



**Downtown Development Review Board (DDRB)
Meeting
Hybrid Virtual/In-Person Meeting
Thursday, July 27, 2023 2:00 p.m.**

MEETING MINUTES

Board Members (BMs) Present: M. Brockelman (Chair); L. Ott (Vice Chair); G. Monahan (Secretary); C. Harden; F. Jones; T. Lee; and B. Schilling

Board Members Excused: J. Berling and J. Loretta

DIA Staff Present: Susan Kelly, Redevelopment Coordinator; Guy Parola, Operations Manager; Jovial Harper, Administrative Assistant; and Ric Anderson, Marketing Specialist

Office of General Counsel: Carla Lopera, Esq.

I. CALL TO ORDER

Board Chair Brockelman called the meeting to order at **2:02 p.m** and asked Board Members and Staff to introduce themselves.

II. ACTION ITEMS

A. APPROVAL OF THE JUNE 8, 2023 DDRB REGULAR MEETING MINUTES

Board Chair Brockelman opened the floor for comment. Seeing none, he called for a motion.

A MOTION WAS MADE BY BOARD MEMBER SCHILLING TO APPROVE THE JUNE 8, 2023 MEETING MINUTES, SECONDED BY BOARD MEMBER MONAHAN.

THE MOTION PASSED 6-0.

(Board Member Jones arrived following this vote.)

B. DDRB 2023-013: First Baptist Church Downtown Campus Play Area, Deviation

Susan Kelly with the DIA gave an amended staff report (request for a deviation from the screening requirements). She noted that this item was deferred at the June meeting due to Board Member concerns regarding the wall height and the hard streetscape edge formed by the retaining wall. The applicant has revised their proposal, and staff recommended approval with five (5) conditions.

The applicant, Coty Hoskins with First Baptist Church, introduced the project and stated that they agreed with staff conditions. Board Member Schilling commented that he would rather the wall be limited to 4.5 feet and not provided with an option to go any higher (with reference to staff's condition #2). Further, Mr. Schilling also expressed his support for a condition stating that the

metal picket fence will not be covered with a wind screen or similar. The applicant's representative, J.R. Sykes, maintained that the additional 22-inches above the retaining wall is not only used for seating, but also for an added security feature. Board Member Monahan agreed with Mr. Schilling regarding the wall height and added that the landscaping around the wall softens the edge and is an improved proposal. Chair Brockelman pointed out the context of the site, stating that Main Street is a wide, high speed state road. The Chair also stated that this item is not to be considered precedent for retaining walls Downtown.

With no public comment and no additional comments by the Board, the Chair asked for a motion on the item.

A MOTION WAS MADE BY BOARD MEMBER HARDEN TO APPROVE THE REQUEST FOR A DEVIATION, INCLUDING POSITIVE FINDINGS ON ALL OF THE DEVIATION CRITERIA, SECONDED BY BOARD MEMBER LEE.

THE MOTION PASSED 7-0.

C. DDRB 2023-014: EverBank, Special Sign Exception

Ms. Kelly gave the staff report (request for building identification wall signs that exceed the maximum allowed by code) and stated that staff recommends approval of the request. The applicant from Trademark Signs presented their request.

Chair Brockelman asked for public comment. Seeing none, he moved on to Board comment. Board Member Harden recused himself from this item. Board Members were supportive of the application. The Chair stated that he would vote against the item as a matter of consistency given his previous vote on the Wells Fargo signage and that the Special Committee on Sign Code Revisions has not released their recommendations yet.

Seeing no additional comments, the Chair asked for a motion.

A MOTION WAS MADE BY BOARD MEMBER LEE TO APPROVE THE REQUEST FOR A SPECIAL SIGN EXCEPTION AND WAS SECONDED BY BOARD MEMBER SCHILLING.

THE MOTION PASSED 4-2 (Brockelman and Monahan in opposition; Harden recused)

D. DDRB 2023-003: Daily's Mixed Use, Final Review and Zoning Exception

Chairperson Brockelman announced that the item would be deferred until August at the request of the Mayor's Administration and the District Councilperson.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

A. Prudential Urban Art – Courtesy Review

Ms. Kelly reviewed a memo from staff to the Board re: courtesy reviews for large-scale urban art installations. Karen Maki, an art consultant with the Chicago Art Source, gave a brief presentation on the sculptures and murals planned for the exterior spaces around the Prudential building at 701 San Marco Boulevard.

The Board had no questions or comments and Chair Brockelman thanked Ms. Maki for her presentation.

B. DDRB Officer Elections

Ms. Kelly walked the Board Members through the election memo. Board Member Monahan nominated Mr. Brockelman for a 2nd term. Board Member Ott made a motion based on Mr. Monahan's nomination. The motion was seconded by Board Member Lee. The motion passed 7-0 for Board Member Brockelman to remain Chair.

Board Member Harden and Chair Brockelman volunteered to serve as the Nominating Committee for the slate of officers for the '23-'24 year.

V. PUBLIC COMMENTS

Diana Donovan, Executive Director of the Cultural Council of Greater Jacksonville, introduced their new Art in Public Places team and thanked the Board for their continued support. She expressed a desire to make a presentation to the Board regarding opportunities to partner and elevate the arts conversation in Jacksonville.

VI. ADJOURNMENT

There being no further business, Chairperson Brockelman adjourned the meeting at approximately 3:02 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments for this meeting, a recording or transcript is available upon request. Please contact Susan Kelly at 904-255-5307 or ksusan@coj.net.