



Downtown Development Review Board

Hybrid Virtual In-Person Meeting
Thursday, May 11, 2023, at 2:00PM

BOARD MEMBERS

Matt Brockelman, Chair
Linzee Ott, Vice Chair
Gary Monahan, Secretary
Joana Berling
Christian Harden

Frederick Jones
Trevor Lee
Joe Loretta
William J. Schilling Jr.

***Note:** The City of Jacksonville and the Downtown Investment Authority are committed to making its website compliant with all state and federal laws, as well as accessible to as many people as possible. The City is currently developing a procedure to make all documents posted on the City's website readable via screen reader. In the meantime, public records that are not currently accessible via screen reader will not be posted to the City's website. To obtain the application materials for tab II please email Susan Kelly at KSusan@coj.net.*

I. CALL TO ORDER

II. ACTION ITEMS

- A. Approval of the April 13, 2023, DDRB Regular Meeting Minutes
- B. DDRB Application 2023-006 – 562 Park Street, Special Sign Exception
- C. DDRB Application 2023-012 – McCoy's Landing, Conceptual Review
- D. DDRB Application 2023-008 – 301 West Bay St Garage Expansion, Final Approval
- E. DDRB Application 2021-013 – Shipyards Mixed-Use Development, Modification

III. OLD BUSINESS

IV. NEW BUSINESS

V. PUBLIC COMMENTS

VI. ADJOURNMENT

Please be advised that this will be a hybrid virtual in person meeting. Attendees may participate in person or virtually.

PHYSICAL LOCATION

Lynwood Roberts Room, City Hall
117 West Duval Street, 1st floor
Jacksonville, Florida 32202

Visitors are encouraged not to enter City owned public buildings if they have: symptoms of COVID-19, a fever of 100.4 degrees Fahrenheit or higher, are currently undergoing evaluation for COVID-19 infection, a diagnosis of COVID-19 in the prior 10 days or have had close contact with someone infected with COVID-19 during the prior 14 days. Any member of the public entering City owned public building may choose to wear a mask inside the building.

VIRTUAL LOCATION

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

By Computer

<https://zoom.us/j/98596868344?pwd=bFJ1UEhrMmJ2SGNoKzNCdndzTmZLdz09>

Meeting ID: 985 9686 8344

Passcode: 698693

One tap mobile

+1 (646) 558-8656 (New York)

+1 (312) 626-6799 (Chicago)

Find your local number: <https://zoom.us/u/avyAuMLXj>

TAB II.A

April 13, 2023 Meeting Minutes



**Downtown Development Review Board (DDRB)
Meeting
Hybrid Virtual/In-Person Meeting
Thursday, April 13, 2023 2:00 p.m.**

MEETING MINUTES

Board Members (BMs) Present: M. Brockelman (Chair); L. Ott (Vice Chair); G. Monahan (Secretary); J. Berling; J. Loretta; and B. Schilling

Board Members Excused: C. Harden; T. Lee; and F. Jones

DIA Staff Present: Susan Kelly, Redevelopment Coordinator; Ina Mezini, Strategic Initiatives Coordinator; and Jovial Harper, Administrative Assistant

Office of General Counsel: Carla Lopera, Esq.

I. CALL TO ORDER

Chairman Brockelman called the meeting to order at **2:02 p.m.**

II. ACTION ITEMS

The Chair elected taking one item out-of-order. From “New Business,” Resolution 2023-04-01 recognized Craig Davisson for his time and outstanding contribution to Downtown and the DDRB. The resolution passed unanimously.

A MOTION WAS MADE BY BOARD MEMBER OTT, SECONDED BY BOARD MEMBER MONAHAN APPROVING DDRB RESOLUTION 2023-04-01.

THE MOTION PASSED 6-0-0.

A. APPROVAL OF THE MARCH 9, 2023 DDRB REGULAR MEETING MINUTES

Chairman Brockelman opened the floor for comment. Seeing none, Chairman Brockelman called for a motion.

A MOTION WAS MADE BY BOARD MEMBER SCHILLING TO APPROVE THE MARCH 9, 2023 MEETING MINUTES, SECONDED BY BOARD MEMBER LORETTA.

THE MOTION PASSED 6-0-0.

B. DDRB 2023-006: 562 Park Street, Special Sign Exception

Susan Kelly with the DIA gave the staff report (request for a monument sign), and the applicant provided their presentation. Chairman Brockelman opened the floor for Board Member questions.

Board Member Ott asked about dimensions, and the applicant stated that the copy area was 24 square feet. The Chair asked if the site rendering was out-of-scale, and the applicant replied that it was likely out-of-scale.

The Chair invited public comment.

Tracy Arpen expressed opposition to the request, citing that the request was not “exceptional” and was not in keeping with a pedestrian scale.

Chairman Brockelman asked for Board discussion.

In general, the Board expressed concern that the size of the sign was too large and should be scaled to a pedestrian versus a car.

Board Member Monahan stated that the position of the sign would block the view of on-coming traffic from the parking lot and requested that the applicant consider rotating the sign so it faces the sidewalk versus traffic on the Park Street corridor.

Chairman Brockelman suggested that the item be deferred until next month, and the applicant agreed.

Board Member Loretta stated that the text does not need to be larger than 18-inches, and that 14-inches for the logo and text would be most appropriate.

DDRB APPLICATION 2023-006 IS DEFERRED TO THE MAY DDRB MEETING.

C. DDRB 2023-007: JEA Building, Special Sign Exception

Ms. Kelly gave the staff report (request for a monument sign), and the applicant provided their presentation. Chairman Brockelman opened the floor for Board Member questions.

Board Member Loretta asked about the size of the concrete pad, and the applicant confirmed the size in the submittal documents is accurate.

The Chair invited public comment.

Tracy Arpen expressed support for the size and design.

Chairman Brockelman asked for Board discussion.

In general, the Board was complementary and supportive of the proposed sign. Board Member Loretta felt that the copy area should be limited to 32 square feet, and Board Member Ott expressed that the length of the concrete base might feel a little large.

A MOTION WAS MADE BY BOARD MEMBER SCHILLING TO APPROVE DDRB APPLICATION 2023-007 FOR A SPECIAL SIGN EXCEPTION FOR THE JEA MONUMENT SIGN. THE ITEM WAS SECONDED BY BOARD MEMBER BERLING.

THE MOTION PASSED 5-1-0 WITH BOARD MEMBER LORETTA IN OPPOSITION.

D. DDRB 2023-008: 301 West Bay Street Garage Expansion, Conceptual Approval

Ms. Kelly gave the staff report, and members of the development team (Staci Rewis, Craig Davisson, and Matt Anders) provided the presentation. Chairman Brockelman opened the floor for Board Member questions.

Board Member Ott asked about the reference to a master plan for the block. The applicant stated that nothing is concrete, but that the property owner is setting the stage for future development. Ms. Ott also asked about ground floor retail, and the applicant said that, while it is feasible, they opted for Urban Open Space considering that ground floor retail would be more appropriate for future development on the remainder of the block.

Board Member Loretta asked about the ADA accessible route from the ground floor of the proposed garage, specifically for a more clear and efficient path. The applicant noted the comment and said it was possible.

Board Member Berling asked about maintenance for the elevated planters and had a question about the lighting plan. The applicant has stated that the lighting will be addressed in the final submittal.

Board Member Schilling asked about the programming for the kiosks in the Urban Open Space. The applicant stated that the intent is for static information to be posted regarding the evolution of the riverfront.

The Chair invited public comment.

Nancy Powell stated that Scenic Jax feels that ground floor retail should be provided and that the current lot has beautiful shade trees.

Chairman Brockelman asked for Board discussion.

In general, the Board was complementary and supportive of the proposed design.

A MOTION WAS MADE BY BOARD MEMBER BERLING TO APPROVE CONCEPTUAL APPROVAL OF DDRB APPLICATION 2023-008 WITH A SECOND BY BOARD MEMBER SCHILLING.

THE MOTION PASSED 6-0-0.

E. DDRB 2023-009: Dedalus Wine Bar, Conceptual Approval

Ms. Kelly gave the staff report, and the architect (Tom Duke) provided the presentation. Chairman Brockelman opened the floor for Board Member questions.

Board Member Monahan asked if additional greenery could be placed along the west elevation. The applicant stated that the sidewalk along that elevation is very constrained but something other than landscaping might be possible.

Board Member Loretta requested that high quality fencing be used on the west elevation and expressed concern about the lack of lighting for the interior of the structure. The applicant stated that the owner seeks a controlled environment for the wine and cheese.

Board Member Berling asked about the intent/use for the covered wine bar structure in the courtyard space. Larry Williams, property owner, spoke via Zoom and explained that the intent is for an enlivened outdoor space, a three-season pavilion with grilling and a wine complement.

The Chair invited public comment. Seeing none, he asked for Board discussion.

In general, the Board was complementary and supportive of the project.

A MOTION WAS MADE BY BOARD MEMBER SCHILLING TO APPROVE CONCEPTUAL APPROVAL OF DDRB APPLICATION 2023-009 WITH STAFF CONDITIONS. THE ITEM WAS SECONDED BY BOARD MEMBER LORETTA.

THE MOTION PASSED 6-0-0.

F. DDRB 2023-010: Block 9 Mixed Use, Conceptual Approval

Ms. Kelly gave the staff report, and members of the development team (Cyndy Trimmer, Tripp Gulliford, and Daniel Ashworth) provided the presentation. Chairman Brockelman opened the floor for Board Member questions.

Board Member Monahan asked if the project was located along a JTA route and requested that the streetlights be located such that buses do not hit the banner arms. The applicant and DDRB staff noted the comment.

Board Member Loretta noted that a guard rail might not be needed if the raised walkway is less than 30 inches high. If a railing is necessary, Mr. Loretta and Board Member Ott would like a more creative railing than the one provided in the rendering.

The Chair invited public comment.

Nancy Powell expressed support for the project.

Chairman Brockelman asked for Board discussion.

In general, the Board was complementary and supportive of the project.

A MOTION WAS MADE BY BOARD MEMBER OTT TO APPROVE CONCEPTUAL APPROVAL OF DDRB APPLICATION 2023-010 WITH STAFF CONDITIONS. THE ITEM WAS SECONDED BY BOARD MEMBER BERLING.

THE MOTION PASSED 6-0-0.

G. DDRB 2023-011: RD River City Brewery Mixed Use, Conceptual Approval

Ms. Kelly gave the staff report, and members of the development team (Cyndy Trimmer, Jeff Robbins, Beatrice Hernandez, and Donald Wishart) provided the presentation. Mr. Robbins provided a history of the project, and Ms. Trimmer explained the differences between the original, approved application and the current proposal.

Chairman Brockelman opened the floor for Board Member questions.

Board Member Berling asked about the retaining wall between the Riverwalk and the property and requested more renderings or a better explanation of the project from the point of view of a pedestrian.

Board Member Loretta had questions about the topography of the parcel adjacent to the park and commented about flooding on the site. Mr. Loretta also asked if the pathway on the westerly property line could be made 8-foot wide. The applicant stated that the width of the path will be as negotiated last time.

Seeing no more questions from the Board, the Chair invited public comment.

Nancy Powell expressed a desire for the Riverwalk criteria to apply to the pathway on the western property line of the site and would like for the Riverwalk to be wider than the minimum of 25-feet. Ms. Powell also commented on the need for more, or clearer, interaction with the park.

Andrea Hook commented that the rooftop of the 8-story residential block was underutilized and that an amenity should be placed on this rooftop.

Steve Congro commented that the density of the project was appropriate but that the layout of the restaurant space and pool seemed awkward relative to the park.

Seeing no additional public comment, Chairman Brockelman asked for Board discussion.

Council Member Ferraro expressed a desire for clear and intentional water activation.

Board Member Schilling stated that the roof of the mid-rise structure could be improved and expressed disappointment with the west side of the building and at the Riverwalk. Mr. Schilling anticipates that the “picket fence” along the western edge of the property will also be improved.

Board Member Berling reinforced the need to understand the project from all angles, particularly on a human-scale.

Board Member Loretta requests a wider path at the western edge and topography of the at-grade features. Additionally, Mr. Loretta noted that the elevation along Museum Circle will need to be improved in the final submittal.

Board Member Monahan noted his interest in the interaction between the property and the Riverwalk and possibly the addition of wayfaring signage.

Board Member Ott also noted the importance of understanding the transition between the public and private space and would like a wider path along the western edge of the property. Additionally, Ms. Ott noted that DDRB would prefer shade trees to palm trees.

A MOTION WAS MADE BY BOARD MEMBER MONAHAN TO APPROVE CONCEPTUAL APPROVAL OF DDRB APPLICATION 2023-011 WITH STAFF CONDITIONS. THE ITEM WAS SECONDED BY BOARD MEMBER SCHILLING.

THE MOTION PASSED 6-0-0.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

None

V. PUBLIC COMMENTS

None

VI. ADJOURNMENT

There being no further business, Chairman Brockelman adjourned the meeting at approximately 5:37 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.

TAB II.B

DDRB Application 2023-006

562 Park Street

Special Sign Exception

DOWNTOWN DEVELOPMENT REVIEW BOARD
REQUEST FOR SPECIAL SIGN EXCEPTION
DDRB APPLICATION 2023-006
STAFF REPORT ADDENDUM

May 11, 2023

Project Name: Radifi Credit Union Monument Sign

Location: 562 Park Street
Jacksonville, FL 32204

Request: Approval for a Special Sign Exception

Downtown Overlay District: Brooklyn

Current Zoning District: Commercial Central Business District (CCBD)

Current Land Use Category: Central Business District (CBD)

Applicant/Agent: Signe Grozier
Taylor Sign and Design, Inc.
4162 St. Augustine Road
Jacksonville, Florida 32207

SUMMARY

DDRB Application 2023-006 seeks approval for a Special Sign Exception to allow for a monument sign on the west side of Park Street, between Rosselle Street and Edison Avenue, at the location of the credit union building. Installation of a monument sign is being requested because of the rebranding of Jax Federal Credit Union to Radifi Credit Union.

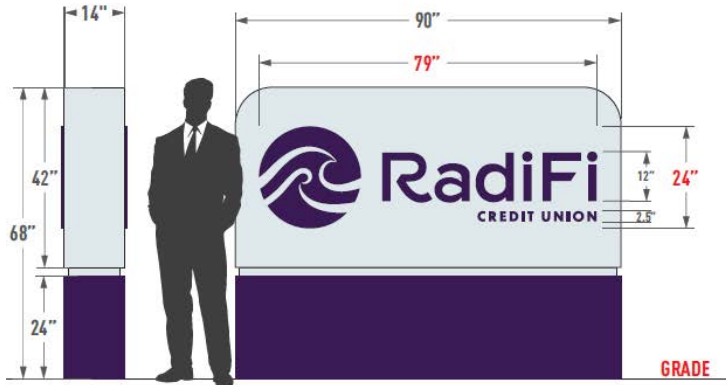
This item was deferred at the April 13, 2023 DDRB meeting, and the applicant agreed to redesign the proposal.

The Board expressed concern that the size of the sign was too large and out-of-scale for the surroundings and was not scaled to pedestrians. The text should not be larger than 18 inches.

The applicant revised their submittal. The sign dimensions of the revised design are approximately 5.5-feet tall (previously 8+ feet); 14-inches wide; and 7.5-feet long. The copy on the sign identifies "RadiFi Credit Union" plus a logo. The copy area is approximately 13.2 square feet, and the sign is non-illuminated. The text is designed to be 12 inches high and the logo 24 inches high.

The following image shows the dimensions and design of the revised proposal.

Non Illuminated Monument Sign - Double Sided - Body painted grey to match the building.
Base painted PMS 2695 C to match company branding. Flat cut lettering to be
stud mounted to face of aluminum skin - painted PMS 2695 C.



Design and Materials of the Proposed Monument Sign

RECOMMENDATION

Based on the foregoing, the Downtown Development Review Board Staff **recommends approval of DDRB Application 2023-006 for a Special Sign Exception** to the Downtown Overlay District to allow for a monument sign, subject to the following condition:

1. Sign location shall be subject to review by the City's Traffic Engineer.

DOWNTOWN DEVELOPMENT REVIEW BOARD

REQUEST FOR SPECIAL SIGN EXCEPTION

DDR B APPLICATION 2023-006

STAFF REPORT

April 13, 2023

Project Name: Radifi Credit Union Monument Sign

Location: 562 Park Street
Jacksonville, FL 32204

Request: Approval for a Special Sign Exception

Downtown Overlay District: Brooklyn

Current Zoning District: Commercial Central Business District (CCBD)

Current Land Use Category: Central Business District (CBD)

Applicant/Agent: Allyson Clar
Taylor Sign and Design, Inc.
4162 St. Augustine Road
Jacksonville, Florida 32207

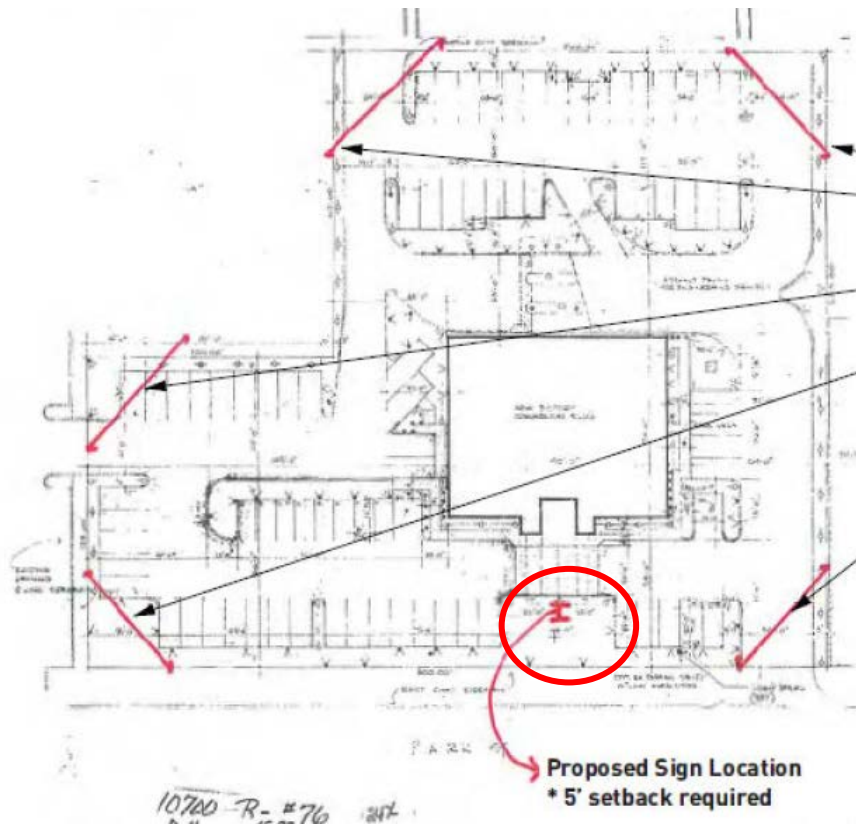
GENERAL INFORMATION

DDR B Application 2023-006 seeks approval for a Special Sign Exception to allow for a monument sign on the west side of Park Street, between Rosselle Street and Edison Avenue, at the location of the credit union building. Installation of a monument sign is being requested because of the rebranding of Jax Federal Credit Union to Radifi Credit Union.

Per Section 656.1333(f), monument signs are allowed only by special exception approved by the DDR B using the criteria set forth in the code.

The dimensions of the proposed sign structure are approximately 8-feet tall; 14-inches wide; and 7.5-feet long. The copy on the sign identifies "RadiFi Credit Union" plus a logo. The copy area is approximately 23.73 square feet, and the sign is non-illuminated. Overall, the design and materials of the proposed monument sign are cohesive with the design and materials of the office building.

The following images show the location of the proposed sign as well as the dimensions and design.



Proposed Site Placement of the Monument Sign

RadiFi Credit Union - Non Illuminated Monument Sign - 562 Park Street • Jacksonville, FL 32204 SIGN AREA: 23.73 SQ FT

Non Illuminated Monument Sign

Technical drawing of the monument sign. The sign is white with a blue base and features the RadiFi logo and "CREDIT UNION" text. Dimensions are shown: 14" width for the top section, 7'-6" (67") width for the main sign face, 5'-10" height for the top section, 8'-0" total height, and 51" height for the main sign face. A silhouette of a person is shown for scale. Material specifications include: "MIN 2" SCH 40 STEEL POST (ASU), EMBED TO 6" FROM FOOTER BOT", "CONCRETE FOOTER OPTIONS (200K PSI): 36" DIA x 4'-9" DEEP (ANKERED), 3'-0" SQ x 2'-4" DEEP (SPREAD) WITH 14#-BAR (EACH WALL TOP/BOT)".

Photograph showing the proposed placement of the new sign on a street. A red arrow indicates a "5' MIN SETBACK" from the sidewalk. The sign is a white monument with the RadiFi logo and "CREDIT UNION" text. A small inset photo shows the sign being digitally placed by a person.

Proposed Placement of New Signage

Calculations
Non Illuminated / 24 Sq Ft. Max
Logo + RadiFi Credit Union:
67"W x 51"H / 144 = 23.73 Sq Ft Signage

Design and Materials of the Proposed Monument Sign

REVIEW

The Downtown Development Review Board may authorize a Special Sign Exception in accordance with *Section 656.1333 – Signs permitted* for signs that comply with the criteria set forth in *Section 656.1335 – Design review*, as shown below with Staff’s findings:

(a) The relationship of the scale and placement of the sign to the building or premises upon which it is to be displayed. Signs should respect the architectural features of the façade and be sized and placed subordinate to those features. Overlapping of functional windows, extensions beyond parapet edges obscuring architectural ornamentation or disruption of dominant façade lines are examples of sign design problems considered unacceptable.

- Finding: The proposed monument sign is located in the greenway between the building’s entrance canopy and the sidewalk. This placement is logical both functionally and aesthetically, and the width of the sign does not obscure the canopy feature. The scale of the proposed sign is in a proportional relationship with the building as the canopy feature and greenway space provide guardrails for the scale of the proposed sign. The horizontal element on the sign and the rounded corners of the sign structure recall the architectural features of the building itself and do not disrupt the dominant lines of the façade.



Greenway – Location of Proposed Sign

(b) The relationship of colors of the sign to the building it is to be attached to and colors of adjacent buildings and nearby street graphics. The sign’s color and value (shades of light and dark) should be harmonious with building materials. Strong contrasts in color or value between the sign and building that draw undue visual attention to the sign at the expense of the overall architectural composition should be avoided.

- Finding: The proposed monument sign is freestanding and is not attached to any building. The colors of the sign are a neutral off-white color and a dark purple color, which is the color of the Radifi brand. The cool colors and neutral undertones of the proposed sign are consistent with the District.

(c) The similarity or dissimilarity of the sign's size, shape and lettering to the size, shape and lettering of other conforming signs in the surrounding area.

- Finding: Most of the buildings along this segment of Park Street are located at the property line and, as such, do not have an appropriate location for a monument sign. As a result, this corridor does not feature a lot of monument signs. However, the proposed monument sign's size and shape are like other conforming signs in the surrounding Brooklyn District, as shown in the images below. The signs in the area are designed to coordinate with the development with which they are associated, and the color palette, size, and shape of the signs are consistent with the overall design standards for the Brooklyn District in that they evoke a modern or contemporary vibe.





Monument Signs in the Surrounding Brooklyn District

(d) The compatibility of the type of illumination, if any, with the type of illumination in the surrounding area. A reverse channel letter that silhouettes the sign against a lighted building is desirable. Lighting of a sign should be accompanied by accent lighting of the building's distinctive architectural features and especially the façade area surrounding the sign. Lighted signs on unlit buildings are unacceptable. The objective is a visual lighting emphasis on the building with the lighted sign as subordinate. The following types of sign illumination shall not be permitted:

- 1) Exposed fluorescent lighting other than neon;
- 2) Exposed quartz, high or low pressure sodium mercury vapor, or metal halide lighting;
- 3) Exposed incandescent lamps, other than low-wattage, purely decorative lighting;

4) Signs projected onto the surface of a building.

- Finding: Per the application, the proposed monument sign is non-illuminated. This criteria is not applicable.

(e) The compatibility of the materials used in the construction of the sign with the material used in the construction of other conforming signs in the surrounding area.

- Finding: Most of the buildings along this segment of Park Street are located at the property line and, as such, do not have an appropriate location for a monument sign. As a result, this corridor does not feature a lot of monument signs. However, the materials identified for the proposed monument sign are compatible with other conforming signs in the Brooklyn District overall. The signs in the area are designed to coordinate with their associated development, and the materials are consistent with the overall design standards for the Brooklyn District in that they evoke a modern or contemporary vibe.

(f) The aesthetic and architectural compatibility of the proposed sign to the building upon which the sign is suspended and the surrounding buildings.

- Finding: The proposed sign is a freestanding monument sign and is not suspended or attached to a building. The horizontal element on the sign and the rounded corners of the sign structure recall the architectural features of the building itself and do not disrupt the dominant lines of the façade.

(g) The proposed signs shall be of high quality, durable materials. Preferred materials include hardwoods, painted woods, metal, or plastic.

- Finding: The proposed sign will be of high quality, durable materials. According to the applicant, the sign structure consists of a concrete footer with a steel pole, and the sign itself is made of aluminum.

In addition to the above criteria, the DDRB may approve Special Sign Exceptions provided that the proposed sign plan is consistent with criteria from *Section 656.1333(j) – Special sign exceptions*; as shown below with Staff's findings.

(1) An exceptional effort toward visual harmony between the signs, structures, and other features of the property through the use of a consistent design theme,

- Finding: Through color selection, materials, and placement, the design of the proposed monument sign is visually harmonious with the contemporary aesthetic of the office building it identifies.

(2) Preserves a desirable existing design or siting pattern for signs in the area,

- Finding: Most of the buildings along this segment of Park Street are located at the property line and, as such, do not have an appropriate location for a monument sign. As a result, this corridor does not feature a lot of monument signs. However, the proposed monument sign is consistent with the overall color scheme, scale, and setback of the built environment along this segment of Park Street.

(3) Minimizes view obstruction or preserve views of historically or architecturally significant structures.

- Finding: The proposed monument sign does not appear to obstruct any views, nor any architecturally significant features.

RECOMMENDATION

Based on the foregoing, the Downtown Development Review Board Staff **recommends approval of DDRB Application 2023-006 for a Special Sign Exception** to the Downtown Overlay District to allow for a monument sign, subject to the following condition:

1. Sign location shall be subject to review by the City's Traffic Engineer.



DDRB USE ONLY	
DDRB #	2023-006
Date Filed	3/20/2023
Date Found Sufficient	3/20/2023
Pre-Application Date	3/16/2023

All developers are required to meet with the Staff of the Downtown Development Review Board (DDRB) and Staff of such other City agencies or departments as deemed necessary by DDRB to discuss conceptual designs and other elements of a proposed project for review and feedback prior to the completion of a DDRB application. This application, including the Conceptual Review Presentation, must be completed and submitted to DDRB Staff **twenty (20) calendar days** prior to the upcoming DDRB meeting; however, Staff will work with applicant to expedite meeting dates if necessary. The DDRB generally meets on the second Thursday of each month. If you have any questions regarding the application process, please contact Susan Kelly of the Downtown Investment Authority (DIA) at (904) 255-5307, or visit <https://dia.coj.net>.

TO BE COMPLETED BY APPLICANT

Type of Request(s):

- Conceptual Approval
- Final Approval
- Modification of Final Approval
- Downtown Sign Overlay Zone
- Deviation

I. Project Location and Description

- a. Project Name: RADIFI CREDIT UNION
- b. Project Address: 562 PARK STREET
- c. Parcel Number: 090386-0000
- d. Council District: DISTRICT 6
- e. Council Member: REGGIE GAFFNEY
- f. DT Overlay District: _____
- g. Project Description: INSTALLATION OF MONUMENT SIGN

II. Project Contact Information

- a. Name: RANDALL TAYLOR
- b. Phone & Fax #: 904-396-4652
- c. Mailing Address: _____
- d. Email: ACLAR@TAYLORSIGNCO.COM

III. Agent Contact Information

- a. Name: ALLYSON CLAR
- b. Phone & Fax #: 904-396-4652
- c. Mailing Address: 4162 ST AUGUSTINE ROAD, JACKSONVILLE, FL 32207
- d. Email: ACLAR@TAYLORSIGNCO.COM

IV. Design Team Name and Contact Information

- a. Architect: TAYLOR SIGN & DESIGN, INC.
Telephone #: 904-396-4652 Email Address: ACLAR@TAYLORSIGNCO.COM
- b. Landscape Architect: _____
Telephone #: _____ Email Address: _____
- c. Engineer: CHRISTIAN LANGLEY
Telephone #: 888-371-3113 Email Address: CHRISL@EASYSEALS.COM
- d. Contractor: RANDALL TAYLOR
Telephone #: 904-396-4652 Email Address: ACLAR@TAYLORSIGNCO.COM

V. Project Phase Information

- a. Project Phase (I, II, III, etc.): PHASE 1 - PERMITTING
- b. Start Date for Phase(s): TBD
- c. Completion Date of Phase(s): TBD

(Phasing indicated with estimated time schedule)

VI. Brief Description of Project

Indicate whether the project is new, or indicate existing space to be converted, additions to existing space, deviation sought, sign proposal, etc.

INSTALLATION OF MONUMENT SIGN FOR REBRAND OF JAX FEDERAL CREDIT UNION

TO RADIFI CREDIT UNION. 23.73 SQ FT, 5 FT SETBACK.

VII. Existing Structures

Does the Project site include an existing structure? Yes No

Provide year(s) built: 1995

VIII. Signatures

AGENT/DEVELOPER: _____

DATE 3/16/23

OWNER: _____

DATE 3/16/23

TO WHOM IT MAY CONCERN:

The owner hereby authorizes TAYLOR SIGN & DESIGN, INC. to act as my agent to obtain DDRB approval for development of lands and/or related work, which I currently own as described in this application (both signatures above are required).

REQUIRED EXHIBITS FOR CONCEPTUAL APPROVAL (Sec. 656.361)

- A. The applicant shall provide two (2) 11" x 17" color copies of conceptual review documents in presentation format, including one copy of the presentation in PowerPoint format on a USB. Conceptual review documents shall contain:
- An application for the project (obtained online from the DIA website at: <https://dia.coj.net/Doing-Business-With-Us/Doing-Business-with-DDRB>)
 - A Survey or Legal Sketch
 - A vicinity plan and digital photographs showing the project in relation to the surrounding blocks and streets (include all properties within 300 feet of project property boundarylines);
 - A site plan, including vehicular access, parking, landscaping, existing streetscape, Pedestrian Zone and building footprint (minimum scale: 1' = 50'0");
 - Building massing, showing all sides, and showing the building concept in context with the surrounding buildings, street widths, and streetscape;
 - A presentation on a USB compatible storage device in PowerPoint or similar format acceptable to DDRB staff that includes all items above, and other information necessary to fully describe the project, or as requested by DDRB staff. **Presentations must maintain scale.**
- B. For presentation to the DDRB, fifteen (15) - 11" x 17" color copies of the presentation, and if appropriate, a model and presentation boards are required.
- One (1) USB containing the PowerPoint presentation with slides of all required information.
 - Oral presentation should address how the project meets the Development Guidelines.
 - Oral presentations should address deviations from Design Review Standards and Special Sign Exceptions, if applicable.

REQUIRED EXHIBITS FOR FINAL APPROVAL (Sec. 656.361)

- A. Final Review Documents shall contain the same information as required for Conceptual approval in addition to the items below and should include any revised or additional information requested by the DDRB at the Conceptual Review meeting. The applicant shall provide fifteen (15) 11" x 17" color copies of the items in presentation format, including one copy of the presentation in PowerPoint format on a USB.
- A floor plan;
 - Building elevations (all sides) (minimum scale: 1/16" = 1'0", except if such scale is not practical due to magnitude of the project, a scale agreed to by the DDRB staff may be acceptable);
 - Site and building section, including sidewalk (minimum scale: 1/16" = 1'0", except if such scale is not practical due to magnitude of the project, a scale agreed to by the DDRB staff may be acceptable);
 - A table outlining the square footage amount and percent of each type of use for each building or structure, including the number of parking spaces to be provided for each use; and
 - A perspective drawing of the building;
 - A landscape plan;
 - A signage plan;
 - A streetscape plan including a breakdown of the Pedestrian Zone detailing the Pedestrian Clear Area, the Frontage Area and the Amenity Area;
 - A lighting plan;
 - Samples of exterior finishes (the samples shall be mounted on a presentation board or other format acceptable to DDRB staff and presented to DDRB); and
 - A presentation on a USB compatible storage device in PowerPoint or similar format acceptable to DDRB staff that includes all items above, and other information necessary to fully describe the project, or as requested by DDRB staff (which may also include a traffic impact analysis).
 - Deviations of Design Review Standards and evidence that a Notice of Public Hearing (**Exhibit B**) has been complied with, if applicable.
 - Special Sign Exceptions and evidence that a Notice of Public Hearing (**Exhibit B**) has been complied with, if applicable.

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REQUIRED EXHIBITS FOR MODIFICATION OF FINAL APPROVAL

After Final Approval by the DDRB, any changes to the approved Plan shall be provided to the DDRB or its staff for review and further consideration. No modifications to DDRB approved projects and associated approved building plans shall be submitted to the Building Official for modification until such revised plans have been reviewed and approved by the DDRB.

- A. Modifications to a Final Approval shall include the proposal as originally approved and the proposed change or revision. The applicant shall provide fifteen (15) 11" x 17" color copies of the items in presentation format, including one copy of the presentation in PowerPoint format on a USB.

- Plans, or features, as currently approved;
- Plans, or features, proposed for modification.
- A presentation on a USB compatible storage device in PowerPoint or similar format acceptable to DDRB staff that includes all items above, and other information necessary to fully describe the project, or as requested by DDRB staff (which may also include a traffic impact analysis).
- Deviations of Design Review Standards and evidence that a Notice of Public Hearing (**Exhibit B**) has been complied with, if applicable.
- Special Sign Exceptions and evidence that a Notice of Public Hearing (**Exhibit B**) has been complied with, if applicable.

REQUIRED EXHIBITS FOR DOWNTOWN SIGN OVERLAY ZONE

- A. Applications requiring a Special Sign Exception shall include the items below. The applicant shall provide fifteen (15) 11" x 17" color copies of the items in presentation format, including one copy of the presentation in PowerPoint format on a USB.

- An application for the project (obtained online from the DIA website at: <https://dia.coj.net/Doing-Business-With-Us/Doing-Business-with-DDRB>)
- Drawings and calculations for the Special Sign Exception
- A vicinity plan and digital photographs showing the project in relation to the surrounding blocks and streets (include all properties within 300 feet of project property boundary lines);
- Evidence that a Notice of Public Hearing (**Exhibit B**) has been posted
- A signage plan;
- A lighting plan, if applicable;
- Building elevations (all sides) (minimum scale: 1/16" = 1'0", except if such scale is not practical due to magnitude of the project, a scale agreed to by the DDRB staff may be acceptable);
- A presentation on a USB compatible storage device in PowerPoint or similar format acceptable to DDRB staff that includes all items above, and other information necessary to fully describe the project, or as requested by DDRB staff (which may also include a traffic impact analysis).

REQUIRED EXHIBITS FOR DEVIATIONS FROM THE OVERLAY ZONE

- A. Applications that are requesting a Deviation(s), not in conjunction with a conceptual or final approval, shall include the items below. The applicant shall provide fifteen (15) 11" x 17" color copies of the items in presentation format, including one copy of the presentation in PowerPoint format on a USB.
- An application for the project (obtained online from the DIA website at: <https://dia.coj.net/Doing-Business-With-Us/Doing-Business-with-DDRB>)
 - A vicinity plan and digital photographs showing the project in relation to the surrounding blocks and streets (include all properties within 300 feet of project property boundarylines);
 - Drawings, calculations, etc. for the deviations of Design Review Standards
 - Evidence that a Notice of Public Hearing (**Exhibit B**) has been posted
 - A presentation on a USB compatible storage device in PowerPoint or similar format acceptable to DDRB staff that includes all items above, and other information necessary to fully describe the project, or as requested by DDRB staff (which may also include a traffic impact analysis).

APPLICATION FEES

Application Fees are as follows and due at the time of application submittal to DDRB staff.

- Application for a single-phase development Design Review by the Downtown Development Review Board - \$750.00
- Application for a multi-phase development Design Review by the Downtown Development Review Board - \$1,500.00
- Application for Downtown Sign Overlay Zone (Section 656.1331) - \$100.00
- Application for an amendment to a Final Approval of the Downtown Development Review Board - \$50.00

All checks and money orders should be made payable to the City of Jacksonville.

EXHIBIT B

NOTICE OF PUBLIC HEARING

Notice to be completed by Staff and provided to Client for submission to the Jacksonville Daily Record

Notice is hereby given that on Thursday April 13, 2023 at 2 p.m. the Downtown Development Review Board (DDRB) will hold a public hearing to be held in the Multipurpose Room (Conference Center) of the Jacksonville Public Library – Main Library/Downtown at 303 North Laura Street.*

The DDRB will consider:

DDRB Application: 2023-006
Name of Project: 562 Park Street Special Sign Exception

The proposed project is located at 562 Park Street (address and/or location of project).
The requested deviations from the design review standards include the following:

List Deviations and include Zoning Code Reference; i.e. Section 656.361

1.	
2	
3	
4	
5	

List Special Sign Exceptions, i.e. Section 656.1331

1.	Section 656.1333(f) - monument sign
2	

A copy of the application and legal description is available for public inspection. Additional information may be obtained by contacting Susan Kelly, DDRB staff at (904) 255-5307. All interested parties are notified to be present and will be heard at the public meeting.

Chairperson
Downtown Development Review Board

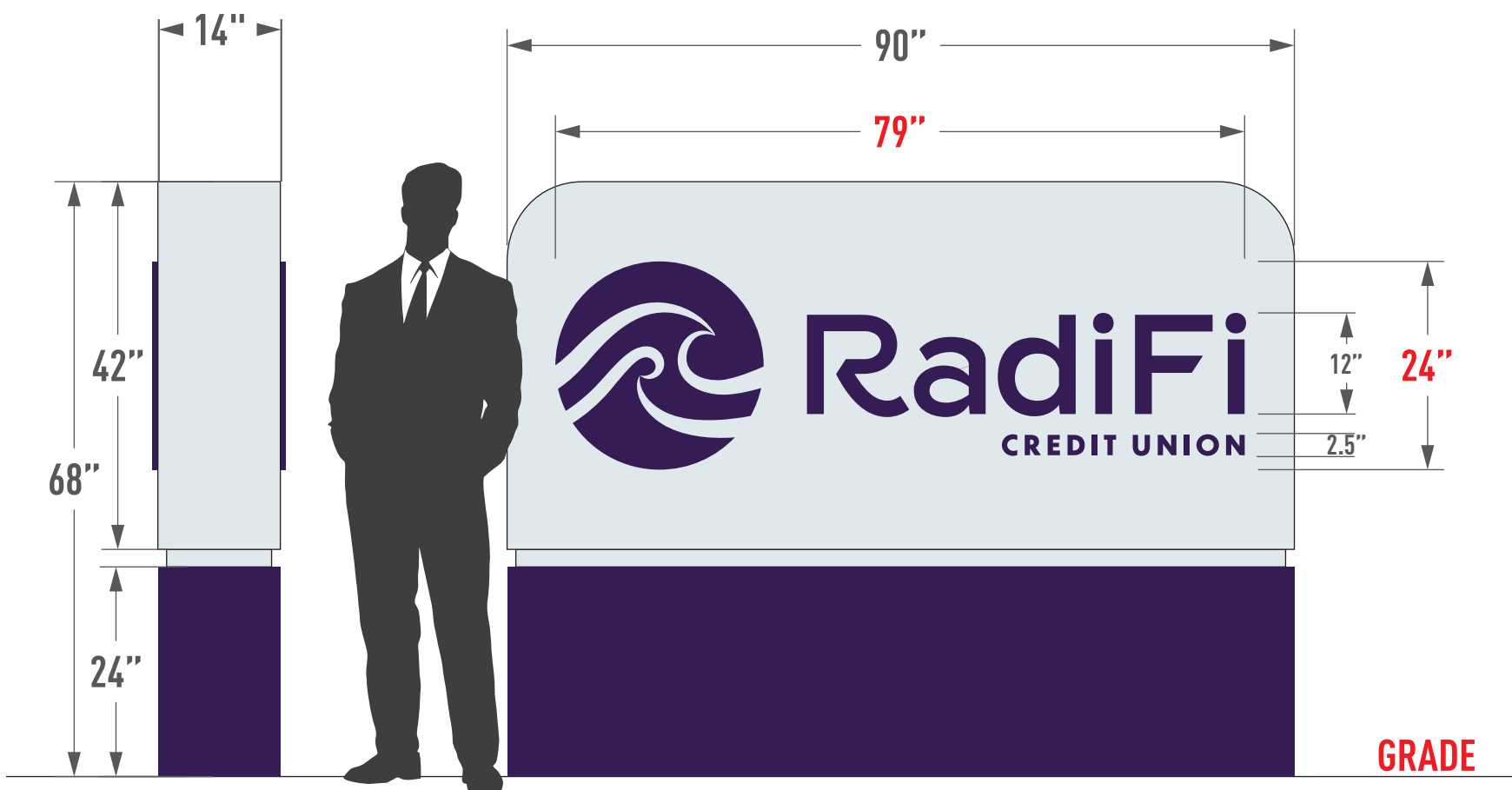
Dated 3/20/2023

This notice is to be placed with the Financial News and Daily Record by contacting (904) 356-2466.

*Meeting date/time/location subject to change.

Revised Submittal

Non Illuminated Monument Sign - Double Sided - Body painted grey to match the building.
 Base painted PMS 2695 C to match company branding. Flat cut lettering to be
 stud mounted to face of aluminum skin - painted PMS 2695 C.



Non Illuminated / 24 Sq Ft. Max
Logo + RadiFi Credit Union:
79"W x 24"H / 144 = 13.2 Sq Ft Signage



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 State Certified # ES12000117
 www.TaylorSignCo.com
 4162 St. Augustine Rd - Jacksonville, FL 32207
 Phone# 904.396.4652 • Fax# 904.396.3777

Radifi Credit Union - JaxFed Rebrand

Contact: Karen Desalvo
 Phone#: 330.502.7677
 Email: kdesalvo@jaxfcu.org
 Address: 562 Park Street
 Jacksonville, FL 32204

Date: 04.20.2023
 Options: OPT 2
 Salesperson: Randy Taylor
 Designer: Signe Grozier
 Zoning: CCBD-Downtown Overlay - Externally Illuminated
 5ft setback - 24 SQ FT per face - 8ft height
 Saved as: RadiFi Credit Union-562 Park St - Monument.PDF

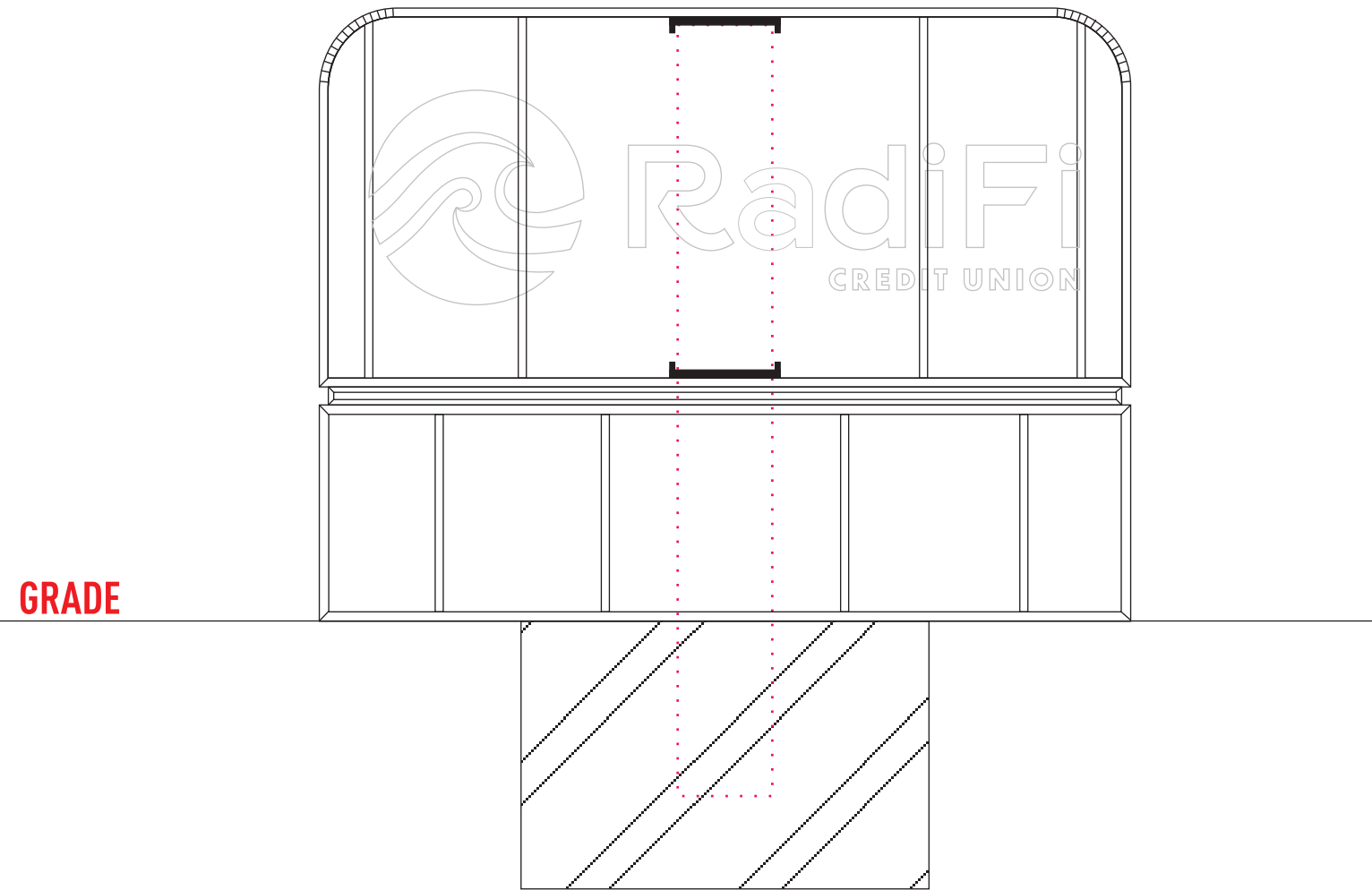


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This sign meets or exceeds 132 mph wind zone requirements as per 2020 Florida Building Code.

Please ensure all colors, dimensions, verbiage, layout, etc. are correct before approving rendering. Colors portrayed on proof may not match final product due to the difference between digital and pigmented colors. Once artwork is approved, you will be responsible for 1/2 of the re-make cost should any problems be found after installation.

APPROVED BY _____ DATE _____

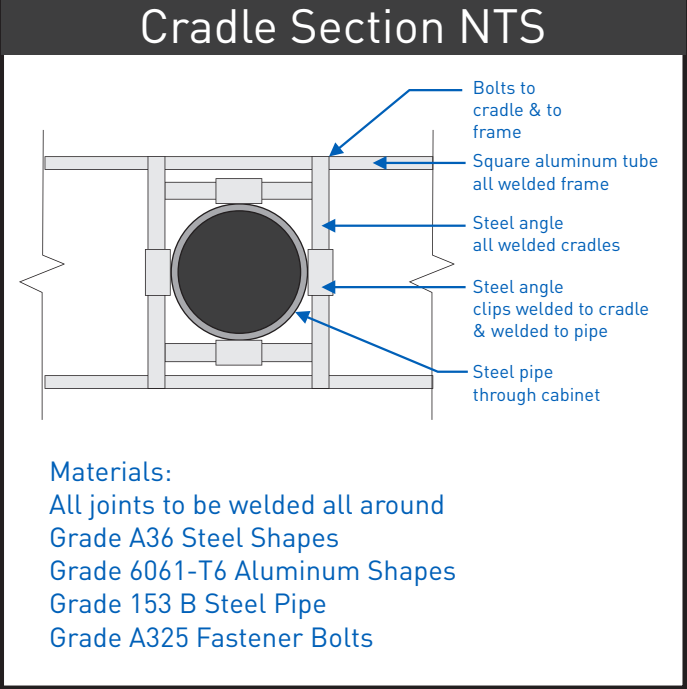
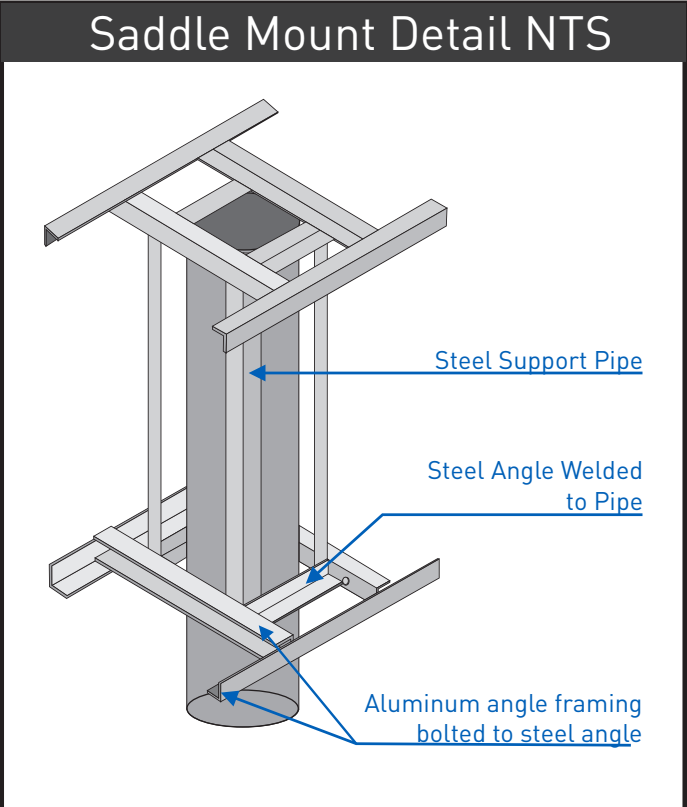


Non Illuminated / 24 Sq Ft. Max
Logo + RadiFi Credit Union:
79"W x 24"H / 144 = 13.2 Sq Ft Signage

Wind Design Criteria

WIND VELOCITY	132 MPH	
RISK CATEGORY	II	
EXPOSURE CATEGORY (MMRF)	C	
INTERNAL PRESSURE COEFFICIENT	+0	-0
COMPONENT & CLADDING PRESSURES	36.8 PSF	
FORCE COEFFICIENT	1.7	

1. Design wind pressure in conformance w/ FBC-2020
 Ed Ref. ASCE7. See chart for design criteria per ASCE7-16.



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Date: 04.20.2023
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 Salesperson: Randy Taylor
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APPROVED BY _____ DATE _____

SITE PHOTOS



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www.TaylorSignCo.com

4162 St. Augustine Rd - Jacksonville, FL 32207

Phone# 904.396.4652 • Fax# 904.396.3777

Radifi Credit Union - JaxFed Rebrand

Contact: Karen Desalvo

Phone#: 330.502.7677

Email: kdesalvo@jaxfcu.org

Address: 562 Park Street

Jacksonville, FL 32204

Date: 04.20.2023

Options: OPT 2

Salesperson: Randy Taylor

Designer: Signe Grozier

Zoning: CCBD-Downtown Overlay - Externally Illuminated

5ft setback - 24 SQ FT per face - 8ft height

Saved as: RadiFi Credit Union-562 Park St - Monument.PDF



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APPROVED BY _____ **DATE** _____

SITE MAP

All grounds signs must go through the Downtown Development Review Board for approval.

24 square feet per side with an 8-foot maximum height is allowed. 5' setback requirement. No EMCs allowed.

25' x 25' site triangle - no signage allowed in this area

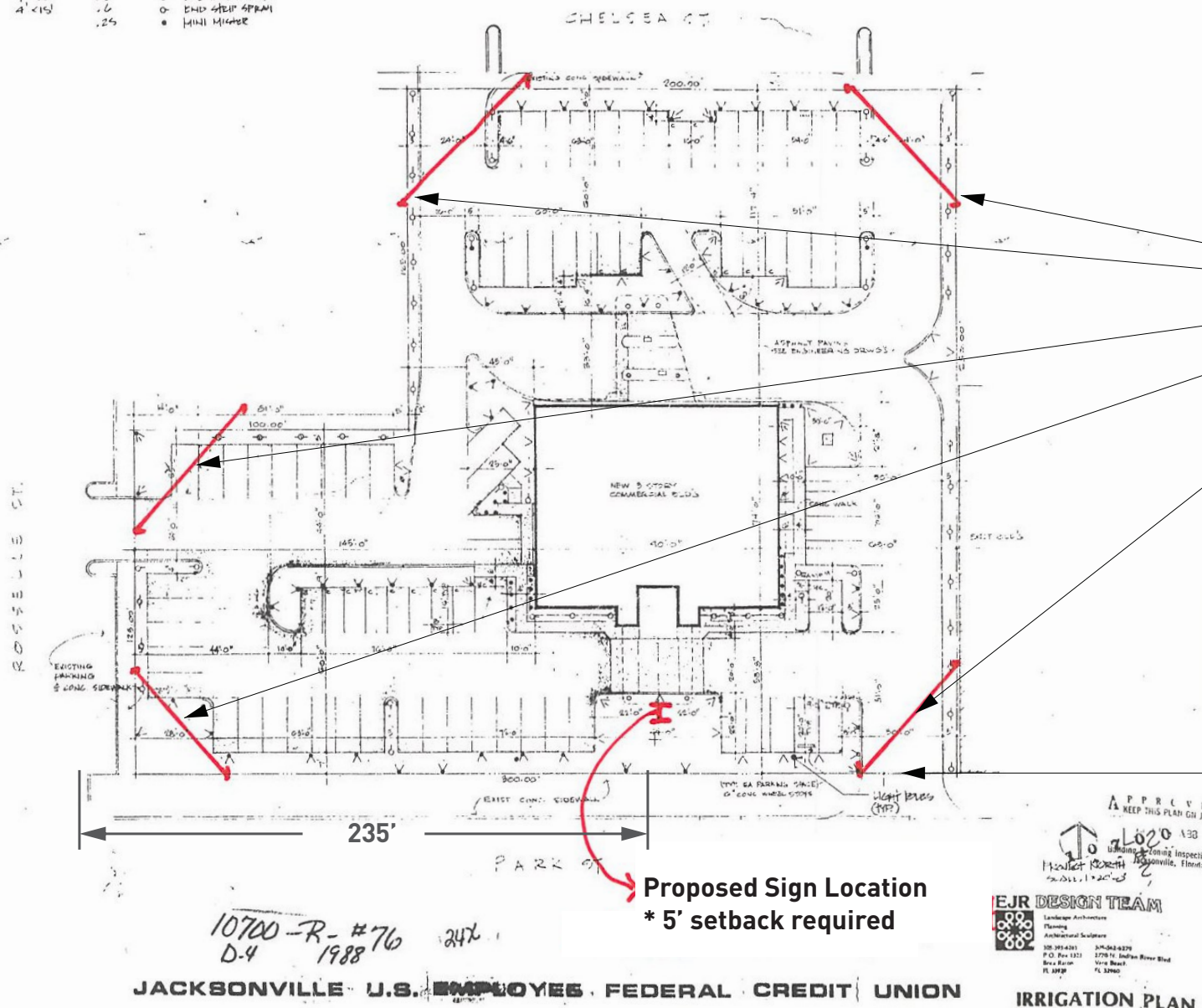
Enter ONLY Driveway

IRRIGATION LIST:

MANUFACTURER	INTERVAL	GPM	KEY
PRO 570 SERIES SPRINK	1/2	2.0	V (RUSH)
PRO 570 SERIES SPRINK	1/2	2.0	V (4" POPUP)
PRO 570 SERIES SPRINK	1/2	2.0	V (12" BT-UP)
PRO 570 SERIES SPRINK	FULL	4.0	+ (RIVER/HIGH IMP)
PRO 570	1' x 30'	1.2	-O- SIDE SPRINK SYSTEM
PRO 570	4' x 15'	1.6	O- END SPRINK SYSTEM
BUCKNER		.25	* MINI MOWER

IRRIGATION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE COVERAGE OF ALL UNCOVERED AND GRADED AREAS.
 2. FOLLOWING INSTALLATION OF PLANT MATERIAL AND SOIL, THE IRRIGATION CONTRACTOR SHALL ADJUST THE HEIGHT OF ALL RISERS AND TOWERS AND THE ARC OF ALL HEADS.



10700-R-#76
 D-4 1988 247

JACKSONVILLE U.S. EMPLOYEES FEDERAL CREDIT UNION IRRIGATION PLAN

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Radifi Credit Union - JaxFed Rebrand

Contact: Karen Desalvo
 Phone#: 330.502.7677
 Email: kdesalvo@jaxfcu.org

Address: 562 Park Street
 Jacksonville, FL 32204

Date: 04.20.2023
 Options: OPT 1&2
 Zoning: CCBD-Downtown Overlay - Externally Illuminated
 5ft setback - 24 SQ FT per face - 8ft height
 Saved as: RadiFi Credit Union-562 Park St - Monument.PDF

Salesperson: Randy Taylor
 Designer: Signe Grozier

ISA
SSA
 Southern States Sign Association

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This sign meets or exceeds 132 mph wind zone requirements as per 2020 Florida Building Code.

Original Submittal from April 13, 2023

RadiFi Credit Union –
Proposed Monument Sign

562 Park Street

Taylor Sign & Design Inc.

Proposed Plans

RadiFi Credit Union - Non Illuminated Monument Sign - 562 Park Street • Jacksonville, FL 32204 **SIGN AREA: 23.73 SQ FT**

Non Illuminated Monument Sign

Proposed Placement of New Signage

Calculations

Non Illuminated / 24 Sq Ft. Max

Logo + RadiFi Credit Union:

67"W x 51"H / 144 = 23.73 Sq Ft Signage

<p>TAYLOR Sign & Design, Inc. COMMERCIAL SIGN TECHNOLOGIES <small>State Certified # ES12008117</small> www.taylorSignCo.com 4162 St. Augustine Rd - Jacksonville, FL 32207 Phone# 904.396.4652 • Fax# 904.396.3777</p>	<p>Radifi Credit Union - JaxFed Rebrand</p>	<p>Date: 03.07.2023 Options: OPT 1</p>	<p>Salesperson: Randy Taylor Designer: Signe Grozier</p>
	<p>Contact: Karen Desalvo Phone#: 330.502.7677 Email: kdesalvo@jaxfcu.org</p>	<p>Address: 562 Park Street Jacksonville, FL 32204</p>	<p>Zoning: CCBD-Downtown Overlay - Externally Illuminated 5ft setback - 24 SQ FT per face - 8ft height</p>

APPROVED BY _____ DATE _____

General Notes: • Design in accordance with the requirements of the Fla Bid Code 7th Ed (2020) for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. • Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. • Structural design meets requirements of ACI 318-14, ACI 308.16, ACI 308.1R, & ACI 308.1R-10 as applicable. • Steel components shall be coated, painted, or otherwise protected against corrosion per FR. Sec. 2203.27.2222A. • Aluminum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADMI-1111a, or plastic/moisture vapors provided. • All exposed fasteners shall be 5.5, or have a protective coating for corrosion protection. • All welding shall comply with AWS requirements. • Steel welds: E70xx filler alloy. • Aluminum welds: 4043 filler alloy. • Aluminum extrusions: 4063.56 or stronger. (X10)

1200 Federal Hwy, #200
Ponte Vedra, FL 32082
1-888-371-3111
Christian Langley
Florida PE #67382
Cert of Auth #71726

STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 67382

The document has been digitally signed and sealed by Christian Langley, PE on this date noted. If this digital signature feature is used, the document and any associated signed copies & the location must be sealed or all electronic copies.

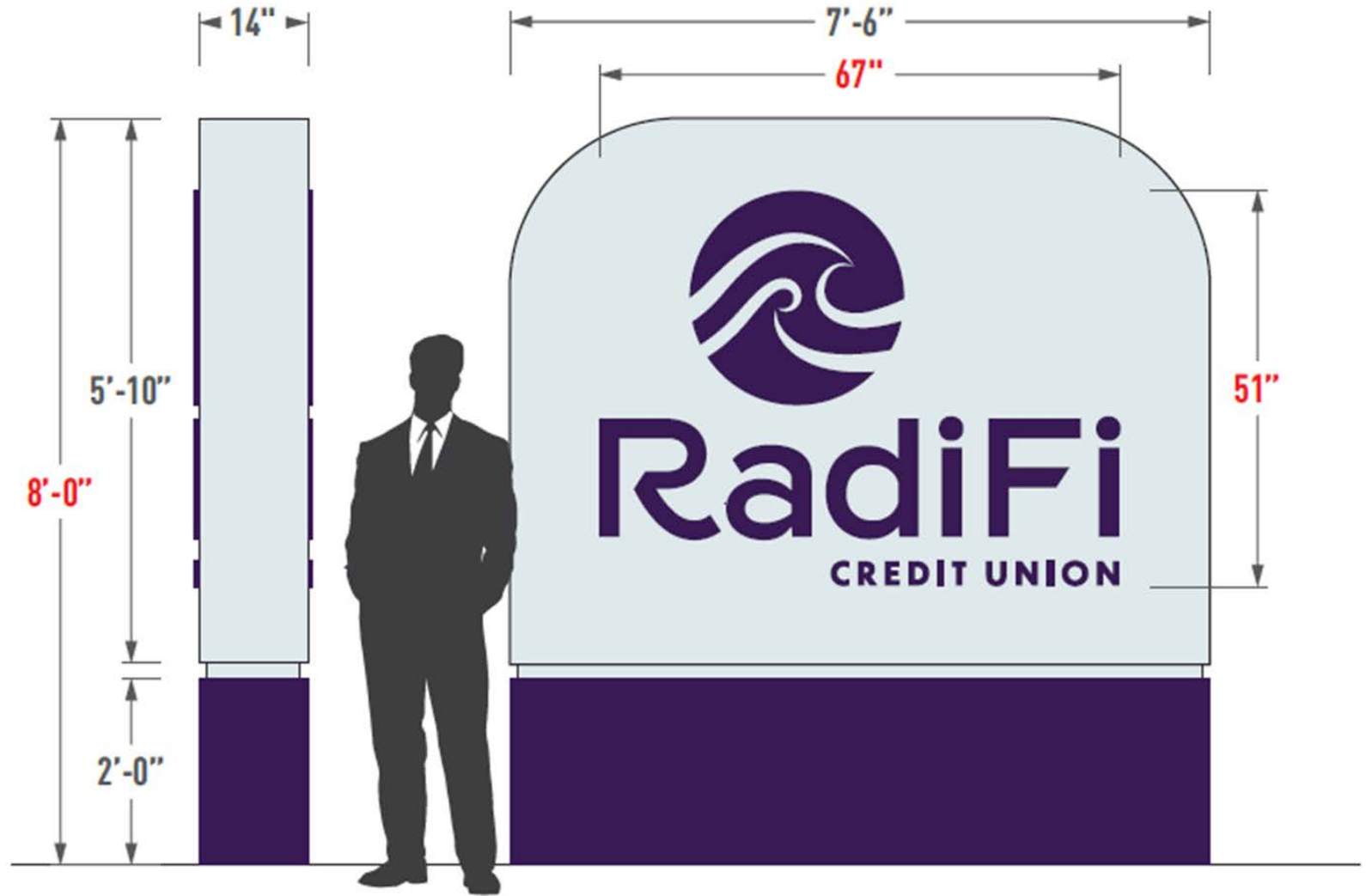
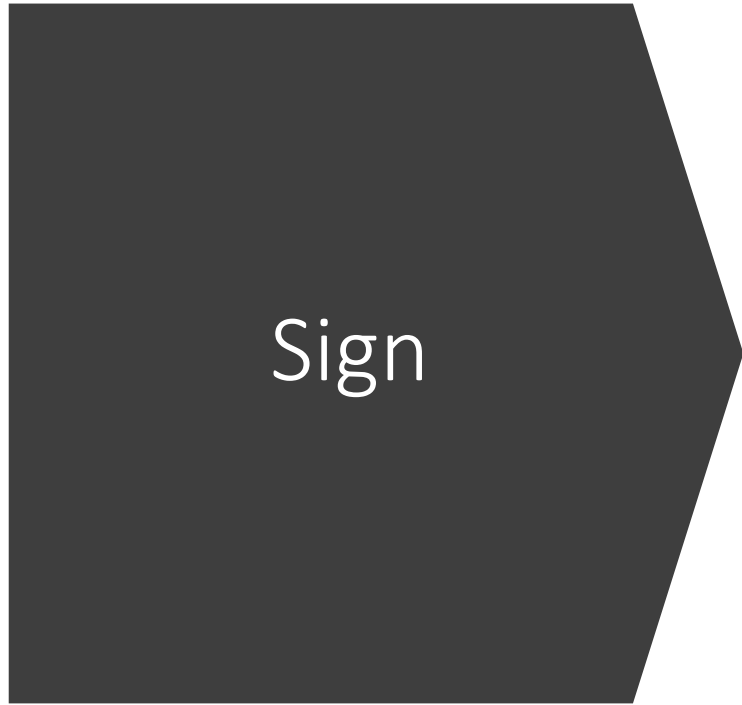
Digitally signed by Christian Langley
Date: 2023.03.14 11:37:21 -0400

1200 Federal Hwy, #200
Ponte Vedra, FL 32082
1-888-371-3111

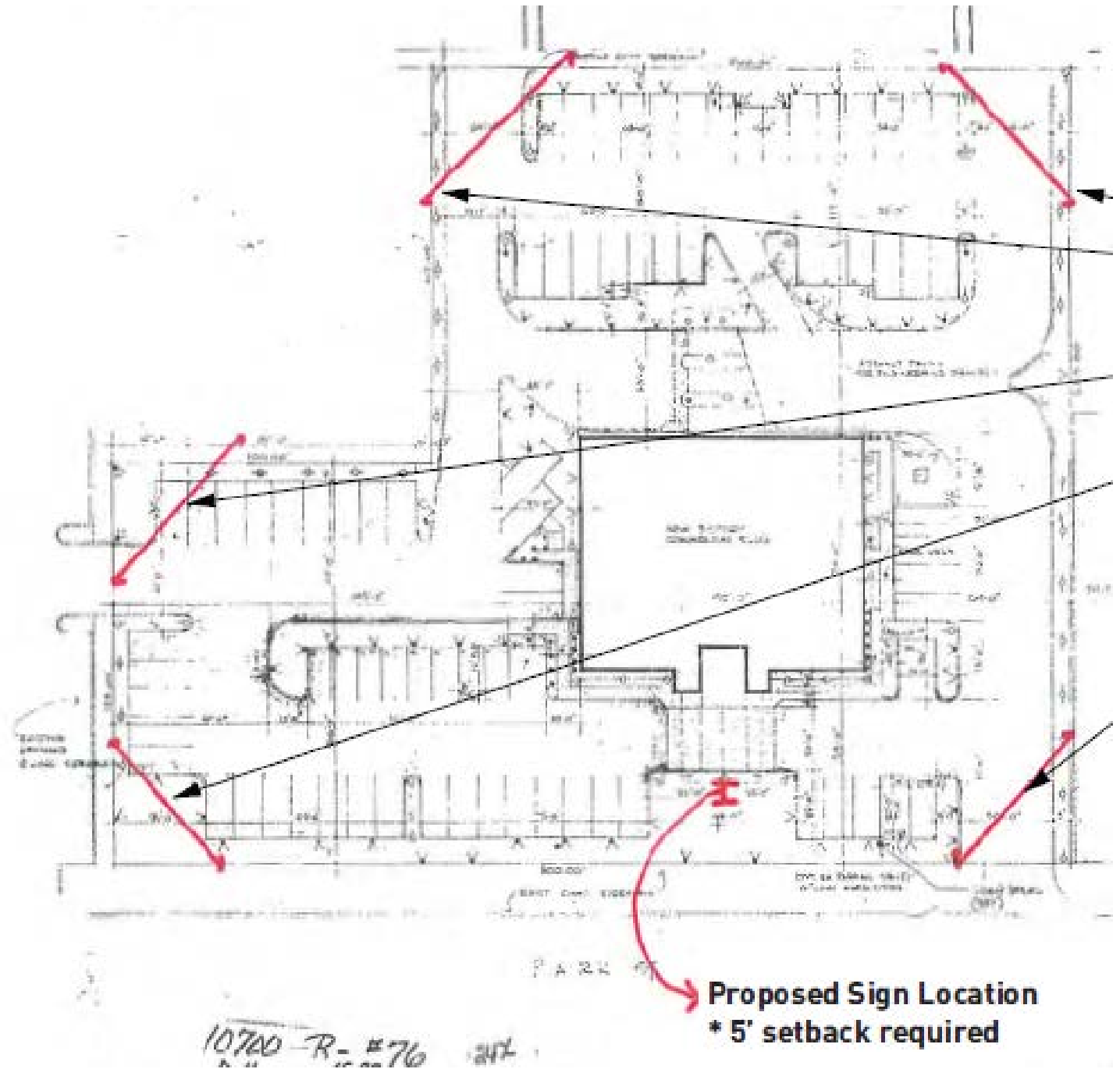
Sold including sign package
• Sign Height = 15' Max
• Can 10.0' dia, max 3.12' x 24.7' pd
• ASD Load Coeff = 0.6
• Exposure C
• Wind Load = 16 mph

ASCE 7-16
• V=120 mph
• RAK Category 1, Street

Non Illuminated Monument Sign



Site Map
with Sign
Location



Sign Location



Proposed Placement of New Signage

TAB II.C

DDRB Application 2023-012

McCoy's Landing

Conceptual Review