



Downtown Development Review Board (DDRB)
Meeting
Hybrid Virtual / In-Person Meeting
Thursday, May 14, 2026, 2:00PM

MEETING MINUTES

Board Members Present: Linzee Ott (Chair), Joana Berling (Vice Chair), Carl Dawson (Secretary), Matt Brockelman, Kevin Craig, Peter Deiuliis

City Council: The Honorable Chris Miller

Office of General Counsel: Rebecca Lavie

Office of the Mayor: Bill Delaney

DIA Staff Present: Van Christiansen (Redevelopment Coordinator), Ava Hill (Administrative Assistant)

I. CALL TO ORDER

Chair Ott called the meeting to order at approximately 2:01 p.m.

II. ACTION ITEMS

A. APRIL 9, 2026 DOWNTOWN DEVELOPMENT REVIEW BOARD (DDRB) REGULAR MEETING MINUTES APPROVAL

Board Chair Ott called for a motion on the meeting minutes.

Motion: Member Brockelman moved to approve the meeting minutes.

Seconded: Member Dawson seconded the motion.

March 12, 2026 meeting minutes were approved unanimously.

B. DDRB APPLICATION 2026-004 CATHEDRAL COMMONS (FINAL APPROVAL)

Staff presented the request for Final Approval of Cathedral Commons, an affordable multifamily residential development consisting of approximately 120 housing units within two three-story buildings in the Cathedral District. Staff noted that the project remained substantially consistent with the Conceptual Approval and that updated documentation demonstrated compliance with build-to requirements, pedestrian zone

standards, landscape requirements, and the public realm requirements including the minimum 40 percent shade coverage requirement.

The applicant team provided an overview of the final design, highlighting the project's affordable housing component, residential character, architectural variety, internalized parking layout, and streetscape improvements. The presentation emphasized the use of varied roof forms, building articulation, and architectural styles intended to reflect the scale and character of the Cathedral District.

No public comments were received on the application.

Motion: Member Dawson moved to approve DDRB Application 2026-004 with staff recommendations.

Seconded: Member Brockelman seconded the motion.

Vote: **Aye: 6** **Nay: 0** **Abstain: 0**

III. INFORMATION / DISCUSSION ITEMS

A. RIVERFRONT PLAZA PHASE 2 (COJ PARKS CAPITAL PROJECT)

Representatives from the City of Jacksonville Parks Department presented an update on Riverfront Plaza Phase 2, with the project design team.

Board Member Berling expressed strong support for the project, noting the success and popularity of Phase 1 and excitement for the next phase of implementation.

Board Member Dawson inquired about the lighting strategy throughout the park and suggested incorporating tree-mounted downlighting similar to historic examples elsewhere in Jacksonville. Staff explained the proposed use of pedestrian lighting, larger area lighting, and catenary lighting within programmed spaces.

Board Member Brockelman praised the project's emphasis on shade and inquired about future coordination with adjacent Gateway development and how construction activities may affect the park experience. Staff discussed planned coordination measures and future interface conditions.

Chair Ott expressed support for the activation of under-bridge space beneath the Main Street Bridge and encouraged consideration of additional electrical infrastructure to accommodate future lighting and programming opportunities.

Action:

No motion or vote recorded. Informational item only.

B. DUVAL AUDUBON – BIRD FRIENDLY DESIGN

Representatives of the Duval Audubon Society and Lights Out Northeast Florida presented information regarding bird migration, bird-building collisions, bird-friendly design practices, and the impacts of artificial lighting and glazing on migratory bird populations. The presentation included local collision monitoring data, information on Jacksonville's location within the Atlantic Flyway, and examples of strategies used nationally to reduce bird mortality.

Presenters emphasized that bird collisions with glass represent a significant source of bird mortality and discussed design strategies that can reduce impacts while remaining compatible with development objectives. The presentation highlighted local monitoring efforts, partnerships with businesses and institutions, and opportunities for future collaboration with the development community. Board members received educational materials regarding bird-friendly design considerations for future projects.

Action:

No motion or vote recorded. Informational item only.

IV. OLD BUSINESS

A. DDRB Resolution 2026-03-01 High-Capacity Trash Receptacles Wrap Concept

Staff provided an update on the development of wrap concepts for high-capacity trash receptacles following the Board's March direction regarding approved receptacle types and future design treatments. Staff shared progress on graphic concepts and implementation considerations.

Board members provided informal feedback regarding aesthetics, branding, and consistency with the Downtown streetscape.

The update was informational in nature and intended to keep the Board apprised of ongoing implementation efforts.

Action:

No motion or vote recorded. Informational item only.

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V. NEW BUSINESS

A. RESOLUTION 2026-05-05 – RECOGNITION OF BOARD MEMBER MATTHEW BROCKELMAN

Chair Ott presented Resolution 2026-05-05 recognizing Matthew Brockelman for his service on the Downtown Development Review Board, including his tenure as Board Chair and contributions to Downtown Jacksonville. The resolution highlighted his leadership, advocacy, and service to the Board and the community.

Action:

No motion or vote recorded. Informational item only.

VI. PUBLIC COMMENT

One member of the public, Ernest Smith, provided comment regarding the need for a future public kayak launch on the Northbank comparable to the existing Southbank facility. The comment was made in relation to future riverfront planning efforts and consideration of public access opportunities.

VII. ADJOURNMENT

There being no further business, Chair Ott adjourned the meeting at approximately 3:09 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 vchristiansen@coj.net to acquire a recording of this meeting.