



**Downtown Development Review Board (DDRB)
Police and Fire Pension Fund Building
 1 West Adams Street, Suite 200**

Thursday, January 5, 2012 - 2:00 p.m.

Members: Andy Sikes, Chairman	Ex-Officio and Staff Distribution:
Timothy Miller, Vice Chair	Don Robertson, Public Works, Urban Forester
Montasser (Monty) Selim, Secretary	Bill Joyce, PW Chief Engineering & Construction Management
James Bailey, Board Member	Richard Ball, PW, Traffic Operations Division
Chris Flagg, Board Member	Don Redman, Member of Council, District 4
Jonathan Garza, Board Member	Scott Shine, Jacksonville Waterways Commission
Logan Rink, Board Member	James Boyle, JTA Representative
Roland Udenze, Board Member	Vickie Drake, Ex-Officio Member
John Fischer, Board Member	Terry Lorince, Ex-Officio Member
	William Lyle, Ex-Officio Member
Ex-Officio and Staff Distribution:	Joel McEachin, Ex-Officio Member
Paul Crawford, Deputy Executive Director	Michael Sands, Ex-Officio Member
Eric Lindstrom, JEDC Staff Liaison	Ginny Walthour, JEDC PIO
Jim Klement, JEDC Staff Liaison	Michelle Stephens, JEDC Recording Secretary
Jason Teal, Assistant General Counsel	
I.	CALL TO ORDER – Chairman Sikes
II.	ACTION ITEMS – Chairman Sikes
	Approval of the December 8, 2011 Meeting Minutes
	Request for Conceptual Review for Amendments, 2010-007 – 7 Eleven (former Bahri Gas and Convenience Store)
III.	INFORMATION/DISCUSSION ITEMS – Chairman Sikes
IV.	OLD BUSINESS – Chairman Sikes
V.	NEW BUSINESS – Chairman Sikes
VI.	PUBLIC COMMENTS – Chairman Sikes
VII.	ADJOURNMENT – Chairman Sikes
	Next Scheduled Meeting: Thursday, February 2, 2012 at 2:00 p.m.



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Police and Fire Pension Fund Building
1 West Adams Street, Suite 200

Thursday, January 5, 2012 – 2:00 p.m.

MEETING MINUTES

Board Members Present: Chairman A. Sikes, J. Bailey, C. Flagg, T. Miller, R. Udenze, and J. Fischer

Board Members Not Present: J. Garza, L. Rink, and M. Selim

JEDC Staff Present: Paul Crawford, Acting Executive Director; Eric Lindstrom, JEDC Staff; Jim Klement, Staff Liaison; and Michelle Stephens, Recording Secretary

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

Chairman Sikes called the meeting to order at 2:13 p.m.

II. ACTION ITEMS

APPROVAL OF THE DECEMBER 8, 2011 DDRB MEETING MINUTES

The following revision was noted and made to the December 8, 2011 DDRB meeting minutes.

A MOTION WAS MADE BY BOARD MEMBER FLAGG AND SECONDED BY BOARD MEMBER FISCHER GRANTING FINAL APPROVAL FOR DDRB 2011-013, JRTC GREYHOUND TERMINAL WITH THE CONDITION THAT THE APPLICANT PRESENT AND RECEIVE FINAL APPROVAL FOR A MASTER SIGN AND GRAPHIC PACKAGE PRIOR TO ISSUANCE OF SIGN PERMITS. THE MOTION PASSED UNANIMOUSLY 7-0.

THE DECEMBER 8, 2011 DDRB MEETING MINUTES WERE APPROVED, AS AMENDED, UNANIMOUSLY 6-0.

REQUEST FOR CONCEPTUAL REVIEW FOR AMENDMENTS – DDRB 2010-007, 7-ELEVEN (FORMER BAHRI GAS AND CONVENIENCE STORE)

Mr. Klement reviewed the project report for DDRB 2010-007 dated December 8, 2011. He introduced Mr. Peter Zent, Project Manager with Multi-Site Group, and Mr. David Tillis with Stantec, who provided an overview of the proposed 7-Eleven store to be located at 9 East Union Street.

The following were relative comments from the Board:

- Asked about vandalism and if the windows were shatterproof.

Mr. Zent replied that the windows were standard security code that is used in most 7-Eleven stores adding that the windows are bullet resistant.

- Asked how the condensers in the tower drain.

Mr. Zent replied that they work with a national consultant on all of their HVAC and it is all contained including the drainage off the canopy underground.

- Suggested that some of the awnings could be metal noting that the top tower of the building is metal. Maintenance can be an issue with canvas.

Mr. Zent replied that canvas awnings are shown today, but to not be surprised if for final approval they are all metal. He added that they can do canvas or metal.

- Suggested that the door on Union Street be painted to match one of the brick colors to blend in more with the building versus the base of the columns.
- Asked if the base of the panels were concrete.

Mr. Zent replied that they were fiber cement adding that it is much harder and better for an urban environment, resist graffiti, knicks, scratches and gouges, etc. better than regular stucco and other products. He added that 7-Eleven uses a baking soda compound to remove graffiti that is nonabrasive and does not harm the panels.

- Regarding the west elevation facing the funeral home asked if the detail (vaults or arches) on the façade had to be vaults suggesting they could be triangle or square or something else.
- Noting the elevation facing the funeral home did not think any accent on the façade was necessary suggesting plain brick would be fine.

Mr. Zent agreed adding that they would prefer all brick noting that it would be cheaper as well.

- Cautioned to watch the transition of brick noting that the brick pattern is different on Union (brick between windows) and Main Street (brick under the windows) and then on State Street the main entrance to the store the brick pattern is both (column and under the window), and then the façade facing the funeral home is all brick.

Mr. Zent replied that he was not sure if the pattern was intentional or not, but he would find out.

- Noted that there were two types of awnings depicted (canvas on Union Street, and flat metal on Main Street).
- A few Board members who preferred metal awnings and few that preferred canvas, with the majority leaning towards metal.

Mr. Zent noted that a parking space was removed to allow for more pedestrian passage and room for a bike rack making them one short of the City of Jacksonville Code. They will confirm the calculation and request a deviation for final approval, if needed.

A MOTION WAS MADE BY BOARD MEMBER MILLER AND SECONDED BY BOARD MEMBER FLAGG APPROVING CONCEPTUAL APPROVAL FOR DDRB APPLICATION 2010-007, 7-ELEVEN. THE MOTION PASSED UNANIMOUSLY 6-0.

III. INFORMATION/DISCUSSION ITEMS

At the request of the Board at the December 8, 2011 DDRB meeting, Mr. Klement provided a summary of projects that were reviewed and/or approved by the Board during 2011.

Mr. Teal asked if the JEA parking garage would be coming back before the Board. Mr. Klement replied that yes, they would, adding that for final occupancy they would need to present to the DDRB.

Mr. Flagg mentioned that the Pergola at Friendship Fountain would be installed soon noting that it will be a nice addition to the park. Mr. Lindstrom responded that the project was ready to proceed. The contractor was directed to start after the Gator Bowl game.

Chair Sikes suggested that the Board as a group could award and/or recognize projects in some way. The Board in general thought it was not their place to be in a jury type position referencing the APA, ASLA, FPZA, etc. is positioned to recommend projects for awards.

Mr. Lindstrom offered that staff could offer projects to organizations (Planning Council, FL Planning and Zoning Association, etc.) that the Board deems worthy of an award. Staff could ask the applicant if they are interested in submitting their project.

Mr. Udenze asked Mr. Teal if the Board was allowed to endorse projects. Mr. Lindstrom suggested that a Board member (not the entire Board) could contact staff with a recommendation to contact an applicant and see if they are interested. Mr. Teal added that the Historic Preservation Commission has annual awards where they go through all of the projects that they have seen throughout the year and different commissioners make nominations and the Board votes on what they think a project should presented an award for. He was of the opinion that it was somewhat self-centered because of the fact that the Board is basically giving an award for something they reviewed and approved. Mr. Lindstrom suggested that staff could also research what the Historic Preservation Commission does as well. Mr. Teal added that the Historic

Preservation Commission reviews several hundred projects a year versus the number that the DDRB reviews and approves.

Mr. Udenze advised that for about nine months he went through the DDRB process in Baltimore, MD. In Baltimore, they don't vote, they have different opinions (7 or 8 educator types) that go at the applicant from different angles, the meeting minutes are completely different from what actually was discussed at the meeting, and they are paid, which he thinks is also a problem. He commented that what the COJ DDRB does is above and beyond and much better than the process in Baltimore that he encountered.

The Board noted that Board Member Garza was not present at the last few Board meetings. Mr. Klement responded that he left Mr. Garza two voice mails asking him to make contact and did not hear back from him. Mr. Klement added that he will continue to reach out to Mr. Garza as well as Monty Selim who has also missed a few meetings.

IV. OLD BUSINESS

No old business was discussed.

V. NEW BUSINESS

No new business was discussed.

VI. PUBLIC COMMENTS

There were no comments from the public.

VII. ADJOURNMENT

There being no further business, Chair Sikes adjourned the meeting at 3:13 p.m.

The next DDRB meeting is scheduled for Thursday, February 2, 2012 at 2:00 p.m.

Witness

Downtown Development Review Board

Print Name: _____

Andy Sikes, Chairman

Vote: In Favor: _____ Opposed: _____ Abstained: _____