



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

Thursday, December 14, 2023, 2:00 p.m.

MEETING MINUTES

Board Members (BMs) Present: M. Brockelman (Chair); L. Ott (Vice Chair); G. Monahan (Secretary); J. Berling; E. Davis; and J. Loretta

Board Members Excused: F. Jones; T. Lee; and C. Harden

DIA Staff Present: Susan Kelly, Redevelopment Coordinator; Guy Parola, Operations Manager; and Ava Hill, Administrative Assistant

Office of General Counsel: Carla Lopera, Esq.

I. CALL TO ORDER

Board Chair Brockelman called the meeting to order at **2:00 p.m.** Mr. Brockelman welcomed staff from the Mayor's Office and invited them to speak.

Mr. Bill Delaney, Council Liaison, spoke regarding priorities of the Mayor's Administration. He noted that good rules should be followed, and bad rules should be fixed. He stressed that the Mayor wants to ensure that Jacksonville is fostering a vibrant, dense, and walkable urban environment and that each project should be designed to have positive interaction with the urban context and pedestrians.

Board Chair Brockelman thanked Mr. Delaney, welcomed new Board Member Ennis Davis, and then asked for introductions from the Board and Staff.

II. ACTION ITEMS

A. APPROVAL OF THE NOVEMBER 9, 2023 DDRB REGULAR MEETING MINUTES

The Chair asked for a motion regarding the November 9th meeting minutes. Board Member Monahan made a motion to move the meeting minutes, and Board Member Loretta seconded the motion.

The November 9, 2023 meeting minutes were approved, 6-0.

B. ORDINANCE 2023-0751: 331 WEST ASHLEY STREET CONVENTIONAL REZONING

Chairperson Brockelman opened the public hearing. Susan Kelly with the DIA gave the staff report, recommending approval of Ordinance 2023-0751, which would rezone 331 West Ashley Street from PUD (1996) to CCBD.

Seeing no questions from the Board for staff, Mr. Brockelman asked for the applicant's presentation. Cyndy Trimmer, representing the owner, announced that she would make herself available for questions.

The Chair asked for public comment. Carnell Oliver made a comment, but it was unclear as to whether he was opposed to the rezoning. George Berry, a nearby resident, was curious about the impact of the project on residential parking. He was not directly opposed to the rezoning.

Seeing no further comments, the Chair closed the public hearing. Board Member Monahan made a motion to move the item, and Board Member Ott provided a second. Seeing no discussion, the Chair called for a vote.

Ordinance 2023-0751 was recommended for approval, with a vote of 5-0 (Board Member Davis recused himself due to a voting conflict).

C. DDRB APPLICATION 2023-015: JTA AUTONOMOUS INNOVATION CENTER, DEVIATION WORKSHOP

Chairperson Brockelman introduced the item and reminded the Board and the public that no action is taken at a Deviation Workshop – rather, the deviation request is rolled into the vote for Final Approval. Ms. Kelly provided a staff report, noting that the applicant is requesting deviations from two (2) sections of the Code and that staff has made a positive finding on all of the deviation criteria. The applicant made themselves available for questions and presented the proposed materials for the fencing (concrete panels and perforated metal).

The Chair opened the floor to Board questions. Board Member Berling asked that the applicant consider treating the concrete in different ways in order to make it more visually appealing. Additionally, she added that the renderings should be updated to reflect the translucency more accurately. Board Member Davis commented that he would like the screening to be treated to offer more visual interest.

The Chair asked for public comment. Nancy Powell commented that transparency and screening are important, and that landscaping should be considered along the fencing. Adrian Swanigan asked about the use of the courtyard spaces [the Chair noted that this would be addressed during the final review].

Seeing no additional questions or comments, the Chair closed the item.

D. DDRB APPLICATION 2023-015: JTA AUTONOMOUS INNOVATION CENTER, FINAL REVIEW

Chairperson Brockelman opened the public hearing. Susan Kelly with the DIA gave the staff report, recommending approval of DDRB Application 2023-015, subject to four (4) conditions – all of which center on the requests for deviation.

Seeing no questions from the Board of staff, Mr. Brockelman asked for the applicant's presentation. Dave Campbell, with Balfour Beatty, and Eric Luttmann, with WGI, presented the ways in which the project was revised in response to previous Board and staff comments. The Board Chair asked for questions from the Board for the applicant. Board Member Loretta asked about the LED screen proposed along Jefferson Street and cautioned the applicant that an LED screen may not be appropriate. The applicant noted that screen images can be static.

The Chair asked for public comment. Seeing none, he closed the public hearing.

Board Member Monahan moved the item with staff conditions; Board Member Loretta seconded the motion. Board Member Davis stated that he has a voting conflict and would not be commenting on the project. Board Member Ott expressed concern regarding the proposed LED screen and asked that the applicant confirm with the LaVilla Heritage Trail Committee as to how "LaVilla" should be written on their proposed signage. She also asked if the concrete would be painted and what the color of the concrete would be. The applicant stated that it would be as-cast. She also requested that the fencing be softened with landscaping or similar. Board Member Berling also requested that the fencing be softened and made more translucent. The applicant agreed. Board Member Loretta asked Staff about the solar panels; Ms. Kelly replied that they appeared consistent with the code because the whole roof appears to be treated.

Seeing no further discussion, the Chair called for a vote.

DDRB Application 2023-015 was approved with staff conditions, with vote of 5-0 (Board Member Davis recused himself due to a voting conflict).

E. DDRB APPLICATION 2023-020: PEARL STREET DISTRICT BLOCK N11, FINAL REVIEW

Chairperson Brockelman opened the public hearing. Susan Kelly with the DIA gave the staff report, recommending approval of DDRB Application 2023-020, subject to four (4) conditions.

Seeing no questions from the Board of staff, Mr. Brockelman asked for the applicant's presentation. Cyndy Trimmer, representing the applicant, presented the ways in which the project improved from Conceptual. The Board Chair asked for Board questions of the applicant. Board Member Loretta asked if the units were for sale and also for the name of the brick manufacturer. The applicant responded that all units are for-rent at this time, and the development team said that the proposed brick is from Palmetto Brick out of South Carolina.

Seeing no further Board questions and no public comment, the Chair closed the hearing and requested a motion. Board Member Monahan made a motion to approve the application with

staff conditions; Board Member Berling seconded the item. Board discussion was highly favorable.

DDRB Application 2023-020 was approved with staff conditions, with vote of 5-0 (Board Member Davis recused himself due to a voting conflict).

F. DDRB APPLICATION 2023-019: PEARL STREET DISTRICT BLOCK N8, DEVIATION WORKSHOP

Chairperson Brockelman reminded the Board that no action will be taken as part of the deviation workshop and that the workshop is for discussion purposes only as the deviation decision is incorporated into final approval.

Ms. Kelly provided a staff report, noting that the applicant is requesting a deviation from one section of the code and that Staff has made a positive finding for each of the deviation criteria.

The Chair asked if the Board had any questions for staff. Seeing none, the Chair invited Cyndy Trimmer, representing the applicant, to make a presentation. The Board had no questions or discussion regarding the item, and there was no public comment.

G. DDRB APPLICATION 2023-019: PEARL STREET DISTRICT BLOCK N8, FINAL REVIEW

Chairperson Brockelman opened the public hearing. Susan Kelly with the DIA gave the staff report, recommending approval of DDRB Application 2023-019, subject to five (5) conditions.

Seeing no questions from the Board of staff, Mr. Brockelman asked for the applicant's presentation. Cyndy Trimmer, representing the applicant, presented the ways in which the project improved from Conceptual. The Board Chair asked for Board questions of the applicant. Seeing no questions from the Board and no public comment, the Chair closed the hearing and requested a motion. Board Member Monahan made a motion to approve the application with staff conditions; Board Member Loretta seconded the item. Board discussion was highly favorable.

DDRB Application 2023-019 was approved with staff conditions, with vote of 5-0 (Board Member Davis recused himself due to a voting conflict).

H. DDRB APPLICATION 2023-021: PEARL STREET DISTRICT BLOCK N4, DEVIATION WORKSHOP

The Chair introduced the item. Ms. Kelly provided a staff report, noting that the applicant is requesting a deviation from one section of the code and that staff has made a positive finding for each of the deviation criteria.

The Chair asked if the Board had any questions for staff. Seeing none, the Chair invited Cyndy Trimmer, representing the applicant, to make a presentation. She stated that the art competition was included in the developer's TIERS analysis for economic incentives. The Board had no questions or discussion regarding the item, and there was no public comment.

I. DDRB APPLICATION 2023-021: PEARL STREET DISTRICT BLOCK N4, FINAL REVIEW

Chairperson Brockelman opened the public hearing. Susan Kelly with the DIA gave the staff report, recommending approval of DDRB Application 2023-019, subject to five (5) conditions.

Board Chair Brockelman asked Staff if there had been discussion with FDOT regarding improvements to Beaver Street; Staff responded in the affirmative. Board Member Monahan asked Staff if results from the art competition would come before DDRB; Staff responded in the negative but reminded Mr. Monahan that the Board can make that a condition of the approval.

Ms. Trimmer provided the applicant's presentation, along with Mr. Manfredi, architect on the project.

Seeing no questions from the Board and no public comment, the Chair closed the hearing and requested a motion. Board Member Monahan made a motion to approve the application with staff conditions; Board Member Berling seconded the item. Board discussion was highly favorable. Board Members requested to be kept informed regarding the public art competition.

DDRB Application 2023-021 was approved with staff conditions, with vote of 5-0 (Board Member Davis recused himself due to a voting conflict).

III. OLD BUSINESS

None.

IV. NEW BUSINESS

None

V. PUBLIC COMMENTS

None

VI. ADJOURNMENT

There being no further business, Chairperson Brockelman adjourned the meeting at approximately 4:00 p.m.

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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.