

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, July 14, 2022,
commencing at 2:00 p.m., at the Jacksonville
Downtown/Main Library, 303 North Laura Street,
Multipurpose Room, Jacksonville, Florida, before Diane
M. Tropaia, FPR, a Notary Public in and for the State of
Florida at Large.

BOARD MEMBERS PRESENT:

- TREVOR LEE, Chairman.
- MATT BROCKELMAN, Board Member.
- LINZEE OTT, Board Member.
- CRAIG DAVISSON, Board Member.
- CHRISTIAN HARDEN, Board Member.
- WILLIAM J. SCHILLING, JR., Board Member.
- JOSEPH LORETTA, Board Member.
- GARY MONAHAN, Board Member.

ALSO PRESENT:

- GUY PAROLA, DIA, Operations Manager.
- INA MEZINI, DIA, Marketing and Communications.
- SUSAN KELLY, Redevelopment Coordinator.
- SUSAN GRANDIN, Office of General Counsel.

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1 Thank you.
 2 All those in favor, please say aye.
 3 BOARD MEMBERS: Aye.
 4 THE CHAIRMAN: Any opposed?
 5 BOARD MEMBERS: (No response.)
 6 THE CHAIRMAN: Great. Thank you.
 7 We'll move on to the next action item,
 8 DDRB 2022-006, Brooklyn mixed-use final
 9 approval.
 10 And could we have a staff report,
 11 Ms. Kelly?
 12 MS. KELLY: Yes. Okay. DDRB application
 13 2022-006 is for final approval of the Brooklyn
 14 mixed-use project. The project is located in
 15 the Brooklyn Overlay District with primary
 16 elevations along Park Street and Forest Street
 17 and secondary elevations along Spruce Street
 18 and Price Street.
 19 The project consists of 8,338 square feet
 20 of retail and restaurant space, 341 multifamily
 21 units, and a 456-space integrated parking
 22 garage.
 23 At the May 12th DDRB meeting, the board
 24 voted for conceptual approval subject to the
 25 following recommendations: The developer shall
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1 PROCEEDINGS
July 14, 2022 2:00 p.m.

2 - - -
3 THE CHAIRMAN: All right. We'll go ahead
4 and call to order the Downtown Development
5 Review Board meeting for Thursday, July 14th,
6 2022.

7 Our first action item will be the approval
8 of the June 9th, 2022, DDRB regular meeting
9 minutes.

10 Do I have any discussion on those meeting
11 minutes?

12 BOARD MEMBERS: (No response.)

13 THE CHAIRMAN: Hearing none --

14 BOARD MEMBER BROCKELMAN: Move for
15 approval, Mr. Chairman.

16 THE CHAIRMAN: Hearing none, a move for
17 approval. And I'll remind the board members
18 that we are push-to-speak on this one, and we
19 need to make sure we speak clearly for the
20 court recording and slowly.

21 But I have a motion for approval of the
22 meeting minutes. Do I hear a second?

23 BOARD MEMBER SCHILLING: Second.

24 THE CHAIRMAN: I have a second from
25 Mr. Schilling.

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1 meet with staff to identify any deviations
 2 sought, work with the City's traffic engineer
 3 on ingress/egress from the garage, provide
 4 interactive art within the urban open space,
 5 and ensure that streetlights, benches,
 6 et cetera, are placed in the amenity area and
 7 updated in accordance with the design
 8 guidelines.
 9 Based on the final submittal package and
 10 on conversations with the relevant parties, no
 11 deviations were identified and it was
 12 determined that the garage ingress/egress from
 13 Park Street should be limited to a
 14 right-in/right-out only.
 15 Additionally, discussion from conceptual
 16 included possibly removing the six floating
 17 parking spots located near Forest Street.
 18 Staff has conditioned that these spaces be
 19 removed because they do not add value to the
 20 unified parking concept and do not enhance the
 21 pedestrian environment.
 22 With regard to the urban open space at the
 23 corner of Forest and Park, the developer has
 24 elevated this feature with public art,
 25 specifically a sculpture, and tables and
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1 chairs. These features are an upgrade from the
2 concept submittal as they help cultivate and
3 activate the space.

4 Additional or alternative improvements
5 would also be supported, such as a fountain,
6 landscaping to frame the open space, and/or
7 more interactive public art.

8 Per board comments from conceptual
9 approval, the amenity zone along Spruce Street
10 has been increased from one-and-a-half feet to
11 four feet, and the public realm along Park
12 Street will be informed [sic] by the Park
13 Street road diet, which is currently underway.

14 A shade study for Forest Street was
15 requested by staff during conceptual approval.
16 A condition was added that a shade study be
17 provided at the time of site plan review, and
18 the staff received one on July 12th. It is
19 included in the packet, the 11-by-17 packet,
20 that you've received. I believe it's the last
21 page. And it does show that the shade
22 requirement is in -- the shade provided is in
23 excess of the requirement.

24 The project also proposes the closing of
25 Chelsea Street, west of Price Street. At this
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1 location, Chelsea does not contribute to the
2 grid system in that it does not connect to
3 Forest Street and dead ends into a parcel owned
4 by FDOT. Given the proximity of the
5 Chelsea/Forest connection to the Myrtle
6 Avenue/Forest intersection, FDOT will not allow
7 for Chelsea Street to be a thru street;
8 however, a pedestrian connection along Chelsea
9 could be created and would mitigate the
10 proposed Chelsea right-of-way closing.

11 Staff support of the closing of Chelsea is
12 conditioned upon the applicant providing for
13 off-site public improvements that enhance the
14 overall pedestrian circulation and the
15 applicant continuing to work with the City to
16 provide for public space along Forest Street,
17 between Myrtle and Park.

18 The last thing -- and this was found after
19 the report was released. The ground floor and
20 second floor of the east and north elevations
21 of the parking garage would likely subject
22 adjacent parcels to vehicle lights. So as a
23 result, staff has an additional condition which
24 is in front of you on a separate sheet of
25 paper. The applicant is aware of this

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1 condition, and I will read it into the record.
2 It states, "The ground floor and second floor
3 of the east and north elevations of the parking
4 garage shall be screened to mitigate the
5 intrusion of vehicle lights onto adjacent
6 parcels. Options for screening solutions may
7 include, but are not limited to, landscaping,
8 living walls, or perforated panels. Such
9 improvements shall be coordinated with and
10 agreed upon by the City, DIA."

11 As conditioned, staff finds that the
12 project is consistent with Chapter 656, subpart
13 H, and the district design guidelines. Staff
14 recommends approval with conditions.

15 And that concludes the staff report.
16 I believe I have a voting conflict form.
17 Susan, do I read this into the record?
18 It's for this item.

19 MS. GRANDIN: Yes.

20 MS. KELLY: I should.

21 Okay. So this is for Board Member
22 Schilling.

23 And do I read the statement into the
24 record?

25 Just a second, please.

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1 (Ms. Kelly confers with Ms. Grandin.)
2 MS. KELLY: Okay. Through the Chair,
3 sorry about that.

4 So Mr. Schilling's employer are -- is
5 retained by and performing services for the
6 developer on this project.

7 THE CHAIRMAN: Thank you, Ms. Kelly. I
8 appreciate that staff report.

9 Next, we'll have the applicant come
10 forward and deliver their report. And I'll
11 remind anyone coming to the podium to speak to
12 please state your name and address for the
13 record.

14 (Mr. Akin approaches the podium.)

15 MR. AKIN: It's good to see everyone
16 again.

17 Ryan Akin, development manager with
18 Columbia Ventures. Address is 1454 La France
19 Street Northeast, Suite 200, Atlanta, Georgia
20 30307.

21 Appreciate the opportunity to come and
22 present the project again. It's only been two
23 months, three months since we were last here,
24 so I'm sure it's fresh in most everyone's mind.

25 We acquired these parcels back in November
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1 of last year. It's 13 parcels in the
2 assemblage, and we're planning to build a
3 mixed-use facility that's class A that enhances
4 the built environment surrounding.

5 Really appreciate your comments on the
6 conceptual design, and we worked to address
7 them so that we can improve the pedestrian
8 experience. We've added the public art that
9 you requested, the urban open space at the
10 corner there of Park and Forest, which we think
11 was a great addition.

12 We worked with the traffic department of
13 the City and with the DIA staff toward a safer
14 pedestrian solution for our turn in and out of
15 the complex, the parking off of Park Street in
16 conjunction with the Park Street road diet
17 plan. So our civil engineer, Kimley-Horn, has
18 been working with Prosser on that as well.

19 And we also appreciate the work of the DIA
20 staff, Guy and Susan, who have reviewed the
21 plans. And we've reviewed the conditions and
22 we're prepared to comply with them by removing
23 the six parking spaces that are surface parked
24 on the parcel that's visible from Park Street,
25 which we understood to be by right, but we also

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1 understand, you know, it's not the preference
2 of the board.

3 And we also will work with the DIA staff
4 and the City following this meeting to make
5 sure that we have appropriate trash
6 receptacles, streetlights, street trees,
7 et cetera, street -- along the streetscape
8 along Park and Forest Street.

9 And we're prepared to work with the City
10 and the DIA staff on improving the pedestrian
11 experience surrounding our property and also on
12 public -- the potential for public space at the
13 Forest Street and Myrtle Street intersection.

14 A shade study has been provided, and be
15 happy to answer any questions that anyone has
16 about the project.

17 THE CHAIRMAN: Thank you. Appreciate
18 that.

19 Ms. Mezini, are there any public comments?

20 MS. MEZINI: None in person. But if you
21 will just give me one second -- and no
22 additional hands raised online.

23 THE CHAIRMAN: Thank you.

24 We'll proceed to board comments.

25 Mr. Monahan.

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1 BOARD MEMBER MONAHAN: Thank you,
2 Mr. Chair.

3 I really appreciate the complete and fluid
4 design. I think this project is going to
5 continue to enrich the Brooklyn neighborhood.
6 Great job.

7 THE CHAIRMAN: Mr. Harden.

8 MR. AKIN: Can I say one thing real quick
9 to Christian?

10 MS. MEZINI: You can just press that once
11 and let it go.

12 MR. AKIN: Okay. I remember that you
13 brought up a comment about the screening of the
14 condensing units on the roof, and so we made
15 sure that we addressed that by pulling them
16 back from the -- the facade of the building.

17 So we're 30 feet off, which -- they're
18 essentially centered on the corridors of the
19 building. It's 72 feet wide and we're 30 feet
20 off so that they won't be visible from the
21 pedestrian or the -- the primary streetscape
22 surrounding the property.

23 BOARD MEMBER HARDEN: Thank you.

24 Chairman Lee, I think you were in mind. I
25 think you were at that meeting, making sure

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1 that we had screening. I learned a lot from
2 you.

3 No further comment.

4 THE CHAIRMAN: Mr. Loretta.

5 BOARD MEMBER LORETTA: Yes. I have no
6 comments. I appreciate the public art at the
7 southwest corner. I think that will be a cool
8 corner for the project, and look forward to you
9 all bringing this to fruition.

10 THE CHAIRMAN: Mr. Brockelman.

11 BOARD MEMBER BROCKELMAN: Thank you,
12 Mr. Chairman.

13 Thank you, Mr. Akin, for the presentation.

14 Just a quick question. I love it overall.

15 Can you talk a little bit -- I see at the
16 intersection -- I'm on Page 20 of your
17 presentation. The intersection of Forest and
18 Myrtle, the potential public space that could
19 exist there, depending on how everything shakes
20 out with the DOT -- I notice that there's some
21 fencing that kind of bifurcates the public
22 space from what would be your property. And
23 can you just talk a little bit about that
24 particular choice? And are you guys locked in
25 on that? I mean, to me, this looks like a

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1 great opportunity for a nice pocket park there,
2 and I would -- I would hate to see it
3 bifurcated, but I just kind of wanted to hear
4 your perspective on why that choice was made.

5 MR. AKIN: Sure. Absolutely.
6 That's a great question and a good
7 observation. You got -- you zoomed in on that
8 rendering, I think, so that was good.

9 Yeah, so the parcel that that's depicted
10 on is currently owned by FDOT, and we've been
11 in discussions with FDOT about that parcel and
12 how we can acquire that parcel because it -- it
13 doesn't have any access off of Forest. There's
14 prohibited access off of Forest because it's
15 too close to the interstate from their point of
16 view and there's not any access off of Myrtle
17 or Spruce onto that parcel, so it's sort of an
18 inaccessible parcel that is only accessible to
19 the project parcel itself. As -- assuming the
20 project is built across Chelsea Street. And
21 we'll certainly work with the DIA staff through
22 the road closure process.

23 That parcel is not super well-defined at
24 the moment. We see it as being a benefit to
25 tenants because it's a greenspace immediately

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1 proximate to the development. If there's a way
2 that we can open that up to the public, that's
3 something we definitely want to explore and are
4 interested in discussing.

5 So the placement of that fence is -- is
6 for rendering purposes primarily. It's nice
7 that we could carve out some space that could
8 be -- you know, we want people -- especially --
9 we have residential units, which you can't
10 really see through those trees. They're
11 aligning that public -- or that -- it's really
12 off the public right-of-way. You'd be able to
13 see those liner units, and so we want them to
14 have a perception of safety as a resident of
15 the development. So there may be an element of
16 that, but we're -- we'll work with the staff
17 and the City through that.

18 BOARD MEMBER BROCKELMAN: Appreciate that.
19 Thanks.

20 THE CHAIRMAN: Mr. Davisson.

21 BOARD MEMBER DAVISSON: I think you just
22 answered most of my questions, but does -- DOT
23 owns that property or has --

24 MR. AKIN: That's correct.

25 So they -- they have declared it temporary

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1 surplus property. I think they acquired it as
2 part of the interstate expansion and -- the on-
3 and off-ramps to the interstate some years ago.
4 And they've got a master plan, which you're
5 probably aware of, that -- more than I am, but,
6 you know, they have some improvements that they
7 plan to make in the area over the next several
8 years. And so they've gone back and looked at
9 the property that they own and what's needed in
10 order to execute that plan and decided that
11 this is a temporary surplus property. So
12 meaning --

13 You know, we first went to them and said,
14 you know, look, we're building on a tight,
15 urban site, and we'd like to figure out a way
16 to use this property for lay-down or for access
17 so that we can actually execute the
18 construction on this site. And it turned into
19 a conversation about how we might, perhaps,
20 improve the public right-of-way in exchange for
21 the parcel such that it could be a creative to
22 the deal and creative to FDOT and also
23 potentially creative to the City.

24 But also it's, you know, a fairly visible
25 parcel from the interstate, which is something

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1 that we've taken into consideration and want to
2 be mindful of as we continue the discussions
3 with the City.

4 BOARD MEMBER DAVISSON: Thank you.
5 No further comments.

6 THE CHAIRMAN: Thank you.
7 Mr. Schilling.

8 BOARD MEMBER SCHILLING: Thank you,
9 Mr. Chairman.

10 As noted by Ms. Kelly, I do have a voting
11 conflict on this item, so I will not be voting
12 on it and don't have any questions or comments.

13 Thank you.

14 THE CHAIRMAN: Thank you.
15 Ms. Ott.

16 BOARD MEMBER OTT: My questions have been
17 answered. Thank you. No comments.

18 THE CHAIRMAN: Thank you.

19 I appreciate the presentation. Thank you
20 to staff, too, for preparing this. I'm at a
21 little bit of a disadvantage because I wasn't
22 here for your first presentation. I appreciate
23 Mr. Harden taking over and trying to protect
24 our visual landscape from rooftop units, which
25 seem to plague these kind of low-rise

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1 multifamily projects.

2 Other than that, I don't have any other

3 comments, and I'll look for a motion.

4 Excuse me. Let me say one thing. We do

5 have conditions, so we will have to vote on

6 those conditions. So the first motion needs to

7 be about those conditions. And if there are

8 any other discussions about those conditions,

9 we can take them.

10 Let me clarify, at least from what I

11 thought I heard from Ms. Kelly, that condition

12 E, the shade study, has been satisfied, so

13 that's no longer a condition of the approval.

14 So we will strike condition E from the

15 conditions.

16 The other one that we need to add is

17 garage screening, as read into the record by

18 Ms. Kelly, which we will call condition E. And

19 I believe that we can have discussion on these

20 conditions, but that these conditions can be

21 approved as a group and we don't have to vote

22 on every single one.

23 MS. GRANDIN: Right. You don't have to

24 vote on each one of them. That's a deviation

25 where you do that, but I would make sure -- and

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1 that as just a sod yard that is mowed, you

2 know, every three to four weeks, so --

3 I realize it's probably not going to

4 necessarily sway the opinion of the DOT, but if

5 we could just raise the issue and maybe help

6 the applicant, it's a big deal for us.

7 MS. KELLY: Through the Chair, I don't see

8 why not. I'm sure it couldn't hurt. I

9 believe -- and you all know I'm new, but I

10 believe the DIA is already talking with FDOT

11 about it. But again, I think any other --

12 anything else to inform those conversations

13 would be great.

14 BOARD MEMBER HARDEN: So I don't know if

15 we need to make it official, but I -- I mean, I

16 would like to see something happen there. So

17 if it's as easy as making a motion for DIA to

18 write a letter on our behalf that we've asked

19 the DOT to focus on this, is that something we

20 could do?

21 THE CHAIRMAN: Do you want to make it a

22 condition of this approval or do you want to

23 handle that under maybe new business?

24 BOARD MEMBER HARDEN: Probably under new

25 business. That's a better idea.

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1 I talked to Ms. Kelly about this, the --

2 removing the six parking spaces because they do

3 have landscaping around it and they show it on

4 their site plan several times. So just to make

5 sure that -- when it goes through for

6 approval -- for site plan approval with the

7 City, that those parking spaces are gone.

8 But other than that, you're good.

9 THE CHAIRMAN: Right, which is condition

10 A, so it's already there. There's no further

11 action on our part for that condition?

12 MS. GRANDIN: No.

13 THE CHAIRMAN: All right. Thank you.

14 BOARD MEMBER HARDEN: I've got one further

15 comment. I direct this to DIA staff. And this

16 might or might not help, but the conversation

17 with DOT, is there anything that we could do?

18 Maybe just the board make a recommendation to

19 DIA to write a letter to DOT to try to work

20 with the applicant on that particular issue?

21 Because I think it's a good pickup by

22 Mr. Brockelman, and that is -- that is a

23 gateway to downtown and it's going to be very

24 visible. And it would be a shame if they were

25 to make this large investment and then to have

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1 THE CHAIRMAN: All right. Well, we'll

2 leave the conditions as they were modified by

3 me in the first statement, opening up

4 discussion about the conditions, and we'll pick

5 up Mr. Harden's recommendation under new

6 business.

7 BOARD MEMBER HARDEN: Motion.

8 THE CHAIRMAN: Okay. We have a motion for

9 approval of the conditions, again, substituting

10 E, which has been satisfied, with the garage

11 screening, as read into the record by

12 Ms. Kelly.

13 Do we have a second?

14 BOARD MEMBER LORETTA: Second.

15 THE CHAIRMAN: We have a second from

16 Mr. Loretta.

17 All those in favor of approving the

18 conditions, please say aye.

19 BOARD MEMBERS: Aye.

20 THE CHAIRMAN: Any opposed?

21 BOARD MEMBERS: (No response.)

22 THE CHAIRMAN: Now we can move on to a

23 motion to approve -- a motion for final

24 approval for DDRB 2022-006. If there's no

25 discussion, I'll take a motion.

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1 BOARD MEMBER HARDEN: So moved.
 2 THE CHAIRMAN: I have a motion --
 3 BOARD MEMBER LORETTA: Second.
 4 THE CHAIRMAN: -- for approval from
 5 Mr. Harden and a second by Mr. Loretta.
 6 Thank you.
 7 All those in favor, please say aye.
 8 BOARD MEMBERS: Aye.
 9 (Board Member Schilling abstains from
 10 voting.)
 11 THE CHAIRMAN: Any opposed?
 12 BOARD MEMBERS: (No response.)
 13 THE CHAIRMAN: And for the record, I have
 14 two abstentions from Mr. Schilling. Thank you
 15 for filling out that card.
 16 That motion carries. You have final
 17 approval. Thank you.
 18 MR. AKIN: Thank you.
 19 THE CHAIRMAN: Moving on to action item C,
 20 DDRB 2022-001, 501 Riverside Avenue special
 21 sign exception.
 22 Ms. Kelly, could we have a staff report,
 23 please?
 24 MS. KELLY: DDRB application 2022-011 is
 25 for a special sign exception for 501 Riverside
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1 Avenue in the Brooklyn Overlay District to
 2 allow for the replacement of two wall signs on
 3 elevations that do not have street frontage.
 4 The building has frontage along Riverside
 5 Avenue; however, the locations of the proposed
 6 signs face east towards the St. Johns River and
 7 south towards I-95, as shown on the slide.
 8 Items -- where it's marked 1 and 2.
 9 The structure has two signs that have been
 10 permitted already for the north and west
 11 elevations. The locations of the proposed
 12 signs are consistent with the current signage
 13 which is to be removed.
 14 The proposed signage is in harmony with
 15 the scale of the building and does not
 16 overwhelm or dominate the structure. The
 17 proposed illumination of the signs is similar
 18 to the illumination of other signs in the area.
 19 The signs are constructed of high-quality
 20 durable materials which are used as industry
 21 standards.
 22 Staff recommends approval of DDRB
 23 application 2022-011. That concludes the staff
 24 report.
 25 And Board Member Harden needs to recuse
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1 himself from this item.
 2 THE CHAIRMAN: Thank you, Ms. Kelly.
 3 If we have an applicant, I'll call the
 4 applicant to the podium for a presentation.
 5 (Ms. Riley approaches the podium.)
 6 THE CHAIRMAN: And I'll remind you to
 7 please state your name and address for the
 8 record.
 9 MS. RILEY: Hello.
 10 My name is Jill Riley with Harbinger
 11 Signs. And our address is 5300 Shad Road,
 12 Jacksonville, Florida 32254.
 13 We're here today to ask for approval for a
 14 special sign exception for the west and north
 15 elevations -- did I say those right -- for
 16 Morgan & Morgan.
 17 On the north, we have gotten approval for
 18 the same 300-square-foot sign. And the TIAA
 19 Bank that you see on the left side of the
 20 building will be removed and Morgan & Morgan
 21 will go on the right, on this elevation.
 22 This is a representation to show you what
 23 it will look like from the street view when it
 24 is installed (indicating), and the building
 25 elevation to show the overall size of this side
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1 of the building.
 2 This is our south elevation that we're
 3 asking for the exception on. Morgan & Morgan
 4 has picked this yellow color. We brought a
 5 sample in case we want to look at it. It is
 6 exactly the same as the north elevation. This
 7 just does not have a street frontage. There is
 8 currently a TIAA Bank sign up there right now
 9 that will be removed prior to installation of
 10 the Morgan & Morgan sign.
 11 And this is the representation of what it
 12 looks like from the south. So it's, like, over
 13 the parking garage area.
 14 (Mr. Parola enters the proceedings.)
 15 MS. RILEY: And a building elevation to
 16 show the size of the building.
 17 And here we have the west elevation. That
 18 is an approved permit for our Gallagher
 19 Insurance sign. Their sign is 234 square feet.
 20 And we have received approval for this
 21 elevation from the Building Department.
 22 This is the elevation. This side of the
 23 building is a little thinner, but still plenty
 24 of allowance for the sign to be that size.
 25 And this is the representation of the east
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1 elevation for consideration of what it looks
 2 like. Gallagher has picked some colors that
 3 will appear white, as it looks in that photo,
 4 at night, but in the daytime it's going to be
 5 the blue color of their logo, like it shows in
 6 the drawing at the top.
 7 And here's the elevation drawing to show
 8 you the size, and our site plan showing that
 9 one faces the river and one is facing I-95, and
 10 the legal site plan.
 11 Any questions?
 12 THE CHAIRMAN: Thank you for the
 13 presentation. Appreciate that.
 14 Ms. Mezini, are there any public comments?
 15 MS. MEZINI: Yes. I see Ms. Powell has
 16 her hand raised.
 17 THE CHAIRMAN: Great. We'll recognize
 18 Ms. Powell.
 19 And please state your name and address for
 20 the record and you will have three minutes.
 21 ZOOM MEMBER: Hi. Nancy Powell. I'm with
 22 Scenic Jacksonville.
 23 And some of you all may know that Scenic
 24 Jacksonville has long been involved with the
 25 signage -- signage and signage ordinances in
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1 the city. You know, it's our view that signage
 2 has a huge impact on the visual nature of our
 3 city.
 4 What we're concerned about is the
 5 collective impact of the many sign exceptions
 6 that are being granted and that the rationale
 7 for each of the exceptions build upon each
 8 other, which will create a -- perhaps a
 9 negative long-term impact on our skyline.
 10 This project, if approved, will allow
 11 signs on all four sides of the building. It
 12 will allow two companies -- two different
 13 companies with different looking logos that
 14 don't look anything like one another. One is a
 15 bright yellow and the other is white or blue, I
 16 see. And some of these will be seen from the
 17 same vantage point, for example, probably
 18 coming over the Fuller Warren Bridge.
 19 So we're not sure how these all meet the
 20 criteria for exceptions as far as visual
 21 harmony, why having signs on all four sides of
 22 the building is desirable, and why having signs
 23 facing the river is also desirable.
 24 I mean, these are strategic questions, I
 25 think, that don't just apply to this one
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1 building. It's really the -- what happens if
 2 we have all four signs on every building with
 3 different colors and things like that? Because
 4 many of the most beautiful skylines, I'm sure
 5 all of you know, have the architecture of
 6 buildings that define their uniqueness.
 7 And, you know, I would say -- just looking
 8 at the FIS building next door to this one, you
 9 know, it's a very tasteful -- they only have
 10 two logos on theirs, and it's very tasteful.
 11 So we're just recommending that the board
 12 and the staff take a more strategic long-term
 13 view, which may mean revisiting the sign
 14 ordinance and the exception criteria.
 15 Thank you.
 16 THE CHAIRMAN: Thank you.
 17 Ms. Mezini, any other public comments?
 18 MS. MEZINI: No additional public comment.
 19 THE CHAIRMAN: Great. Thank you.
 20 Why don't we start on this side for board
 21 comments.
 22 Ms. Ott.
 23 BOARD MEMBER OTT: No comments.
 24 THE CHAIRMAN: Thank you.
 25 Mr. Schilling.
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1 BOARD MEMBER SCHILLING: Through the
 2 Chair, Ms. Kelly, or Mr. Parola, I was going to
 3 ask staff -- so the reason for the exception
 4 here, in looking through the staff report, is
 5 not -- if I'm understanding this correctly, is
 6 not relative to the size of the sign. It's
 7 just because these two sides of the building
 8 don't happen to face a street or do not front a
 9 street; is that correct?
 10 MS. KELLY: Through the Chair, yes, that
 11 is correct. The signage -- they meet the --
 12 excuse me. The size -- they meet the size just
 13 fine. It is the -- because those elevations do
 14 not have direct street access.
 15 BOARD MEMBER SCHILLING: Okay. Excellent.
 16 Thank you.
 17 And I have no further comments. Thank
 18 you.
 19 THE CHAIRMAN: Thank you, Mr. Schilling.
 20 Mr. Davisson.
 21 BOARD MEMBER DAVISSON: Could you just
 22 repeat what you just said as far as defining
 23 the signage and the criteria?
 24 MS. KELLY: Through the Chair, you mean in
 25 terms of the size and the frontage? Is that
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1 what you're referring to?
 2 BOARD MEMBER DAVISSON: We've got signage
 3 that is a total of 534 square feet. What is
 4 the criteria? What's allowable?
 5 MS. KELLY: Give me just a second. I'm
 6 new to this code.
 7 MR. PAROLA: I think while she's looking,
 8 if I could, a building this size, it's
 9 400 square feet per facade.
 10 BOARD MEMBER DAVISSON: Did you say 200?
 11 MR. PAROLA: I said 400, sir.
 12 BOARD MEMBER DAVISSON: Four hundred per
 13 facade.
 14 MS. KELLY: And to add in, each of these
 15 is 300 or less.
 16 BOARD MEMBER DAVISSON: Okay. Well, if
 17 these are our guidelines, these are our
 18 guidelines, but I concur with the public
 19 comments of Ms. Powell regarding signage.
 20 And my comments are not going to be taken
 21 out on this particular project, but I think we
 22 need to, as new business, talk about signage in
 23 downtown again.
 24 MR. PAROLA: If I could -- through the
 25 Chair, I know it was sort of rhetorical, but I
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1 think it -- it's probably getting to that time
 2 when we probably should have a more holistic
 3 talk about the signs. You may recall in
 4 January when the chairman put a committee
 5 together to kind of talk about slight
 6 modifications or clarifications to the
 7 Ordinance Code stemming from the update of the
 8 design guidelines, we sort of punted the signs
 9 until we can talk about them more holistically.
 10 So if that's the will of the board, at
 11 some point we can certainly workshop that and
 12 take signs as a -- sort of a one-off subject
 13 matter to explore.
 14 BOARD MEMBER DAVISSON: Thank you.
 15 THE CHAIRMAN: Thank you, Mr. Davisson.
 16 Mr. Brockelman.
 17 BOARD MEMBER BROCKELMAN: Thank you,
 18 Mr. Chairman.
 19 Thank you, Mr. Parola, for that.
 20 I'd echo Mr. Davisson's comments. And
 21 again, since, you know, we don't want to talk
 22 about -- or I don't want to talk about the item
 23 in the context of this here today, but I think
 24 going forward it probably is time to look at
 25 that, so I appreciate Ms. Powell continuing to
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1 advocate for it.
 2 THE CHAIRMAN: Thank you.
 3 Mr. Loretta.
 4 BOARD MEMBER LORETTA: Okay. You're on
 5 Page 12? Yeah.
 6 Can you tell me -- okay. So Alfred and
 7 Riverside, the northwest corner of the
 8 building, that is where there is a sign that is
 9 legally permissible. And where is the -- and
 10 that is a -- Morgan & Morgan; is that correct?
 11 MS. RILEY: Correct.
 12 BOARD MEMBER LORETTA: All right. Because
 13 I just don't have a site plan that shows all
 14 four signs on one site plan. And actually,
 15 there's one Gallagher sign that doesn't -- you
 16 don't have a site plan for.
 17 So where is the Gallagher site plan going
 18 on this site plan? Do you have a pointer, or
 19 is there a way that you can maybe use the
 20 cursor on that monitor to identify it?
 21 Right there is the Morgan & Morgan,
 22 though. Where is the Gallagher? Or is that
 23 the Gallagher?
 24 (Ms. Riley confers with Ms. Mezini.)
 25 BOARD MEMBER LORETTA: Okay. So I'm
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1 hearing, Morgan & Morgan, Alfred, and then
 2 Gallagher on the -- kind of the
 3 northwest-facing building.
 4 Okay. I just wanted to fully understand
 5 what it was that we're looking at in an
 6 inclusive manner.
 7 And so I appreciate Ms. Powell's comments
 8 and understand, although to some small
 9 extent -- I don't have a big problem with
 10 signage across large buildings in downtown,
 11 where she may have some, but I do think it's
 12 worthwhile looking at it in greater detail.
 13 So I have no further comments. Thank you.
 14 THE CHAIRMAN: Thank you, Mr. Loretta.
 15 Mr. Harden.
 16 BOARD MEMBER HARDEN: I will be recusing
 17 myself. I work for this building -- worked on
 18 this particular project, so I will not be
 19 voting.
 20 THE CHAIRMAN: Thank you.
 21 Mr. Monahan.
 22 BOARD MEMBER MONAHAN: Thank you,
 23 Mr. Chair.
 24 I echo the comments of Board Members
 25 Brockelman and Davisson. No further comments.
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1 THE CHAIRMAN: Thank you.
 2 And I also have no further comments. And
 3 if there is no other discussion by staff or the
 4 board, I'll take a motion.
 5 BOARD MEMBER SCHILLING: I'll move to
 6 approve.
 7 THE CHAIRMAN: We have a motion for
 8 approval from Mr. Schilling.
 9 Do we have a second?
 10 BOARD MEMBER MONAHAN: Second.
 11 THE CHAIRMAN: We have a second from
 12 Mr. Brockelman.
 13 All those in favor, please say aye.
 14 BOARD MEMBERS: Aye.
 15 (Board Member Harden abstains from
 16 voting.)
 17 THE CHAIRMAN: Any opposed?
 18 BOARD MEMBERS: (No response.)
 19 THE CHAIRMAN: Thank you.
 20 Your motion carries. You have approval.
 21 MS. RILEY: Thank you.
 22 THE CHAIRMAN: And for the record, we had
 23 one abstention, Mr. Harden.
 24 All right. That's the end of our action
 25 items portion of the agenda. We'll move on to
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1 old business. Is there any old business from
 2 the board or from the staff?
 3 BOARD MEMBERS: (No response.)
 4 THE CHAIRMAN: Okay. We'll close old
 5 business. We'll move to new business.
 6 Before we move to Item A, under new
 7 business, I'd like to put some discussion
 8 around Mr. Harden's recommendation for a letter
 9 from the staff concerning the -- application
 10 DDRB 2022-006.
 11 And I'll give the floor to Mr. Harden.
 12 BOARD MEMBER HARDEN: Yes. I think that
 13 Ms. Kelly probably understood my
 14 recommendation, that the DIA has already been
 15 engaged in conversation with FDOT on the vacant
 16 property at the corner of -- I believe it's
 17 technically Forest and Myrtle, and that the
 18 board would like -- I'd like to make a motion
 19 that the board would support DIA advocating for
 20 engagement with the applicant to sell that
 21 surplus property, that it be utilized and
 22 beautified.
 23 Is that enough to use that comment as a
 24 motion?
 25 MS. GRANDIN: Yes.
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1 BOARD MEMBER LORETTA: I'll second that
 2 motion.
 3 THE CHAIRMAN: Okay. Before we -- I have
 4 a motion for a recommendation to staff, and I
 5 have a second.
 6 Before we move to a vote, I want to make
 7 sure that Mr. Parola is clear on the item we're
 8 about to vote on.
 9 MR. PAROLA: To the Chair and to the rest
 10 of the board, yeah, I'm very -- I understand
 11 completely.
 12 The only part I would want sort of
 13 clarification on, or to put a finer point on
 14 it, I believe -- although I wasn't here for the
 15 presentation, I have had many conversations
 16 with the developer who's been fantastic to work
 17 with.
 18 We have a parks master plan and put a lot
 19 of effort into it. We have no problem with
 20 them acquiring the FDOT parcel in --
 21 conceptually speaking, but we do want to -- our
 22 support would be contingent upon -- I would
 23 hope the board's support would be contingent
 24 upon some element of that property having a
 25 public use. So it could be a park; they could
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1 maintain it. We could work all through that,
 2 but some portion of that to be a public park.
 3 They are proposing to seek the closure of
 4 the right-of-way. And although FDOT has made
 5 it abundantly clear that they will not allow us
 6 to reestablish the grid system from a vehicular
 7 basis, there's nothing that says they wouldn't
 8 allow us to punch through with a sidewalk so
 9 that we reestablish a pedestrian grid system.
 10 So if that opportunity is being foregone,
 11 the greater good could be served through the
 12 use of a public space with the addition of a
 13 public space.
 14 There was a lot of words there and I
 15 apologize, but what I would say is, I would
 16 assume or hope that the support you're telling
 17 us to put forward contemplates public use in
 18 some form or fashion of that FDOT parcel.
 19 BOARD MEMBER HARDEN: So I would amend
 20 that motion to contemplate Mr. Parola's
 21 comments because the board would like to follow
 22 DIA's plan to make sure that it's consistent
 23 with the, I guess, previously agreed to vision
 24 for that area.
 25 THE CHAIRMAN: Okay. I appreciate that
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1 reconciliation. Thank you.
 2 So we have a motion from Mr. Harden, a
 3 second from Mr. Loretta.
 4 All those in favor of supporting this
 5 initiative by our staff, please say aye.
 6 BOARD MEMBERS: Aye.
 7 THE CHAIRMAN: Any opposed to supporting
 8 it?
 9 BOARD MEMBERS: (No response.)
 10 THE CHAIRMAN: Great. Thank you.
 11 Thank you, Mr. Harden.
 12 Why don't we talk just real briefly about
 13 a sign workshop too. May I make a
 14 recommendation of staff to start investigating
 15 an opportunity to have the DDRB workshop
 16 signage in the future?
 17 MR. PAROLA: Through the Chair, I'm sorry
 18 I keep jumping in front of Susan here. This is
 19 her show and I was late to the party, so to
 20 speak.
 21 Absolutely. What I think we'd like to do
 22 is look at our bylaws and see how we -- the
 23 bylaws guide us to creating a -- some sort of
 24 formality to it. And we'll come back to the
 25 chair and say, if we're going to proceed, this
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1 establish a vice chair and secretary at the
 2 next meeting.
 3 Any questions on that, or Mr. Parola any
 4 clarifications?
 5 MR. PAROLA: (Shakes head.)
 6 THE CHAIRMAN: Okay. And since I have the
 7 button pushed, I'll go ahead and -- I'll start
 8 with the nomination. I know we've got some
 9 very new members. We've got some senior
 10 members that have served in this role before;
 11 some of you haven't. We'd like to give
 12 everyone the opportunity to serve in this role,
 13 should they want to.
 14 That being said, I'll happily nominate
 15 Mr. Brockelman as Chair. And I'll give the
 16 floor to the rest of the board for any other
 17 nominations.
 18 BOARD MEMBER HARDEN: I would support that
 19 nomination.
 20 Is there a second process with this, or do
 21 we wait for discussion and then bring it back
 22 to -- assuming there are no other --
 23 MS. GRANDIN: Well, I would wait until
 24 you're sure that there's no further nominations
 25 from the floor and then discuss and vote. And
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1 is how the bylaws tell us to proceed. And
 2 we'll follow through that way, but I think it's
 3 a very opportune time to start talking about
 4 signage.
 5 THE CHAIRMAN: And I apologize, Ms. Kelly.
 6 I don't mean to be overstepping and going
 7 directly to Mr. Parola.
 8 Is that something that we could expect by
 9 the next meeting?
 10 MR. PAROLA: (Nods head.)
 11 THE CHAIRMAN: Thank you.
 12 At this time, we'll move on to DDRB
 13 officer elections. We have some new board
 14 members. I'm going to make an attempt to
 15 explain the process.
 16 So what we're going to do is -- my role as
 17 chairman is coming to an end, so we will
 18 nominate a new chairman today, or two. We will
 19 vote on those candidates. That individual will
 20 take over as chair for the rest of this
 21 meeting. And we'll establish a Nominating
 22 Committee of two board members that will meet
 23 to nominate the vice chair and the secretary
 24 and to present those nominations at the next
 25 DDRB meeting, which we will vote on and
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1 then whoever is the chair takes over today.
 2 THE CHAIRMAN: And to be clear, anyone can
 3 nominate. It's not just the Chair, so -- I did
 4 it because I had the button pushed. That was
 5 the only reason.
 6 BOARD MEMBERS: (No response.)
 7 THE CHAIRMAN: Okay. I'll take the
 8 silence as an indication that we only have one
 9 nomination.
 10 MS. GRANDIN: Does he accept the
 11 nomination?
 12 BOARD MEMBER BROCKELMAN: I accept after a
 13 tough election, Mr. Chairman.
 14 THE CHAIRMAN: I'm not sure we were going
 15 to give him an option, but okay.
 16 Great. So we have a nominee who has
 17 accepted the nomination. We have no other
 18 nominees. And so we'll move to a motion, if
 19 anybody will make one.
 20 BOARD MEMBER MONAHAN: So moved.
 21 BOARD MEMBER HARDEN: Second.
 22 THE CHAIRMAN: Okay. We have a motion
 23 from Mr. Monahan and from Mr. Harden -- a
 24 second from Mr. Harden to nominate
 25 Mr. Brockelman as Chair.
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1 All those in favor, please say aye.
 2 BOARD MEMBERS: Aye.
 3 THE CHAIRMAN: Any opposed?
 4 BOARD MEMBERS: (No response.)
 5 THE CHAIRMAN: Great. Congratulations,
 6 Mr. Chair. Thank you.
 7 (Board Member Brockelman assumes the
 8 Chair.)
 9 THE CHAIRMAN: Thank you, sir.
 10 Well, thank you all. I appreciate the
 11 confidence.
 12 And, Mr. Past chair, immediate past Chair
 13 Lee, I appreciate your guidance over the last
 14 couple of years. I think you have done a
 15 really great job running these meetings
 16 effectively, keeping us focused and moving
 17 forward with a good vision for downtown. I
 18 think it continues to be a good time for all of
 19 us on this board. I hope we'll see a lot of
 20 good projects coming forward, as we have in the
 21 last couple of years, and I look forward to
 22 serving all of you as chairman.
 23 And so I know -- I think my first item as
 24 Chair is to establish a Nominating Committee as
 25 outlined by Mr. Lee. And I'd like to ask

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1 Mr. Lee -- despite all the time you've spent
 2 leading us already, I think it's customary for
 3 the immediate past chair to serve on that
 4 Nominating Committee, and I'd love to have you
 5 on it, if you would accept that.
 6 BOARD MEMBER LEE: Accepted.
 7 THE CHAIRMAN: Thank you.
 8 And then in the spirit of, again, kind of
 9 opening up to some of the veterans who have
 10 been on and seen the transitions for a while, I
 11 would like to have one of our more senior
 12 members be the second nominee, and I guess --
 13 Mr. Schilling, since I looked in that
 14 direction first, I'd love to have you serve if
 15 you are so willing.
 16 BOARD MEMBER SCHILLING: I would be happy
 17 to, sure.
 18 THE CHAIRMAN: Thank you both very much
 19 and we look forward to seeing the slate at our
 20 next meeting.
 21 And I think, as was established before, if
 22 you're someone on our board who does not wish
 23 to be nominated, please let staff know.
 24 And with that, I guess we'll move to
 25 public comment.

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1 Ms. Mezini, do we have any public comment?
 2 MS. MEZINI: No additional public comment.
 3 THE CHAIRMAN: Great. Well, with that, at
 4 2:43, we will adjourn the meeting.
 5 Thank you.
 6 (The foregoing proceedings were adjourned
 7 at 2:43 p.m.)
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 3 STATE OF FLORIDA)
 4)
 5 COUNTY OF DUVAL)
 6
 7 I, Diane M. Tropia, 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
 13
 14
 15 DATED this 25th day of July 2022.
 16
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 20 Florida Professional Reporter
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