



**Downtown Development Review Board (DDRB)  
Meeting  
Hybrid Virtual In-Person Meeting  
Thursday, March 9, 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 F. Jones

**Board Members Excused:** C. Harden; T. Lee; and B. Schilling

**DIA Staff Present:** Guy Parola, Operations Manager; 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 **2:00 p.m.** He welcomed the Joana Berling to DDRB as the newest Board Member, and commended Craig Davisson on his many years of service to the Board.

**II. ACTION ITEMS**

**A. APPROVAL OF THE FEBRUARY 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 MONAHAN, SECONDED BY BOARD MEMBER LORETTA APPROVING THE FEBRUARY 9, 2023 MEETING MINUTES.**

**THE MOTION PASSED 6-0-0.**

**B. DDRB 2023-003: DAILYS MIXED-USE PROJECT DEVIATION WORKSHOP**

Jordan Elsbury introduced the application and project on behalf of the applicant.

Chief Administrative Officer, Brian Hughes, provided recent history of the site with regards to land development policy and the significant infrastructure surrounding the subject site.

Max Glober, with Daily's, gave a brief presentation about Daily's, their services, and their charitable work in the community.

Mr. Elsbury provided an overview regarding the need for the deviations and introduced a more detailed concept. Bold City Brewery plans to relocate from their location on Bay Street to the second floor and rooftop of the proposed structure. Brian Miller, owner of Bold City Brewery, described their plans, stating that the new, proposed location would offer food, liquor, event space, and parking as part of the project.

Aubrey Edge, President and CEO of First Coast Energy (applicant), spoke on behalf of the project and stated that Downtown is still struggling but that Daily's supports the long-term vision of Downtown and that this project is a long-term investment.

Peter Ma, with England-Thims and Miller (ETM), is an engineer on the project and walked through the reasoning behind the site plan design.

Chairman Brockelman asked if the Board had any questions for the development team. A few Board Members had questions regarding the distance of the canopy from the convenience store and what size vehicle was used to model the turning radius on the site.

Mr. Elsbury commented that the applicant will be requesting all of the deviations listed in the staff report. He also stated that the applicant can work with most of the recommendations listed in the staff report, to some degree. However, he stressed that that applicant is generally opposed to recommendation #2 regarding changes to the site plan.

Chairman Brockelman called for public comment.

*Carnell Oliver, Nancy Powell, Ennis Davis, Ernest Smith, Adrian Swanigan, and Kim Pryor stated their opposition to the proposed development/deviations citing reasons such as a lack of community input and inconsistencies with the Downtown Overlay.*

Chairman Brockelman asked if the Board had any additional comments for the development team. Hearing none, he closed the Deviation Workshop.

### **C. DDRB 2023-003: DAILYS MIXED-USE PROJECT CONCEPTUAL APPROVAL**

Guy Parola, with the DIA, provided the staff report and suggested a revision to recommendation #5 for staff to continue the discussion with the application around furthering design of the urban open space around the vehicle use areas.

Board Members declared ex parte communications.

Mr. Elsbury, representing the applicant, summarized the points made during the workshop so that they could be used during the hearing for conceptual approval. Mr. Elsbury stated that they would likely be able to address, to some degree, all of staff's recommendations except for #2.

Chairman Brockelman called for public comment.

*Carnell Oliver, Nancy Powell, Ennis Davis, Ernest Smith, Adrian Swanigan, and Kim Pryor stated their opposition to the proposed development/deviations citing reasons such as a lack of community input and inconsistencies with the Downtown Overlay.*

Chairman Brockelman opened discussion to Board Members.

Board Member Jones suggested that the applicant consider a raised pedestrian crosswalk to the entry of the building to ensure pedestrian safety and that the building be moved closer to Broad Street. Additionally, he favored adding a recommendation that the developer work with the LaVilla community.

Board Member Loretta advised looking at the suggestions provided within Ennis Davis' email and advised a tighter turning radius on the site access points.

Board Member Ott stated that the project would be a pedestrian draw and that the developer should consider moving the building closer to Broad Street. She also favors that the architecture be more responsive to the character of LaVilla, and she would like to see the LaVilla community have input on the art used for both the wall mural and any art placed in the Urban Open Space.

Board Member Berling requested to see the floor plans at the final approval and also requested circulation studies and a traffic analysis.

Hearing no more comments from the Board, Chairman Brockelman noted that discussion was had regarding an eighth recommendation and a potential modification of condition #5, by Mr. Parola.

Board Member Loretta made a motion to create an eighth recommendation regarding continued conversations between the applicant and the LaVilla Heritage Trail group and Cultural Council, prior to final approval. Board Member Ott seconded the motion to add the condition.

**A MOTION WAS MADE BY BOARD MEMBER LORETTA TO APPROVE THE CONCEPTUAL APPLICATION WITH STAFF RECOMMENDATIONS, #1-4, MODIFYING #5 AS SUGGESTED BY MR. PAROLA, #6-7 FROM STAFF, AND ADDING #8 PER THE PREVIOUS ACTION. THE MOTION WAS SECONDED BY BOARD MEMBER MONAHAN, RECOMMENDING CONCEPTUAL APPROVAL OF DDRB APPLICATION 2023-003, WITH EIGHT (8) CONDITIONS AS AMENDED.**

**THE MOTION PASSED 6-0-0.**

### **III. OLD BUSINESS**

None.

### **IV. NEW BUSINESS**

None

**V. PUBLIC COMMENTS**

Chairman Brockelman opened the floor for public comment.

*Ernest Smith spoke regarding the Daily's Mixed-Use Project.*

**VI. ADJOURNMENT**

There being no further business, Chairman Brockelman adjourned the meeting at approximately 4:44 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.*