

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, June 13, 2024,
commencing at 2:00 p.m., at City Hall, 117 West Duval
Street, Lynwood Roberts Room, Jacksonville, Florida,
before Diane M. Tropaia, FPR, a Notary Public in and for
the State of Florida at Large.

BOARD MEMBERS PRESENT:

MATT BROCKELMAN, Chairman.
LINZEE OTT, Vice Chair.
GARY MONAHAN, Secretary.
TREVOR LEE, Board Member.
JOANA BERLING, Board Member.
CARL DAWSON, JR., Board Member.
JOSEPH LORETTA, Board Member.

ALSO PRESENT:

SUSAN KELLY, DIA, Redevelopment Coordinator.
JASON TEAL, Office of General Counsel.
TERRENCE HARVEY, Office of General Counsel.
AVA HILL, DIA, Administrative Assistant.

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1 board member.
2 BOARD MEMBER MONAHAN: Gary Monahan, board
3 treasurer -- board secretary, excuse me.
4 THE CHAIRMAN: Matt Brockelman, board
5 chair.
6 BOARD MEMBER OTT: Linzee Ott, board vice
7 chair.
8 BOARD MEMBER DAVIS: Ennis Davis, DDRB.
9 BOARD MEMBER DAWSON: Carl Dawson, board
10 member.
11 MR. TEAL: Jason Teal, Office of General
12 Counsel.
13 MR. HARVEY: Terrence Harvey, Office of
14 General Counsel.
15 MS. KELLY: Susan Kelly, staff.
16 THE CHAIRMAN: Thank you.
17 And, Terrence, we do want to welcome you
18 to the board. Appreciate you spending time
19 with us and look forward to having you
20 represent the OGC from here.
21 All right. Action items, Board Members,
22 two quick ones. Approval of the May 9th, 2024,
23 DDRB regular meeting minutes. Hopefully, you
24 have had a chance to review those minutes. If
25 you have any modifications or changes, you can
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1 PROCEEDINGS
June 13, 2024 2:00 p.m.

2 - - -

3 THE CHAIRMAN: All right. Good afternoon,
4 everybody. I'd like to call the meeting to
5 order at 2 p.m., the regularly scheduled
6 June 13th Downtown Development Review Board
7 meeting.

8 Board Members, you will notice that the
9 agenda is very short today. We will -- we do
10 anticipate having a longer agenda in July. So
11 to the extent possible, please be ready for
12 that, but today we should be pretty efficient.

13 As we normally do, let's go ahead quickly
14 with board and staff introductions.

15 And, Mr. Loretta, why don't we start with
16 you. Thanks.

17 (Discussion held off the record.)

18 THE CHAIRMAN: One more time. There you
19 go.

20 BOARD MEMBER LORETTA: I got it.

21 Okay. Sorry. Joseph Loretta, DDRB board
22 member.

23 BOARD MEMBER LEE: Trevor Lee, board
24 member.

25 BOARD MEMBER BERLING: Joana Berling,
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1 feel free to offer those now. Otherwise, I
2 will entertain a motion.
3 BOARD MEMBER MONAHAN: So moved.
4 THE CHAIRMAN: There's a motion to
5 approve.
6 Is there a second?
7 BOARD MEMBER LEE: Second.
8 THE CHAIRMAN: And a second.
9 All those in favor of approving the
10 minutes, please say aye.
11 BOARD MEMBERS: Aye.
12 THE CHAIRMAN: Any opposed?
13 BOARD MEMBERS: (No response.)
14 THE CHAIRMAN: By your action, show the
15 minutes adopted.
16 Action Item B, DDRB Application 2024-005,
17 RiversEdge townhomes special sign exception for
18 monument signs.
19 And, Ms. Kelly, if we could please have a
20 staff report.
21 MS. KELLY: Yes, sir.
22 DDRB Application 2024-005 is for a special
23 sign exception for two internally illuminated
24 monument signs for the RiversEdge townhomes.
25 One sign is proposed at the intersection of
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1 Health Walk Way and Prudential and then one at
 2 Redington Street and Prudential. These streets
 3 are currently being constructed, so they are
 4 not -- just (inaudible).
 5 As a reminder to the board and to the
 6 public, monument signs are only allowed by
 7 special sign exception. So both monument signs
 8 have the same design. They're 10 feet tall,
 9 3-and-a-half feet wide and deep. The copy area
 10 says "Toll Brothers at RiversEdge." And the
 11 copy area is about 2 square feet in area and
 12 it's located on all four sides of the sign.
 13 Staff finds that the placement of each
 14 sign is logical and that the signs do not
 15 obscure any architectural features of the
 16 townhomes or the site.
 17 The RiversEdge development has its own
 18 previously approved master plan design
 19 guidelines, and staff reviewed these within our
 20 report. The colors and materials of the
 21 proposed signs are consistent with the
 22 guidelines.
 23 Lastly, staff finds that the design of the
 24 monument signs elevates the aesthetics of the
 25 existing monument signs in the Southbank
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1 District.
 2 And for these reasons, staff is
 3 recommending approval of the two monument
 4 signs.
 5 THE CHAIRMAN: Thank you, Ms. Kelly.
 6 Any questions for staff from the board
 7 members?
 8 BOARD MEMBERS: (No response.)
 9 THE CHAIRMAN: Seeing none, if there is an
 10 applicant presentation, be happy to hear it, or
 11 if you'd just like to be available for
 12 questions, that certainly works as well.
 13 MR. JURNEY: I'll just be available for
 14 questions.
 15 THE CHAIRMAN: Okay. Thank you, sir.
 16 Any questions for the applicant while we
 17 have him on hand here?
 18 BOARD MEMBERS: (No response.)
 19 THE CHAIRMAN: Okay. Seeing none -- and I
 20 should have said that the public hearing on
 21 this item is now open as well.
 22 All right. Any public comments on the
 23 proposed sign exception?
 24 AUDIENCE MEMBERS: (No response.)
 25 MS. HILL: There are no public comments.
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1 THE CHAIRMAN: All right seeing no public
 2 comments, we'll close that public hearing.
 3 Mr. Secretary, could you please get us in
 4 the posture to consider the item?
 5 BOARD MEMBER MONAHAN: Thank you,
 6 Mr. Chair.
 7 Move DDRB Item 2024-005, RiversEdge
 8 townhomes special sign exception, monument
 9 signs, with staff recommendations.
 10 THE CHAIRMAN: Okay. There's been a
 11 motion.
 12 Is there a second?
 13 BOARD MEMBER BERLING: Second.
 14 THE CHAIRMAN: And there's been a second.
 15 Let's move to board discussion.
 16 Mr. Loretta, can we start with you,
 17 please?
 18 BOARD MEMBER LORETTA: I have no comments.
 19 THE CHAIRMAN: Mr. Lee.
 20 BOARD MEMBER LEE: No comments.
 21 THE CHAIRMAN: Ms. Berling.
 22 BOARD MEMBER BERLING: It's a nice sign.
 23 Nothing else.
 24 THE CHAIRMAN: Mr. Monahan.
 25 BOARD MEMBER MONAHAN: No comment.
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1 THE CHAIRMAN: Ms. Ott.
 2 BOARD MEMBER OTT: I also think it's an
 3 attractive sign.
 4 Thank you.
 5 THE CHAIRMAN: All right. Mr. Davis.
 6 BOARD MEMBER DAVIS: No comment.
 7 THE CHAIRMAN: Mr. Dawson.
 8 BOARD MEMBER DAWSON: I have one question.
 9 Matt, to change the lights, does it open
 10 up? Can somebody get inside that sign?
 11 (Mr. Journey approaches the podium.)
 12 MR. JURNEY: Yes, we will --
 13 (Simultaneous speaking.)
 14 MR. JURNEY: -- have an access
 15 (inaudible) --
 16 THE CHAIRMAN: Please introduce yourself
 17 for the record.
 18 MR. JURNEY: Yes. I'm Matt Journey.
 19 I'm -- Kimley-Horn, representing the client,
 20 Toll Brothers.
 21 THE CHAIRMAN: Thank you.
 22 MR. JURNEY: Yes. There will be an access
 23 door to be able to get inside it and change the
 24 up-light as well as the -- do any kind of
 25 maintenance to the sign.
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1 BOARD MEMBER DAWSON: Thank you.
 2 MR. JURNEY: Yep.
 3 THE CHAIRMAN: All right. Thank you,
 4 Mr. Dawson.
 5 I have no comments as well other than I
 6 also support my board members and say that I
 7 think it's a tastefully designed sign.
 8 All right. Any additional comments from
 9 the board?
 10 BOARD MEMBERS: (No response.)
 11 THE CHAIRMAN: Seeing none, there's been a
 12 motion and a second.
 13 All those in favor of granting the special
 14 sign exception for the RiversEdge townhome
 15 monument signs, please say aye.
 16 BOARD MEMBERS: Aye.
 17 THE CHAIRMAN: Any opposed?
 18 BOARD MEMBERS: (No response.)
 19 THE CHAIRMAN: Seeing none, the motion
 20 carries unanimously.
 21 Congratulations.
 22 MR. JURNEY: Thank you.
 23 THE CHAIRMAN: All right. Board Members,
 24 six minutes and we finished our action items
 25 for this month, not to challenge the record

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1 previously made.
 2 We do have an item of New Business,
 3 though; DDRB officer elections. You received a
 4 memo that Ms. Kelly sent out to the board. It
 5 is that time of year again. I have served my
 6 maximum of two terms, so I will soon be joining
 7 Chair Emeritus Lee in that regard, and it's
 8 time for us to think about a new chairman going
 9 forward. So, traditionally, as many of you
 10 know, it's customary for the vice chair to move
 11 up and become chair, but that is, of course, at
 12 the board's discretion.
 13 What we're going to do today is to open
 14 the floor for nominations. The election will
 15 be at our meeting next month, and I will reopen
 16 the floor for nominations then if anybody has
 17 anybody additionally to add.
 18 So with that, I will open the floor for
 19 nominations and we'll just go around and --
 20 feel free to nominate -- Mr. Loretta, any
 21 nominations? No pressure.
 22 BOARD MEMBER LORETTA: Yeah. I mean, I'll
 23 nominate Ms. Ott.
 24 THE CHAIRMAN: All right. There's a
 25 nomination for Vice Chair Linzee Ott.

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1 Is there a second?
 2 BOARD MEMBER DAWSON: I second it.
 3 THE CHAIRMAN: And there's a second.
 4 Any additional nominations from the floor
 5 at this particular time?
 6 BOARD MEMBERS: (No response.)
 7 THE CHAIRMAN: Okay. Seeing no additional
 8 nominations, we will close the floor today.
 9 Ms. Ott, I presume you accept, but would
 10 you mind putting that on the record?
 11 BOARD MEMBER OTT: I accept the
 12 nomination.
 13 THE CHAIRMAN: Okay. And, again, the
 14 election will be formally held at next month's
 15 meeting and we will reopen the floor for
 16 nominations at that meeting as well.
 17 Okay. Board Members, that concludes our
 18 New Business for the day.
 19 Are there any public comments?
 20 MS. HILL: There are no public comments.
 21 THE CHAIRMAN: Seeing no public comments,
 22 thank you all for being here today --
 23 MS. KELLY: Hold on.
 24 THE CHAIRMAN: Ms. Kelly, excuse me.
 25 MS. KELLY: I apologize. This was just

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1 handed to me recently.
 2 So through the Chair to the Board, we will
 3 be having -- DIA will be having a community
 4 open house to get design input on the St. Johns
 5 River Park restaurant. This is the restaurant
 6 building, this is not the park. Okay? So this
 7 is for the restaurant building.
 8 We have an architectural team that's been
 9 selected for that and they will be there to
 10 sort of receive that input. So I've got these
 11 little flyers that you're more than welcome to
 12 grab.
 13 I just want to make sure that you guys --
 14 it's a noticed meeting, you can all be there,
 15 but I need to review our rights because this
 16 item might come before the board, so just make
 17 sure you're not, you know, discussing it or
 18 anything, but I'll leave these here so -- if
 19 you're interested.
 20 MR. TEAL: And, Mr. Chair, just a point of
 21 clarification on that. So as you know, that
 22 will come before you as a quasi-judicial
 23 matter. And as quasi-judicial officers, you're
 24 not allowed to take any kind of a position on
 25 an item that comes before you, outside of a

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1 public hearing where evidence will be received.
 2 So just be cognizant of that.
 3 You can, obviously, attend the event; you
 4 can learn more about it. When that item does
 5 come before you, you will just disclose the
 6 fact that you were at that community meeting as
 7 an ex parte communication, but just be mindful
 8 of the comments that you make while you're
 9 there, that -- you know, "I hate it," "I love
 10 it," you know, they're all bad things to say.
 11 Just be aware of that.

12 Thank you.
 13 THE CHAIRMAN: Thank you, Mr. Teal.
 14 And thank you, Ms. Kelly, for that
 15 announcement.

16 Seeing no additional announcements, we
 17 will adjourn the June meeting at 2:09 p.m.
 18 Thank you.
 19 (The foregoing proceedings were adjourned
 20 at 2:09 p.m.)

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1 CERTIFICATE OF REPORTER

2
 3 STATE OF FLORIDA)
)
 4 COUNTY OF DUVAL)

5
 6
 7 I, Diane M. Tropa, 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 18th day of June 2024.

16
 17 _____
 18 Diane M. Tropa
 Florida Professional Reporter

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