



**Downtown Development Review Board (DDRB)**  
**City Hall**  
**St. James Building, 117 W. Duval Street**  
**1<sup>st</sup> Floor Don Davis Room**  
**Jacksonville, FL. 32202**

**Thursday, September 21, 2017 – 4:00 PM**

**RVSD**

<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.</b>	<b>CALL TO ORDER – Chairman</b>		
<b>II.</b>	<b>ACTION ITEMS – Chairman</b>		
	A. Approval of August 24, 2017 DDRB Meeting Minutes		
	B. DDRB 2017-017, Barnett Bank Bldg.-Conceptual/Final Approval		
	C. DDRB 2017- 018 Baptist Heart Hospital- Special Sign Exception Final Approval		
<b>III.</b>	<b>INFORMATION/DISCUSSION ITEMS Chairman</b>		
<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: October 19, 2017</b>		



Downtown Development Review Board (DDRB)  
City Hall at St. James, Building  
117 W. Duval Street  
Lynwood Roberts Room, 1st Floor

*Thursday, September 21, 2017 - 2:00 p.m.*

### **MEETING MINUTES**

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

**Board Members Not Present:**

**DIA Staff Present:** Jim Klement, Development Redevelopment Coordinator 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

#### **I. CALL TO ORDER**

**Meeting Convened: 2:04 p.m.**

Chairman Loretta called the meeting to order at 2:04 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 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 AUGUST 24, 2017 DDRB MEETING MINUTES**

Deferred until the October 19<sup>th</sup> Board Meeting

##### **B. DDRB 2017-017: BARNETT BANK BLDG – CONCEPTUAL/FINAL APPROVAL**

Jim Klement provided a brief report. DDRB APPLICATION 2017-017 is before the DDRB seeking Conceptual/Final Approval for the restoration of the existing historic Barnett Building in the Downtown Core.

Brad Couch, KBJ-L&B Architects provided a presentation and was available to answer any questions. He introduced the Team.

The Board Members inquired about signage and parking issue.

Jim Klement reported that a part of the applicants with the DIA was to make sure that the off-site parking was in concert with the building renovations.

Mr. Couch stated that they met with Lisa Sheppard, Planning Department. The Historic review approval will follow the steps with the National Park Service. The certificate of appropriateness was necessary and the application approval is greenlighted as well by both agencies.

Board Member Caldera asked what was happening between the first floor and eighth floor. Mr. Couch responded that those spaces would remain shelved until tenants come on board.

Thomas Hurst, Dasher Hurst Architects responded about the signage of the historic review process with the National Park Service. This will be addressed during the historic review.

Chairman Loretta opened public hearing and closed public hearing.

**A MOTION WAS MADE BY BOARD MEMBER HARDEN AND SECONDED BY BOARD MEMBER CALDERA APPROVING DDRB 2017-017, BARNETT BANK BLDG FOR CONCEPTUAL APPROVAL**

**THE MOTION PASSED UNANIMOUSLY 8-0-0.**

**A MOTION WAS MADE BY BOARD MEMBER JONES AND SECONDED BY BOARD MEMBER HARDEN APPROVING DDRB 2017-017, BARNETT BANK BLDG FOR FINAL APPROVAL WITH THE FOLLOWING CONDITION:**

**A). Final Building Signage locate on the “cooling tower” portion of the building will be presented to the DDRB for approval.**

**THE MOTION PASSED UNANIMOUSLY 8-0-0.**

**C. DDRB 2017-018: BAPTIST HEART HOSPITAL – SPECIAL SIGN EXCEPTION FINAL APPROVAL**

Jim Klement provided a brief report. DDRB Application 2017-018 is requesting final approval for a special Sign Exception to allow multiple signs and an increase in the sign square footage. The applicant is proposing a 429 square foot building identification sign on the Baptist Heart Building in the Baptist Hospital complex.

Board Member Schilling recused from voting on the project.

John Cox, Harbinger Signs provided a presentation on behalf of Julie Bain, Project Manager

Chairman Loretta opened public hearing and closed public hearing.

**A MOTION WAS MADE BY BOARD MEMBER LEE AND SECONDED BY BOARD MEMBER CALDERA APPROVING DDRB 2017-018 SPECIAL SIGN EXCEPTION FOR FINAL APPROVAL.**

**THE MOTION PASSED. 6-1 (Caldera) opposed -1 (Schilling) recused.**

### **III. INFORMATION/DISCUSSION ITEMS**

Mr. Klement reported that the Brooklyn Road Diet workshop is being held today at 6:00 p.m.

Board Member Fred Jones stated that he didn't believe that there was presently a funding source for implementation for that project.

Council Member Anderson entered the proceedings at 2:34 p.m.

Board Member Harden requested a copy of the Brooklyn Road Diet presentation to be emailed with the agenda.

Board Member Caldera inquired about the Barnett Building and the Trio parking garage.

Council Member Anderson responded that across from the Marble Bank Building is a lot that the City owns. That area has been designated as the parking garage.

### **IV. OLD BUSINESS**

**NONE**

### **V. NEW BUSINESS**

**NONE**

### **VI. PUBLIC COMMENTS**

**NONE**

### **VII. ADJOURNMENT**

There being no further business, Chairman Loretta adjourned the meeting at approximately 2:39 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).