



RENEW ARLINGTON CRA ADVISORY BOARD

Hybrid Virtual & In-Person Meeting

City Hall, 117 West Duval Street

Mezzanine, Exam Room 1

Jacksonville, FL 32202

Wednesday, March 8, 2023 – 3:30 p.m.

MEETING MINUTES

Location: The RA/CRA Advisory Board meeting was held as a hybrid virtual and in-person meeting. The RA/CRA Advisory Board Members met in person at City Hall, 117 West Duval Street, Mezzanine Level – Exam Room 1.

RA/CRA Advisory Board Members Present: Advisory Board Chair Matt Tuohy, Advisory Board Vice Chair Stephen Matchett, Advisory Board Members, Cantrece Jones, Danyuell Newkirk, and Ramsey Salem

RA/CRA Advisory Board Members Not Present: Advisory Board Members Raj Adhikari, Monty Selim, Bandele Onasanya, and Dedee Harper

Staff Present: Kirk Wendland, OED Executive Director; Karen Nasrallah, Redevelopment Manager; Wendy Khan, Director of Operations; Brian Wheeler, OED staff; Casey Peyton, Recording Secretary; Ella Sherrod, OED staff.

Representing the Office of General Counsel: Carla Lopera

Others Present: Caroline Fulton, COJ Planning Department, Michael Sittner with DMH&D, and Kevin Troup with Vescor

Participating via Zoom: Bruce Lewis, COJ Planning Department

I. CALL TO ORDER

Chair M. Tuohy called the meeting to order at 3:37 p.m.

II. ACTION ITEMS

CONSIDERATION OF MEETING MINUTES FOR JANUARY 11, 2022

A MOTION WAS MADE BY ADVISORY BOARD MEMBER RAMSEY SALEM AND SECONDED BY ADVISORY BOARD MEMBER DANYUELL NEWKIRK APPROVING THE JANUARY 11, 2023, MEETING MINUTES OF THE RENEW ARLINGTON CRA ADVISORY BOARD. THE MOTION PASSED UNANIMOUSLY 5-0-0.

CONSIDERATION OF APPLICATION FOR ADMINISTRATIVE DEVIATION 2023-05

Ms. Caroline Fulton, City Planner with the Planning and Development Department, provided an overview of Application for Administrative Deviation (2023-05). Ms. Fulton noted that the property is located at 5760 Arlington Road (John's Automotive), and the purpose of the Administrative Deviation was to reduce the required minimum lot area from 43,560 to 16,988 square feet.

Brian Wheeler advised that the application is in compliance with 2022-220-E, which allows for an Administrative Deviation in accordance with the Renew Arlington Zoning Overlay.

Chair M. Tuohy opened the floor for public comments. There were no speakers.

A MOTION WAS MADE BY ADVISORY BOARD VICE CHAIR S. MATCHETT AND SECONDED BY ADVISORY BOARD MEMBER RAMSEY SALEM RECOMMENDING APPROVAL OF APPLICATION FOR ADMINISTRATIVE DEVIATION (2023-05). THE MOTION PASSED UNANIMOUSLY 5-0-0.

CONSIDERATION OF APPLICATION FOR MINOR MODIFICATION TO A PUD 2022-0713-E

Mr. Bruce Lewis with the Planning and Development Department introduced Mr. Michael Sittner, Attorney with DMH&D, who provided an overview of the Application for Minor Modification to a PUD, 2022-0713-E. Mr. Sittner requested to permit a pitched roof design with a maximum of forty-four (44) feet for single-use structures, provided that habitable space would not exceed thirty-five (35) feet. Mr. Sittner also requested a new site plan be filed to memorialize parallel parking, the maximum height, and to depict angled parking along the main drive aisle to avoid destruction of trees.

Advisory Board Member Ramsey Salem asked the applicant if the updated overview had the same number of apartment spaces and if the original concession was concerned with its placement. Dr. Salem concluded that if the building was to be moved further west, the third floor would not look down into the neighborhood's backyards. Mr. Brian Wheeler responded that the design and placement of this building will transform the entire living experience for those in the neighborhood and in the building if moved.

Chair Tuohy commented that they are talking about the old issue and not talking about the parking and roof height, which is the question in front of the Advisory Board today.

Vice Chair Matchett expressed concern for the existing development in the area and how the modification would negatively impact existing homeowners. Vice Chair Matchett requested clarification on the changes in the present version of the development plan.

Chair M. Tuohy opened the floor for public comments. There were no speakers.

Chair M. Tuohy recognized Advisory Board Member Salem. Dr. Salem expressed his concern with the inconsistency of the applicant regarding the structure's height. Chair M. Tuohy agreed with Advisory Board Member Salem on the point of the applicant's inconsistency with the previous plans the Advisory Board was presented.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER RAMSEY SALEM AND SECONDED BY ADVISORY BOARD MEMBER DANYUELL NEWKIRK. SALEM THEN RECOMMENDED APPROVAL OF THE REQUEST FOR CHANGE OF ANGLED PARKING ALONG THE MAIN DRIVE, AS REQUESTED IN THE APPLICATION FOR MINOR MODIFICATION TO A PUD 2022-0713-E. THE ADVISORY BOARD RECOMMENDED DENIAL OF THE PITCHED ROOF WITH A MAXIMUM 44-FOOT BUILDING IN THE APPLICATION FOR MINOR MODIFICATION TO PUD 2022-0713-E. THE MOTION PASSED 4-1-0 (VICE CHAIR S. MATCHETT VOTED IN OPPOSITION OF THE MOTION.)

CONSIDERATION OF THE FY 23/24 PROPOSED BUDGET

Mr. Wendland reviewed the FY 2023/2024 Proposed Budget that goes into effect October 1, 2023. He noted that as in years past, the budget is preliminary and will change as it goes through the city budget process. The Property Tax amount of \$2,336,244 is a preliminary estimate that reflects current levels adding that final revenues should be available after July 1, 2023. The Investment Pool Earnings amount of \$50,004 is a preliminary estimate based on FY 2022 annualized actuals and is also subject to change.

Mr. Wendland advised that after the Administrative Expenses and Financial Obligations there is an estimated remaining amount of \$1,764,199 that will initially go into the Unallocated Plan Authorized Expenditure line item, which the Advisory Board will make recommendations for allocating throughout the year starting October 1, 2023.

Mr. Wendland advised staff will keep the Advisory Board updated as they go through the budget process. He added that money remaining in Unallocated Plan Authorized Expenditures for FY 2022/2023 will need to be allocated at a future meeting.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER RAMSEY SALEM AND SECONDED BY ADVISORY BOARD MEMBER CANTRECE JONES RECOMMENDING ADOPTION BY THE RA/CRA AGENCY BOARD OF THE RA/CRA FY 2023/2024 PROPOSED BUDGET. THE MOTION PASSED UNANIMOUSLY 5-0-0.

III. GENERAL INFORMATION

MANDATORY COMPLIANCE GRANT PROGRAM UPDATE

Due to the length of the meeting, Brian Wheeler's presentation was deferred to the next meeting.

IV. NEW BUSINESS

No new business was discussed.

V. OLD BUSINESS

No old business was discussed.

VI. PUBLIC COMMENTS

There were no comments from the public.

VII. ADJOURNMENT

There being no further business, Chair M. Tuohy adjourned the RA/CRA Advisory Board Meeting at approximately 4:50 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, an audio file of the meeting is available in its entirety and is available upon request. Please contact Karen Nasrallah at (904) 255-5449, or by email at karenn@coj.net.