



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

Thursday, December 19, 2024, 9:00 a.m.

MEETING MINUTES

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

Board Members Excused: Joana Berling, Vice Chair

City Council: The Honorable Chris Miller

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

Ex-Officio: Brett James, Planning and Development Department

Office of General Counsel: Carla Lopera, Esq.

I. CALL TO ORDER

Chair Ott called the meeting to order at **9:01 a.m.** and asked for introductions from Board Members and Staff.

II. ACTION ITEMS

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

The Chair asked for a motion regarding the November 14, 2024, board meeting minutes.

Motion: Member Brockelman moved to approve the minutes as presented.
2nd: Member Loretta seconded the motion.

The November 14, 2024, meeting minutes were approved: 8 ayes, 0 nays and 0 abstain.

B. FORM 8B: VOTING CONFLICT DISCLOSURES

No voting conflicts disclosed.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

A. BASEBALL GROUNDS RIGHT FIELD NEW CONSTRUCTION.

Guy Parola provided an overview of the DDRB's review purview per the Ordinance Code and the standard for review per the site's Planned Unit Development Zoning.

Mr. Parola explained that Pursuant to the Ordinance Code, Capital Improvement Projects, as they're defined in the Ordinance Code, come to DDRB for commenting and that no formal action is taken. Further, Mr. Parola explained that the review is really a discussion between the Board and the City / designer.

Mr. Parola provided an overview of the new construction and provided different elevation perspectives.

Before turning the presentation over to the City's design team, Mr. Parola explained that the Planned Unit Development Zoning approved in 2001 for the site includes instruction as to what design features the DDRB (f/k/a/ DDA) are to apply. These include reviews to ensure that steel, glass, brick and other durable materials are applied consistent with and complementary to the existing baseball grounds.

On behalf of the City, its design team and the Jumbo Shrimp, Mr. Raoof discussed the project and design. Additional information on the activation plan for the building (e.g. office, retail). Mr. Chuparkoff, Architect of Record, provided further information on the design and answered questions by the DDRB.

Member Deiluliis provided several comments, including a recommendation that future presentations include a broader perspective so as to not be reviewing them in a vacuum. In other words, provide images and details of adjoining properties and the area.

Secretary Dawson inquired about the use of stairwell covering for inclement weather.

Member Brockelman inquired about the use of accent lighting.

Member Craig inquired about second floor use of glazing.

Member Loretta inquired about potential third floor inhabitable space.

Member Davis inquired about the relationship of the building/baseball grounds to A Phillip Randolph Boulevard.

Council Member Miller inquired about the distance between the building and home plate.

Director James inquired about shifting of the primary baseball grounds entrance.

There were no questions from Member Jones.

Chair Ott echoed Member Brockelman's comments.

V. PUBLIC COMMENTS

None.

VI. ADJOURNMENT

There being no further business, the Chair adjourned the meeting at approximately **9:33 a.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.