that
20 meeting and, as she stated, had a world record
21 for the fastest DDRB meeting.

22 Is there a second?

23 BOARD MEMBER DAVIS: I'll second.

24 THE CHAIRMAN: And there is a second from
25 Board Member Davis. Thank you.

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1 bank's preexisting drive-through bays.
2 Overall, staff finds that the proposed
3 sign is compatible with other signs in the
4 Southbank district and that it is also
5 compatible with and subordinate to the building
6 with which it is associated.
7 Staff recommends approval of DDRB
8 application 2024-002.
9 And this concludes the staff report. I'm
10 happy to take any questions.
11 THE CHAIRMAN: Thank you, Ms. Kelly.
12 And for the record, let it show that
13 Ms. Berling has joined us.
14 And also for the record I will say that,
15 in addition to Ms. Berling in attendance, we do
16 have myself, Matt Brockelman, as chair. We
17 have Linzee Ott as vice chair; Gary Monahan,
18 secretary; Board Member Ennis Davis and Board
19 Member Joe Loretta. So we do have a quorum.
20 Okay. Any questions for staff on this
21 application at this point?
22 BOARD MEMBERS: (No response.)
23 THE CHAIRMAN: All right. Seeing none, if
24 there's any additional comments that the
25 applicant would like, please feel free to come
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1 forward and -- or you can be available for
 2 questions if that's easier.
 3 (Ms. Ronneburger approaches the podium.)
 4 MS. RONNEBURGER: Yeah. Absolutely.
 5 Whatever is easier for you guys. I can just
 6 give you my name and my address, if that's
 7 okay.
 8 My name is Jennifer Ronneburger. My
 9 company is GoPermit. My address is
 10 9061 Woodlark Terrace, Boynton Beach, Florida
 11 33472.
 12 Just let me know if you have any questions
 13 on the presentation.
 14 THE CHAIRMAN: Okay. Thank you,
 15 Ms. Ronneburger.
 16 Are there any questions for the applicant
 17 on this special sign exception?
 18 Mr. Loretta.
 19 BOARD MEMBER LORETTA: If I could ask
 20 staff, I think you showed a site plan. Can you
 21 go back to that?
 22 MS. KELLY: The survey? This one or --
 23 BOARD MEMBER LORETTA: That's the closest
 24 thing to a site plan that we have here.
 25 MS. RONNEBURGER: Excuse me. I passed out
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1 another one that might be more visually --
 2 might be able to help.
 3 No? Okay.
 4 BOARD MEMBER LORETTA: I prefer this --
 5 the survey, actually, because everything else
 6 is so far away.
 7 Okay. So what I think I'm confused by is
 8 your sketch. There's a driveway that's going
 9 north that's kind of tough to see on the aerial
 10 right now. And your sketch is showing that
 11 driveway, that's the yellow portion of your
 12 sketch. And so I'm just trying to understand
 13 because it -- like, your sketch makes it look
 14 as though we're in a corner if the sign is in
 15 the middle of the block. And that's where it's
 16 throwing me some confusion. And the aerial
 17 that we have here is so far spread out, you
 18 can't actually see this driveway going north.
 19 So I guess my only question is -- and I
 20 think I've answered it -- am I understanding
 21 that correct, that there's a driveway mid-block
 22 going north, and that's the bank, the teller
 23 driveway?
 24 MS. RONNEBURGER: That's correct.
 25 It goes into the tellers, and then onto
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1 the right of that is the entrance into the
 2 parking garages.
 3 BOARD MEMBER LORETTA: Thank you.
 4 That's it.
 5 THE CHAIRMAN: Okay. Thank you,
 6 Mr. Loretta.
 7 Any additional questions for the applicant
 8 or for staff?
 9 BOARD MEMBERS: (No response.)
 10 THE CHAIRMAN: Okay. Seeing none, are
 11 there any public comments?
 12 MS. HILL: There are no public comments.
 13 THE CHAIRMAN: All right. Thank you.
 14 Seeing no public comments,
 15 Secretary Monahan, if you wouldn't mind putting
 16 us in a posture to discuss the item, please.
 17 BOARD MEMBER MONAHAN: Thank you,
 18 Mr. Chair.
 19 Please move Item B, DDRB 2024-002, Truist
 20 Bank special sign exception (indiscernible) to
 21 include the staff recommendation.
 22 THE CHAIRMAN: Okay. Thank you. There's
 23 a motion to approve DDRB application 2024-002
 24 per the staff report and recommendation.
 25 Is there a second?
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1 BOARD MEMBER: (Off microphone.)
 2 THE CHAIRMAN: Okay. There's been a
 3 second.
 4 Any board member comments?
 5 Mr. Davis, why don't we start with you?
 6 BOARD MEMBER DAVIS: I have no comments.
 7 THE CHAIRMAN: Ms. Berling.
 8 BOARD MEMBER BERLING: No comment.
 9 THE CHAIRMAN: Vice Chair Monahan -- or
 10 sorry, Secretary Monahan.
 11 BOARD MEMBER MONAHAN: No comment.
 12 THE CHAIRMAN: Vice Chair Ott.
 13 BOARD MEMBER OTT: Just want to say that I
 14 walked by this location the other day and saw
 15 the Truist sign over the front door has gone
 16 up. It looks great, and we're excited to have
 17 the expanded presence of Truist in
 18 Jacksonville.
 19 MS. RONNEBURGER: Thank you.
 20 THE CHAIRMAN: Mr. Loretta.
 21 BOARD MEMBER LORETTA: No comment.
 22 Thank you.
 23 THE CHAIRMAN: All right. And no comments
 24 from me either.
 25 Thank you for a good design.
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1 Okay. Board Members, if there's no --
 2 any -- no further comments, then let's go ahead
 3 and vote on the motion.
 4 All those in favor of approving DDRB
 5 application 2024-002, please say aye.
 6 BOARD MEMBERS: Aye.
 7 THE CHAIRMAN: Any opposed?
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRMAN: Seeing none, show the
 10 motion carries unanimously.
 11 Congratulations.
 12 MS. RONNEBURGER: Thank you very much for
 13 your time.
 14 THE CHAIRMAN: Okay. Moving right along
 15 to our final action item of the day -- it's a
 16 short meeting; not 17 minutes, but close --
 17 Ordinance 2024-039, amendments to the Downtown
 18 Zoning Overlay and Downtown Sign Overlay Zone.
 19 Just to set the table, Board Members, for
 20 those of you who have been on the board for
 21 several months, you will probably recall we
 22 discussed this a little bit last quarter, and
 23 we did a little bit of work on this as well
 24 over the course of last year. This is really
 25 something that we've done in partnership, I
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1 through, it's the product of these resolutions.
 2 It basically does three things and -- or
 3 it really touches three sections, and I'm going
 4 to go through this one by one, and then we can
 5 talk about it as we go. You do have a copy of
 6 the ordinance with the amendments shown in
 7 strike-through/underlined in your agenda
 8 packet.
 9 Okay. So this first one, this amends
 10 Section 656.361.7.1 of the Downtown Zoning
 11 Overlay. It adds two things to staff review
 12 only. So this is involving the processes and
 13 procedures that we go through here. So the
 14 first would be signs that already comply with
 15 the Code. So this item is really more of a
 16 clarification of the existing language.
 17 Basically, it means if we receive a sign
 18 proposal, it complies with the Code, that staff
 19 is authorized to sign off on it without sending
 20 it to the Board. So that's what that one does.
 21 The second item is that -- projects that
 22 consist only of landscaping, hardscaping,
 23 street furnishings and/or vehicle use
 24 components and don't need a deviation can be
 25 subject to staff review only. So that's pretty
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1 think, with the administration, with the
 2 request from them being -- and I think our
 3 discussion focused on how can we smartly reduce
 4 any redundant regulations or regulations that
 5 we have on the books where things would come to
 6 the board and require our action, but, based on
 7 historical norms, those things didn't result in
 8 any changes or much discussion and so,
 9 therefore, they were sort of viewed as just
 10 additional barriers toward getting approvals
 11 that we would always give otherwise.
 12 So, hopefully, that sets the table a
 13 little bit, Ms. Kelly, but I will turn it over
 14 to you if you would like to go into detail on
 15 some of the specific changes.
 16 MS. KELLY: Yes. Thank you, Chair. And
 17 thank you for giving that background.
 18 Excuse me. I apologize.
 19 So the concept of the ordinance was
 20 brought before DDRB as a resolution at the
 21 October meeting, and then subsequently it was
 22 brought to the DIA board in October as well.
 23 Those boards approved going through with these
 24 revisions, and so the ordinance that you have
 25 in your packet and that I'm going to walk
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1 self-explanatory.
 2 And I will say that we always have a
 3 provision in the Code that if for some reason
 4 staff feels uncomfortable, like, wow, that's
 5 really, I don't know, crazy even though it
 6 complies with the Code or something, I don't
 7 know, that we -- staff is -- we bring it to you
 8 guys if we feel funky about it at all.
 9 Okay. So that's that one.
 10 Then for DDRB review. So the proposed
 11 amendments -- this is really just, like,
 12 clarification. It clarifies that signs that do
 13 require DDRB review only require one review,
 14 which is final approval, which we do anyway,
 15 but, honestly, that wasn't really clear in the
 16 Code. It was just -- there were a lot less
 17 words, so it made it more difficult to
 18 interpret.
 19 It also clarifies that significant changes
 20 to previously approved applications, which we
 21 call "minor modifications," that those only
 22 require one review, a final approval.
 23 And then this last one is that capital
 24 projects, including but not limited to
 25 streetscape projects, road narrowing or lane
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1 elimination projects and park projects, which
2 shall require only a design review by DDRB, not
3 approval, provided that any buildings proposed
4 meet the requirements of the Code without a
5 need for deviation. So, basically, as long as
6 those capital projects don't need a deviation,
7 they do come to DDRB, but they're really just
8 subject to a design review. It's an
9 opportunity for public comment. It's an
10 opportunity for you guys to weigh in and put
11 your thoughts on the record.

12 But what it does is it also allows -- so
13 capital projects like parks and all these
14 things, they go through -- I mean, they get
15 heard by the larger, broader, you know,
16 community. And we would like for the community
17 to really have a firm say in that. So it gives
18 you guys a voice. It gives an opportunity for
19 a public hearing, but it still leaves that
20 process really open for community members and
21 neighborhoods to be involved.

22 So that's what that one does.
23 Let's see. And then I think -- so I
24 guess, before we move on from these particular
25 ones, are there any questions if the Chair

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1 come back, and we can always get the
2 information from Historic and see what they
3 found and stuff like that. So that's basically
4 what this one says.

5 Any questions?
6 THE CHAIRMAN: Any questions for staff?
7 Yeah. Mr. Monahan.

8 BOARD MEMBER MONAHAN: Thank you.
9 Through the Chair to Ms. Kelly, once that
10 COA -- or once the applicant goes to Historic
11 and then they come see us, if we make any
12 recommended changes, would they then have to go
13 back to Historic and then come back to us?

14 MS. KELLY: Through the Chair to
15 Mr. Monahan, no, they wouldn't have to unless
16 it's in conflict with something that they are
17 required to do from the conditions of their
18 COA, which I don't think that -- I mean, I
19 can't see that this Board has ever done before.
20 You know what I mean? Because the Historic
21 regulations are -- they're -- I don't know how
22 you say it. They're very rigid and they
23 typically come down from higher authorities,
24 so -- so, yeah.

25 But I will say, you know, if we're working
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1 is (indiscernible), ask them?
2 BOARD MEMBERS: (No response.)
3 MS. KELLY: Okay. Fabulous.
4 Moving on. All right. This one, I was
5 able to cut and paste so you get the exact
6 strike-through and underline.

7 All right. So this one is the same
8 section of the Code. And I think we -- we've
9 definitely, I think, had a lengthy discussion
10 about this one at the October meeting.

11 So historic structures would be exempt
12 from a conceptual review but are required to
13 receive a final approval after they receive any
14 required Certificates of Appropriateness from
15 the Historic Preservation section. So we
16 talked about that. These are existing
17 buildings. They have to basically go through
18 two design reviews but with different scopes on
19 them.

20 And, typically, it comes here for
21 conceptual and we say, okay, go get your COA,
22 and we put in there "must abide by the COA."
23 It ends up being a little cumbersome. So,
24 basically, we're saying you don't need to come
25 for conceptual. Go do your Historic thing,

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1 together -- and our staff works well with their
2 staff -- if we need to talk with them about
3 something, if we feel like there's a sticking
4 point somewhere, then we can talk about it,
5 like, offline and figure it out before it comes
6 before you. You know what I mean?

7 BOARD MEMBER MONAHAN: That works.
8 Thank you.

9 MS. LOPERA: Mr. Chair, if I may add
10 something to that?

11 THE CHAIRMAN: Yes.

12 MS. LOPERA: Okay. Through the Chair to
13 Mr. Monahan, I would add that oftentimes
14 Historic will approve site plans, and the
15 elevations and the approval is conditioned upon
16 it being built pursuant to those various
17 elevations, so -- but as Ms. Kelly was saying,
18 everybody works together, and those Historic
19 standards are pretty rigid. And there -- there
20 may not be a lot of flexibility for you all to
21 make changes.

22 BOARD MEMBER MONAHAN: Thank you.

23 THE CHAIRMAN: Mr. Loretta.

24 BOARD MEMBER LORETTA: I apologize. If I
25 could pivot back to the prior page. I just

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1 have one question in regards to the capital
 2 improvement projects, as I'm working on a few,
 3 so it's probably going to impact some stuff
 4 maybe I've done in the City.
 5 So, you know, what's the thought process?
 6 Is, like, a site plan and sketches going to be
 7 suitable for that? What's the overall volume
 8 of effort that's being expected to be provided
 9 for that conceptual approval?
 10 MS. KELLY: Through the Chair to
 11 Mr. Loretta --
 12 MR. PAROLA: I'm sorry, I said I wouldn't
 13 speak, but I'm a liar.
 14 MS. KELLY: (Inaudible.)
 15 MR. PAROLA: Sorry. Can you hear me now?
 16 Whatever is required for conceptual,
 17 that -- that's what would be -- and -- you know
 18 what I mean? If it's a building, it's a
 19 matching exercise. Whatever any other
 20 applicant would come in for conceptual
 21 approval, that's what we would bring to you
 22 all.
 23 The thought process behind that is,
 24 there's -- whether it's the DuPont Foundation
 25 or -- there's so much stakeholder and public
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1 input, that by the time it gets to DDRB for
 2 conceptual approval -- recognizing you guys are
 3 design experts by and large, that the -- the
 4 conceptual level, what's required in that
 5 application, is really what you all should be
 6 commenting on, not necessarily, you know, the
 7 high, high concept from beginning.
 8 Does that answer your question, sir?
 9 BOARD MEMBER LORETTA: Yes.
 10 THE CHAIRMAN: Mr. Davis.
 11 BOARD MEMBER DAVIS: Are resurfaces also
 12 considered capital projects?
 13 MR. PAROLA: Through the Chair, there are
 14 certain levels of capital projects and
 15 streetscapes, as Susan just said, that won't
 16 require coming to DDRB, but I would say we
 17 would bring to you, by way of example, the
 18 entire conversion of Forsyth and Adams Street.
 19 We would have -- we would bring that to you
 20 guys under -- under what's being proposed.
 21 BOARD MEMBER DAVIS: Well, I guess I'm
 22 thinking more or less, like, the recent
 23 resurfacing of Liberty Street, which is a road
 24 diet, I guess. So something like that would
 25 come before the DDRB?
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1 MR. PAROLA: Through the Chair, I don't
 2 know that that rises to the level -- in fact,
 3 that doesn't even rise to the level of a
 4 Capital Improvement Project, if you really look
 5 at it. So we wouldn't bring you maintenance
 6 and striping projects. It just really wouldn't
 7 make sense in our minds.
 8 BOARD MEMBER DAVIS: Okay. So we can --
 9 can we have a definition of what that threshold
 10 is that will come before DDRB versus what would
 11 not? What -- do we have a definition of what
 12 is a capital project?
 13 MR. PAROLA: Through the Chair, we do. We
 14 would -- we would go with the definition of
 15 what a capital project is citywide, right? So
 16 if it makes it into the CIP, then we're going
 17 to call it a capital project.
 18 BOARD MEMBER DAVIS: Is there any way you
 19 can get me that?
 20 MR. PAROLA: I'll be happy to. Yes.
 21 THE CHAIRMAN: All right. Thank you,
 22 Mr. Davis.
 23 Any additional questions for staff on any
 24 of the points we've covered so far?
 25 BOARD MEMBERS: (No response.)
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1 THE CHAIRMAN: Okay. Seeing none,
 2 Ms. Kelly.
 3 MS. KELLY: Okay. So moving on is the
 4 second section that this touches, which is
 5 656.361.8 which is the section on deviations.
 6 This doesn't, you know, really get in there and
 7 mess with the deviation section. It just does
 8 little, sort of -- what I'll call quick-fixes,
 9 some of the low-hanging fruit.
 10 So this would have -- three types of
 11 deviations are -- would be exempt from the
 12 workshop requirement so long as the project
 13 doesn't front on the river or Hogan's Creek or
 14 McCoy's Creek. So those would be existing
 15 buildings.
 16 When the requested deviation doesn't
 17 expand or intensify the nonconformity,
 18 buildings and entrance criteria for new
 19 construction, and also rooftop criteria for new
 20 construction -- which I think we discussed all
 21 of these at the October meeting as well.
 22 To be clear, this does not mean that they
 23 don't have to request the deviation. That's
 24 still required. It just means they don't have
 25 to have that separate workshop requirement.
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1 They can ask for the deviation at a regularly
2 scheduled meeting with their conceptual or
3 final and address it at that time.

4 Like I said, I think we discussed these at
5 the last meeting, but I'm happy to take any
6 questions.

7 THE CHAIRMAN: Ms. Kelly, just to put a
8 fine point on that, and I'll frame this in a
9 question: So did -- the intent here is, again,
10 in these limited circumstances, we wouldn't
11 feel the need to have a specific separate
12 agenda item, for example, just to have a
13 deviation workshop to talk about a building
14 entrance for new construction assuming it met
15 the other criteria?

16 And it -- the idea is to really just scale
17 back unnecessary workshops where the same
18 intent of the workshop can be achieved through
19 the normal review process?

20 MS. KELLY: That is correct, sir.

21 THE CHAIRMAN: Okay. Any additional
22 questions for staff at this point?

23 BOARD MEMBERS: (No response.)

24 THE CHAIRMAN: Okay.

25 MS. KELLY: Okay. This is the last one.

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1 month the DIA board gets it, and then PC,
2 Planning Commission, receives these because
3 it's a Code change, and then the Land Use and
4 Zoning Committee, and then Council. So this is
5 probably approved -- I forget my exact dates.
6 It's either late March or early April would be
7 the final if there's no deferments -- deferrals
8 along the way. So --

9 THE CHAIRMAN: And the legislation is a
10 council president introduction at the request
11 of DIA; is that --

12 MS. KELLY: It -- I don't remember.

13 MS. LOPERA: To the Chair, that's correct.

14 THE CHAIRMAN: Thanks.

15 All right. Any questions for staff at
16 this point, Board Members?

17 BOARD MEMBERS: (No response.)

18 THE CHAIRMAN: All right. Seeing none,
19 are there any public comments?

20 MS. HILL: I did receive a request for a
21 public comment from Nancy Powell.

22 (Audience member approaches the podium.)

23 MS. HILL: Please state your name and your
24 address for the record.

25 THE CHAIRMAN: Hey there, Ms. Powell. How
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1 Okay. So this is in Section 656.1334.
2 That's in the Downtown Sign Overlay Zone. And
3 this language, it's really just to sync up with
4 the first stuff I mentioned about signs. So
5 this just states that basically staff is going
6 to look at a -- at a sign permit, and they will
7 determine if it needs to go to the Board or if
8 it's consistent with the Code, and then staff
9 can approve of it.

10 So for every piece of Code that's
11 changed -- and this is -- sadly, falls to
12 Ms. Lopera usually, but you have to find every
13 other place in the Code that happens to go with
14 that piece. So this is like a cleanup to make
15 it sync up.

16 Let's see. So are there any questions
17 about this piece?

18 BOARD MEMBERS: (No response.)

19 THE CHAIRMAN: And that concludes the
20 staff report?

21 MS. KELLY: Well, I do -- it does, but I
22 do want to say the next steps just so everybody
23 is clear on that, because this is an ordinance,
24 and it is an ordinance for a Code change.

25 So you guys get it, and then later this

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1 are you?

2 AUDIENCE MEMBER: Hi.

3 Nancy Powell, Scenic Jacksonville,
4 1848 Challen Avenue, 32205.

5 So Scenic Jacksonville has a design
6 committee, and we were talking about this
7 ordinance last week. So some of the
8 questions -- it was -- by the way, it's kind of
9 hard to hear you guys in the back there, but
10 some of the questions we had were some of the
11 same ones that maybe some others had which were
12 specific to the streetscapes, the capital
13 projects streetscapes, and parks, and if there
14 could be some clarification around which
15 projects, which qualify for DDRB review.

16 I've been following the parks, you know,
17 now for four years, five years, and I'm not
18 aware that any park has ever come to DDRB. So
19 that's an additional step. And so how is it
20 decided? Which -- what happens with the parks
21 that are already in process which are -- you
22 know, the designs are changing. There's not --
23 there's still design changes being made.
24 Riverfront Plaza, Shipyards, Met Park, MOSH,
25 the Riverwalk extensions.

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1 And then what is the criteria for review?
2 So, you know, it's my understanding that there
3 is not really an established, best practiced
4 community engagement or review process for the
5 major park process. Different parks do
6 different things. There have been community
7 meetings in some. Some have had none. So I
8 think there's just questions that we were
9 raising.

10 As far as the streetscapes, I had the same
11 question about Liberty Street. I just went
12 down there this -- this week. There's a Church
13 Street project that was just done. There's, of
14 course, the two-way streets. So are any of
15 these going to -- while they're still
16 happening -- Liberty Street is done. But are
17 any of them going to come here or is this all
18 for the future? And if so, which future would
19 be helpful to know.

20 I do think there is also a question about
21 exceptions. Like -- like, for example, there's
22 a riverfront restaurant that's being proposed
23 for Riverfront Plaza. There's an exception
24 needed to build within the 50-foot setback for
25 the -- and so how does that get, you know,

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1 handled? Is the -- is this body doing the
2 buildings and the parks and the landscape and
3 everything?

4 So anyway, just -- it seems like a lot of
5 questions are related to review process.

6 And that's my question. Thank you.

7 THE CHAIRMAN: Thank you, Ms. Powell.

8 Any additional public comments?

9 MS. HILL: There are no further public
10 comments.

11 THE CHAIRMAN: Okay. Seeing none,
12 Mr. Monahan, if you could put us in the posture
13 to discuss the item.

14 BOARD MEMBER MONAHAN: Thank you,
15 Mr. Chair.

16 Move Item C, Ordinance 2024-039,
17 amendments to Chapter 656 regarding the
18 Downtown Zoning Overlay and the Downtown Sign
19 Overlay Zone with staff recommendations.

20 THE CHAIRMAN: There's been a motion made.
21 Is there a second?

22 BOARD MEMBER LORETTA: Second.

23 THE CHAIRMAN: And a second from Board
24 Member Loretta.

25 All right. Let's move to board comments,
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1 then. And, Mr. Loretta, can we start with you,
2 please?

3 BOARD MEMBER LORETTA: I don't think I
4 really have any further comments.

5 I don't know if staff has any comments to
6 say to Ms. Powell's questions or so forth, but,
7 I mean, I think in the end that it's probably a
8 good situation that the Board is going to have
9 some general conceptual overview of a lot of
10 these big projects going in downtown.

11 I don't know that we're going to have the
12 ability to swing too far one way or the other,
13 but at least we are informed. And if we see
14 something that somehow we may be aware of that
15 the out-of-town folks haven't gotten through to
16 them yet, then maybe we can make a little bit
17 of a -- an impact.

18 THE CHAIRMAN: All right. Thank you.
19 Vice Chair Ott.

20 BOARD MEMBER OTT: Thank you, Mr. Chair.

21 I also am kind of considering some of
22 Ms. Powell's comments and questions just now to
23 Ennis' earlier -- sorry, Mr. Davis' earlier
24 question. Maybe --

25 I mean, I'm big on definitions. So if
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1 there is an opportunity to kind of put some
2 guardrails on what would and wouldn't qualify
3 as a streetscape project or resurfacing --
4 like, what does qualify for DDRB review? That
5 may just be an internal memo or something. I
6 don't know that we need to go so far as
7 codifying that in an ordinance, but I think
8 that would be helpful to understand kind of
9 where those boundaries are. I don't know if
10 staff wants to think about that. I can follow
11 up offline.

12 I also appreciate the -- the kind of
13 suggestion about community feedback and
14 engagement on major park designs. I think our
15 Parks Department and the City and some of our
16 great local organizations like Scenic Jax, like
17 the duPont Fund, many, many organizations, I
18 think we do have a good partnership in this
19 city, that the -- the organizations do all
20 communicate, and there have been opportunities
21 for feedback. I know I've taken some of the
22 surveys, and so I think we have done some of
23 that.

24 I think we could do a better job because I
25 agree that -- I think it's important for some

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1 of those big capital projects, especially for
 2 parks and public places, to have some more
 3 robust community feedback. Again, I don't
 4 think we need to go so far as codifying that,
 5 but just to contemplate that as this process
 6 becomes a little bit more defined as we move
 7 along.

8 In other words, I just wanted to comment
 9 on how much hard work staff has put in on this.
 10 These are, I think, logical and efficient
 11 changes, and so thank you guys for the work
 12 you've put in on this.

13 THE CHAIRMAN: Thank you, Ms. Ott.
 14 And I think probably what the Board would
 15 look for is the definitions specifically of
 16 capital projects since that's really the -- I
 17 guess the trigger of what would constitute
 18 something that needs review by DDRB under these
 19 new proposed changes.

20 Secretary Monahan.

21 BOARD MEMBER MONAHAN: Thank you,
 22 Mr. Chair.

23 I think these are all smart changes that
 24 streamline the process and make us all more
 25 efficient, so thanks to staff for all your hard

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1 here.

2 But again, I don't know what that
 3 definition is. So I think if we could just
 4 have further clarity around the question marks
 5 of definitions, and, yeah, it may be as simple
 6 as citing what's already on -- on the books.

7 THE CHAIRMAN: All right. Thank you,
 8 Mr. Davis.

9 I, too, want to thank staff. I think
 10 these are good, common sense changes.

11 I agree with the inclusion of the capital
 12 project review. I think, in many cases, the
 13 City does a good job with partner organizations
 14 and making sure that there are forums and
 15 opportunities for public comment. But with the
 16 scale of hopeful downtown infrastructure
 17 projects, including parks and other things that
 18 are hopefully on the horizon in the near
 19 future, I think it makes sense to have
 20 something on the books that at least gives
 21 absolute certainty that there will be public
 22 forums, in this case, a DDRB meeting, where
 23 designs can be discussed and the public can
 24 weigh in. So I think that was a good
 25 inclusion.

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1 work.

2 THE CHAIRMAN: Ms. Berling.

3 BOARD MEMBER BERLING: Thank you, staff.

4 I think I've had enough comment. I guess
 5 my question would be, on the definition, if
 6 we're going to reiterate exactly what is said
 7 on the City level, then wouldn't it just be
 8 redundant to restate it here and not just
 9 reference as to what the City already says on
 10 the matter?

11 That would be my only add to that comment.
 12 But, otherwise, thank you.

13 THE CHAIRMAN: Mr. Davis.

14 BOARD MEMBER DAVIS: Yeah. I mean, my
 15 comments were basically the same as before,
 16 just no matter what, whether we're referencing
 17 what the City says or just spelling it out,
 18 just having some clarity around some of those
 19 items. The capital projects being one of them.
 20 What is that threshold? Because, you know, I
 21 would argue from a transportation planning
 22 perspective, even restriping and resurfacing of
 23 streets can change the character and makeup and
 24 safety of a corridor. So, to me, that would be
 25 something that you probably want to run through

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1 And certainly, I mean, there's time
 2 between now and when the legislation passes to
 3 get clarity on the definition of capital
 4 projects. But, I mean, I -- I certainly think
 5 it's good at this point.

6 So, staff, if you want to comment on that,
 7 feel free if there's any -- anything to add on
 8 capital projects. Otherwise --

9 MR. PAROLA: Yeah. If I could, to the
 10 Chair and to the Board, the idea wasn't so that
 11 we bring a stormwater project to you guys,
 12 right? The idea was that when we hopefully go
 13 for -- to the Southbank -- by way of example,
 14 Flagler Street is an underutilized street and a
 15 great opportunity for a festival. We want to
 16 bring that to you. That makes sense to us,
 17 that a project like that normally would not
 18 have gotten, in the old paradigm, any sort of
 19 public input. So we think that's a great idea.

20 So that's where we were -- we were going
 21 with this. Certainly if something changes the
 22 traffic pattern, we're bringing it to you guys,
 23 or something like that.

24 As far as the parks one, you know, the
 25 idea was just to add another public forum and

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1 to give this body an opportunity as the -- the
 2 design board for downtown to comment on it
 3 because, frankly, if we went by the Code right
 4 now, you -- I don't know that you do, right?
 5 And that seems like a loss.
 6 So that's -- that was the entire --
 7 there's going to have to be some sort of common
 8 sense management of this, like you do with any
 9 part of the Ordinance Code.
 10 THE CHAIRMAN: Thank you, Mr. Parola.
 11 Any additional comments from the Board?
 12 BOARD MEMBERS: (No response.)
 13 THE CHAIRMAN: Okay. Seeing none, there's
 14 been a motion made and a second.
 15 All those in favor of recommending
 16 approval on Ordinance 2024-039, please say aye.
 17 BOARD MEMBERS: Aye.
 18 THE CHAIRMAN: Any opposed?
 19 BOARD MEMBERS: (No response.)
 20 THE CHAIRMAN: By your action, show the
 21 motion carries unanimously.
 22 And that does wrap up our action items for
 23 the day. There is no old business.
 24 There is a quick thing on new business,
 25 which is two resolutions that we are going to
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1 resolution of this board, that would be great.
 2 THE CHAIRMAN: Sure.
 3 So, Secretary Monahan, for your
 4 knowledge -- I guess I'll ask for a motion on
 5 what is being called DDRB Resolution 2024-0102,
 6 and that is for Board Member -- Former Board
 7 Member Harden.
 8 BOARD MEMBER MONAHAN: Mr. Chair, please
 9 move DDRB item 2024-0102 with staff support.
 10 THE CHAIRMAN: All right.
 11 All right. There's been a motion and a
 12 second. All those in favor of this resolution
 13 which honors Christian Harden for his service
 14 on the Board, please say aye.
 15 BOARD MEMBERS: Aye.
 16 THE CHAIRMAN: Any opposed?
 17 BOARD MEMBERS: (No response.)
 18 THE CHAIRMAN: Seeing none, it carries
 19 unanimously.
 20 And, Secretary Monahan, back to you. The
 21 second resolution for Board Member Schilling is
 22 2024-0101.
 23 BOARD MEMBER MONAHAN: Thank you,
 24 Mr. Chair.
 25 Please move DDRB item 2024-0101 with staff
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1 present to Former Board Members Harden and
 2 Schilling. They are not here, but we are going
 3 to give them these. And I'll sign these at the
 4 conclusion of the meeting. But we do, again,
 5 just want to honor them for their many years of
 6 service on the Board, including in leadership
 7 positions, and so we thank them for that.
 8 If there's no -- any -- no additional new
 9 business from any Board members, are there any
 10 public comments?
 11 MS. HILL: There are no public comments.
 12 THE CHAIRMAN: Okay. No public comments.
 13 And just a point of clarification, maybe
 14 for Ms. Lopera. For these documents, for our
 15 former board members, would you prefer that we
 16 formally vote on them or is what I've done
 17 sufficient to state for the record what these
 18 are and what they're for?
 19 MS. LOPERA: (Inaudible.)
 20 THE CHAIRMAN: I guess, technically, they
 21 are resolutions, so I may go ahead and just do
 22 quick votes on them.
 23 MS. LOPERA: Yes. To the Chair, if you
 24 could. I think you summarized it already, but,
 25 yeah, if you could take a vote, since it's a
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1 support.
 2 THE CHAIRMAN: All right. Is there a
 3 second?
 4 BOARD MEMBER LORETTA: Second.
 5 THE CHAIRMAN: And there is a second.
 6 All those in favor, please say aye.
 7 BOARD MEMBERS: Aye.
 8 THE CHAIRMAN: Any opposed?
 9 BOARD MEMBERS: (No response.)
 10 THE CHAIRMAN: Seeing none, it carries
 11 unanimously.
 12 And that does wrap up all of our business
 13 for today. There were no public comments.
 14 So, with that, we will adjourn the meeting
 15 at 2:35.
 16 Thank you, everyone.
 17 (The foregoing proceedings were adjourned
 18 at 2:35 p.m.)
 19 - - -
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1 CERTIFICATE OF REPORTER

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4 COUNTY OF DUVAL)

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7 I, Diane M. Tropa, Florida Professional
8 Reporter, certify that I was authorized to and did
9 stenographically report the foregoing proceedings and
10 that the transcript is a true and complete record of my
11 stenographic notes.

12

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15 DATED this 18th day of February 2024.

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Diane M. Tropa
Florida Professional Reporter

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