



Downtown Development Review Board

Thursday May 14, 2020

2:00PM

BOARD MEMBERS

Christian Harden Chairman
Trevor Lee, Vice Chair
William J. Schilling Jr., Board Member
J Brent Allen, Esq. Board Member
Frederick Jones, Board Member

Craig Davisson, Board Member
William J. Schilling Jr., Board Member
Brenna Durden, Esq. Board Member
Joseph Loretta, Board Member

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I. CALL TO ORDER

II. ACTION ITEMS

- A. DDRB 2020 – 007: Chase Special Sign Exception
Applicant: Matt Brockelman
- B. DDRB 2020 – 005: The Doro Final Approval
Applicant: Nick Hill

III. PUBLIC COMMENTS

IV. ADJOURNMENT

Interested persons desiring to attend this meeting can only do so via Zoom (including by computer or telephone) using the following meeting access information:

By Computer

Join Zoom Meeting

<https://zoom.us/j/94038411399?pwd=cXpLZnZrZ3F3R1pWK0V0bzFHQUgvUT09>

Meeting ID: 940 3841 1399

Password: 290772

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One tap mobile

+16465588656,,94038411399#,,1#,290772# US (New York)

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**Downtown Development Review Board (DDRB) Meeting
Zoom Meeting**

Thursday, May 14, 2020

MEETING MINUTES

Board Members Present: C. Harden, Chair; T. Lee, Vice Chair; B. Schilling; Brent Allen, Esq.; J. Loretta; C. Davisson; and B. Durden, Esq.

Board Members Not Present: F. Jones.

DIA Staff Present: Guy Parola, Operations Manager, Lori Radcliffe-Meyers, Redevelopment Coordinator, and Ina Mezini, Marketing and Communications Specialist

Representing Office of General Counsel: Susan Grandin and Jason Teal

I. CALL TO ORDER

Meeting Convened: 2:00 p.m.

Chairman Harden called the meeting to order at 2:00 p.m. Chairman Harden read through the COVID-19 executive order for holding public meetings. Chairman Harden called on Ina Menzini to walk through the Zoom tool bar for the public. Chairman Harden discussed the meeting operating procedures.

II. ACTION ITEMS

A. DDRB 2020-007: Chase Special Sign Exception

Mrs. Lori Radcliffe-Meyers reported that DDRB Application 2020-007 seeks a Special Sign Exception to allow for additional square footage for two (2) proposed wall signs. The wall signs will be located on a central tower of the Barnett building located at 112 W Adams Street.

Mr. Matt Brockelman, with the Southern Group, provided a presentation to the Board. Matt Brockelman introduced the other team members; Tom McKenna, with Philadelphia Sign Co., Steve Atkins, owner of the Barnett Building and Jennifer Carr with Chase Bank.

Chairman Harden called for public comment.

Nancy Powell, Executive Director of Scenic Jacksonville, commented on the Chase signage.

Chairman Harden called on Board Member Allen for comment.

Board Member Allen commented on the Barnett Building. He questioned Mr. Brockelman regarding the illumination of the sign.

Tom KcKenna answered the question regarding the illumination. He provided additional information regarding the lumens of the sign.

Board Member Durden asked staff about the lumens on the VyStar signage.

Mrs. Radcliffe-Meyers responded and stated that she would need to look back at the project to get the lumens.

Board Member Durden spoke on the lumen count of the VyStar signage. She wanted to know if the lumen strength is in-line with other signage in the area.

Chairman Harden spoke on future sign exception applications and lumens.

DIA Staff Guy Parola spoke to the lumen count for the VyStar signage.

Thomas McKenna discussed the lumens for the Chase signage.

Board Member Durden expressed concern regarding the lumens.

Mr. Parola discussed research that could be done by DIA Staff.

Chairman Harden discussed lumens and future sign applications.

Chairman Harden called for a motion for approval.

Board Member Schilling made a motion to approve DDRB 2020-007 the Chase Special Sign Exception.

Board Member Loretta seconded the motion.

THE MOTION PASSED 7-0-0.

B. DDRB 2020-005: Final Approval The Doro

Mrs. Lori Radcliffe-Meyers reported that DDRB Application 2020-005 seek final approval for the construction of a new 8-story, 247-unit mixed-use development project which will include an urban open space/plaza, a roof deck amenity space and interior parking.

Mr. Guy Parola discussed DDRB process and Historic review.

Mr. Nick Hill, with Niles, Bolton and Associates, provided a presentation to the Board.

Chairman Harding asked for public comment.

Nancy Powell discussed historic buildings and what they add to an area.

Jacqui Burns spoke about the adaptive reuse of buildings.

Cindy Corey discussed the location of the project and historic buildings.

Genevieve Fletcher discussed architectural history and adaptive reuse.

Shannon O’Leary spoke about sustainability and adaptive reuse of buildings.

Brittany Norris discussed historic designation and adaptive reuse.

Grace Schumacher spoke about Jacksonville history and adaptive reuse.

Ms. Mezini read into the record emails received from the public.

Chairman Harden called on the applicant to respond to public comment.

Mr. Matt Marshall with RISE real estate responded.

Chairman Harden called for Board discussion.

Board Member Allen discussed the project. He addressed the timeline of the project and questioned the applicant on the demolition of the building.

Mr. Paul Harden addressed the comment.

Board Member Allen questioned the demolition and building permit.

Mr. Harden responded.

Chairman Harden discussed the demolition permit and a possible condition.

Mr. Harden responded.

Board Member Brenna Durden discussed the project. She questioned Christian Popoli, Historic Preservation Department City of Jacksonville regarding designation.

Mr. Christian Popoli responded.

Board Member Durden continued the discussion. She asked staff for clarification on signage and lighting.

Mrs. Radcliffe-Meyers responded.

Board Member Durden discussed the scope of authority of the Board.

Chairman Harden called on staff to respond to Board Member Durden.

Mr. Parola answered Board Member Durden's questions regarding signage and landscaping.

Board Member Durden continued the discussion regarding signage.

Mr. Parola responded.

Board Member Durden questioned the signage.

Chairman Harden discussed signage.

Board Member Durden discussed the lighting plan.

Mr. Parola responded.

Board Member Durden discussed the application.

Chairman Harden discussed the lighting.

Board Member Loretta discussed signage and landscape. He discussed public realm lighting.

Chairman Harden called for a five-minute recess.

Chairman Harden called on Board Member Craig Davisson to continue the discussion.

Board Member Davisson discussed the project.

Board Member Trevor Lee spoke on the project. He discussed the demolition permit.

Board Member Joe Loretta discussed the project and spoke to the public realm elements. He continued the discussion of the demolition permit.

Board Member Bill Schilling discussed the project. He discussed possible photographic documentation of the existing building. He discussed the possible condition and the demolition permit.

Chairman Harden discussed Board Member Durden's comments regarding the role of the Board and called for her to continue the discussion.

Board Member Durden discussed the role of the Board in relation to the project.

Chairman Harden called on Mr. Matt Marshall, the applicant, to respond to the comments.

Mr. Marshall discussed the project and the demolition permit.

Chairman Harden asked about the architectural updates.

Mr. Marshall discussed the design and adaptive reuse of the existing building.

Mr. Hill continued the discussion regarding the design and adaptive reuse.

Chairman Harden asked for additional comments from the Board.

Chairman Harden discussed the project and the public comments. He discussed Board Member Durden's comments regarding the role of the Board. Chairman Harden spoke to the condition of approval for the project.

Mr. Paul Harden discussed the condition and the language used.

Chairman Harden called on Jason Teal, Office of General Counsel, for clarification of the condition.

Mr. Teal discussed the condition and clarified the language proposed.

Chairman Harden discussed the condition.

Mr. Teal discussed the issue of the applicant agreeing to the condition.

Board Member Allen discussed the condition.

Chairman Harden discussed the language of the condition. He read through proposed language.

Mr. Harden added additional language.

Board Member Lee questioned the condition and the intent.

Mr. Harden spoke on the demolition of the building.

Board Member Durden questioned the issuance of the demolition permit.

Mr. Parola discussed the issuance of the demolition permit.

Board Member Durden discussed the condition and the demolition of the existing building.

Chairman Harden continued the discussion of the condition and the demolition permit.

Chairman Harden called for a motion.

Board Member Schilling asked for clarification on the condition.

Board Member Davisson asked the Chair to read the condition again.

Board Member Schilling stated he would support that.

Chairman Harden called for a motion.

Board Member Schilling made the motion to approve DDRB 2020-005 The Doro with the condition as read by Chairman Harden.

Board Member Loretta seconded the motion.

Board Member Durden had a question regarding the motion and the condition.

Chairman Harden questioned Mr. Teal regarding the approval.

Chairman Harden asked for further discussion.

Board Member Allen requested that the applicant agree to the condition.

Mr. Harden agreed to the condition.

THE MOTION PASSED 6-1-0.

III. PUBLIC COMMENTS

Ms. Corey commented on the relationship of Chairman Harden and Mr. Paul Harden.

Board Member Allen responded to Ms. Corey.

Ms. Corey responded. She discussed the condition that was placed on the project. She objected to the condition due to the relationship.

Chairman Harden addressed the issue.

Ms. Corey responded.

Ms. O'Leary commented on the Hardens' relationship as well.

Chairman Harden called for additional public comment.

IV. ADJOURNMENT

There being no further business, Chairman Harden adjourned the meeting at approximately 5:14 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 Ina Mezini, Downtown Investment Authority at (904) 673-5009 or by email at RMezini@coj.net.