



**Downtown Development Review Board (DDRB) Meeting
Hybrid Virtual / In-Person Meeting**

Thursday, June 26, 2025 2:00PM

MEETING MINUTES

Board Members (BMs) Present: Linzee Ott (Chair); Joana Berling, Vice Chair (*Virtual*); Carl Dawson, Jr., Secretary; Kevin Craig; Ennis Davis; Peter Deiuliis; Joe Loretta

Board Members Excused: Matt Brockelman, Fred Jones

City Council: The Honorable Chris Miller

DIA Staff Present: Guy Parola, Director of Operations; Van Christiansen, Redevelopment Coordinator; Ava Hill, Administrative Assistant

Ex-Officio: Bill Delaney, Council Liaison

Office of General Counsel: Terence Harvey, Esq.

I. CALL TO ORDER

Chair Ott called the meeting to order at **2:00 p.m.** Chair Ott then called for introductions from Board Members and Staff.

II. ACTION ITEMS

A. APPROVAL OF THE MAY 8, 2025, DDRB REGULAR MEETING MINUTES

The Chair asked for a motion regarding the May 8, 2025, board meeting minutes.

Motion: Member Craig moved to approve the minutes as presented.

2nd: Member Davis seconded the motion.

The May 8, 2025 meeting minutes were approved: 5 ayes, 0 nays and 0 abstain.

B. FORM 8B: VOTING CONFLICT DISCLOSURES

No voting conflicts disclosed.

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C. DDRB 2025-002 SPECIAL SIGN EXCEPTION

Ms. Van Christiansen, DDRB Staff, provided notice to the Chair and Board members that the applicant reached out and requested a deferral of the application hearing for the August 2025 meeting.

D. DDRB 2021-007 AMBASSADOR GARAGE AMENDMENT TO FINAL APPROVAL

Ms. Christiansen presented a summary of the item. A summary of the changes to final approval for 2021-007 was discussed.

Chair Ott invited the applicant to provide a presentation. Mr. Bryan Moll from the applicant team provided an overview of an update of the Pearl Square development. Ms. Cyndy Trimmer from the applicant team provided an overview of the new design elements to the Ambassador Garage from final amendment including changes to the floor plan, circulation, and potential for retail activation. Additional revisions to the plan include changes to the exterior of the layout to accommodate the needs of Jacksonville Fire and Rescue Department. Additionally, Mr. Thomas Hurt from the applicant team provided additional information on the materials used throughout the design.

Board Member Deiuliis inquired about the sun exposure and landscaping of the design. Board Member Deiuliis expressed concerns about algae growth. Mr. Hurst stated that coordination with landscape architects has provided confirmation that the landscape palette is appropriate and provided reassurance that the materials selected inhibit algae growth.

Board Member Loretta inquired about the ADA adherence and accessibility of the design in respect to the incline.

Board Member Davis inquired about the plan for retail activation on the ground level. Mr. Hurst provided additional information on the design of the space. Mr. Moll provided an example of a similar use in a different location and discussed how retail activation could be achieved through a reduction in rent.

Chair Ott opened public comment for this item. Public comment for this item included a statement on public parking tie into waterfront activation and increasing the time limit of public parking.

Chair Ott asked for a motion regarding the amendment to final approval of 2021-007 with staff's recommendation.

Motion: Board Member Craig moved to approve DDRB 2021-007.

2nd: Board Member Deiuliis seconded the motion

DDRB 2021-007 was approved: 6 ayes, 0 nays and 0 abstain.

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III. OLD BUSINESS

None.

IV. NEW BUSINESS

Mr. Terrence Harvey from the Office of General Counsel provided a synopsis of the Board elections process.

V. PUBLIC COMMENTS

There were no additional public comments.

VI. ADJOURNMENT

There being no further business, the Chair adjourned the meeting at approximately **2:43 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 Van Christiansen at 904-255-5307 or vchristiansen@coj.net.