



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

***Thursday, April 10, 2025 2:00PM***

**MEETING MINUTES**

**Board Members (BMs) Present:** Linzee Ott (Chair); Carl Dawson, Jr., Secretary; Kevin Craig; Peter Deiuliis; Matt Brockelman; Ennis Davis; Fred Jones

**Board Members Excused:** Joana Berling, Vice Chair; Joe Loretta

**City Council:** The Honorable Chris Miller

**Mayor's Office:** Bill Delaney

**DIA Staff Present:** Guy Parola, Director of Operations; Ava Hill, Administrative Assistant

**Ex-Officio:** Brett James, Planning and Development Department

**Office of General Counsel:** Terence Harvey, Esq.

**I. CALL TO ORDER**

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

**II. ACTION ITEMS**

**A. APPROVAL OF THE NOVEMBER 14, 2024, DDRB REGULAR MEETING MINUTES**

Deferred.

**B. FORM 8B: VOTING CONFLICT DISCLOSURES**

No voting conflicts disclosed.

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**C. DDRB APPLICATION 2025-001: GATES OF RIVERSIDE CONCEPTUAL REVIEW**

Guy Parola, DIA Director of Operations, provided a summary of the application.

Project located on Riverside Avenue in Brooklyn neighborhood. Proposed are two additions to an existing building: the St. Johns River. The first addition fronts Riverside Avenue, and is two stories in height, 70 feet in depth and approximately 170, plus or minus, feet in width. The second addition expands the building's St. Johns Riverfront façade, approximately 21 feet in height with an activated rooftop. The ground floor of the Riverside Avenue addition is retail with office above. The St. Johns River addition is for a restaurant and rooftop bar/restaurant.

Mr. Parola provided additional discussion, with a focus on the Zoning Requirement that, for the Riverfront addition, it (a) be at least 50' from the bulkhead, and (b) not exceed 45' in height.

Having concluded Mr. Parola's overview and synopsis, Chair Ott recognized the developer's architect, Mr. Maurer, who made a more detailed presentation.

Mr. Maurer began his presentation with a discussion on building massing in the area as well as the additions' relationships to the facades of which they would be part. Mr. Maurer discussed the building materials, and intentionality of transparency and use of glazing, particularly along the riverfront.

Following Mr. Maurer's presentation, Chair Ott asked for comments or questions from fellow Board Members.

Board Member Deiuliis: mature the landscape plan prior to Final, particularly along the Riverwalk. Board Member Deiuliis further discussed elevators for the activated roof top of the riverfront addition, to which Mr. Maurer detailed the location of the elevator; egress in relationship to FIS and Riverside Avenue, to which discussion on the existing sidewalk and Dora Street right-of-way was given; and thought on recessing retail spaces along the Riverside Avenue façade addition.

Chair Ott inquired about the size of the individual retail bays along Riverside Avenue, to which Mr. Maurer responded 1,500 square feet.

Board Member Dawson inquired about the adequacy of parking to accommodate the additional retail, office and restaurant, following up with a question regarding stormwater retention/detention.

Seeing no other questions or comments, Chair Ott requested Mr. Parola to provide staff's recommendation.

Following staff's recommendation of approval, Chair Ott recognized Nancy Powell for public comment. Ms. Powell referenced a letter to the DIA Board from Scenic Jacksonville, focusing on the interaction between the St. Johns River, the Riverwalk and the riverfront addition. Included in that letter was recommendations for focusing on shade, furnishings, etc.

Following Ms. Powell's comments, the Chair called for a motion:

**Motion:** Secretary Dawson moved to Conceptual Approval of DDRB Application 2025-001 as presented.

**2<sup>nd</sup>:** Board Member Brockelman seconded the motion.

Following the motion, the Chair recognized Board Member Deiuliis for a second time. Mr. Deiuliis reiterated his first comments. Following Board Member Craig's comments, the Chair recognized Board Member Jones. Mr. Jones echoed Ms. Powell's comments, particularly on the concept of a Riverside Avenue Road Diet.

Following Board Member Jones' comments, the Chair recognized Board Member Craig. Board Member Craig expressed his support for the project. Following Board Member Craig's comments, the Chair recognized Board Member Dawson, who again expressed concerns regarding parking and retention.

Board Member Brockelman echoed Ms. Powell's discussion on shade, particularly on activated roof tops, and requested the architect reconsider the treatment of the Riverside Avenue façade.

Board Member Davis encouraged the architect to illustrate how the building interacts with the spaces surrounding it.

Council Member Miller, having been recognized by the Chair, discussed greenspace enhancement.

Seeing no further comments, the chair called for a vote:

**Final Approval was approved: 7 ayes, 0 nays and 0 abstain.**

### **III. NEW BUSINESS**

None.

### **IV. PUBLIC COMMENTS**

None.

**V. ADJOURNMENT**

There being no further business, the Chair adjourned the meeting at approximately **2:56 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 Guy Parola at 904-255-5305 or gparola@coj.net.*