



RENEW ARLINGTON CRA ADVISORY BOARD

Hybrid Virtual & In-Person Meeting
City Hall, 117 West Duval Street
Mezzanine, Exam Room 3
Jacksonville, FL 32202
Wednesday, June 14, 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 3.

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

RA/CRA Advisory Board Members Not Present: Advisory Board Members, Wade Alliance, Dedee Harper, and Monty Selim.

Staff Present: Kirk Wendland, OED Executive Director; Karen Nasrallah, Redevelopment Manager; Brian Wheeler, Renew Arlington Design Review; Casey Peyton, OED staff.

Representing the Office of General Counsel: Carla Lopera

Representing the Office of City Council: Chet Aitkens, ECA for CW Morgan, Council District 1

Others Present: Bruce Lewis, City Planner with the Planning and Development Department

Participating via Zoom: Cynthia Trimmer and Jason Sheridan with DMH&D, representatives for the Application for Zoning Exception (E-23-35) and Administrative Deviation (AD-23-36).

I. CALL TO ORDER

Chair M. Tuohy called the meeting to order at 3:33 p.m.

While waiting for a quorum, the Information/Discussion Items were reviewed prior to the Action Items on the agenda.

II. ACTION ITEMS

CONSIDERATION OF MEETING MINUTES FOR APRIL 19, 2023

A MOTION WAS MADE BY ADVISORY BOARD MEMBER DANYUELL NEWKIRK AND SECONDED BY ADVISORY BOARD MEMBER RAMSEY SALEM APPROVING THE APRIL 19, 2023, MEETING MINUTES OF THE RENEW ARLINGTON CRA ADVISORY BOARD. THE MOTION PASSED UNANIMOUSLY 6-0-0.

CONSIDERATION OF \$1,717,315 IN FUNDING ALLOCATION TO THE RENEW ARLINGTON MANDATORY COMPLIANCE GRANT PROGRAM (MCGP)

Mr. Wendland reminded the Advisory Board that the next Agency Board Meeting on August 8, 2023, will be the Agency Board's final meeting for FY 2022/2023. Mr. Wendland recommended that the remaining balance of \$1,717,315 in Unallocated Plan Authorized Expenditures be allocated to the Renew Arlington Mandatory Compliance Grant Program. Ms. Nasrallah gave updates on the Mandatory Compliance Grant Program.

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

A MOTION WAS MADE BY ADVISORY BOARD MEMBER RAMSEY SALEM AND SECONDED BY ADVISORY BOARD MEMBER BANDELE ONASANYA RECOMMENDING APPROVAL TO THE AGENCY BOARD THAT \$1,717,315 REMAINING IN UNALLOCATED PLAN AUTHORIZED EXPENDITURES FOR FY 2022/2023 BE ALLOCATED TO THE RENEW ARLINGTON MANDATORY COMPLIANCE GRANT PROGRAM. THE MOTION PASSED UNANIMOUSLY 6-0-0.

III. GENERAL INFORMATION

The General Information Items were discussed prior to the action items while awaiting a quorum to be present in the room.

CONSIDERATION OF APPLICATION FOR ZONING EXCEPTION E-23-35 AND CONSIDERATION OF APPLICATION FOR ADMINISTRATIVE DEVIATION AD-23-36

Chair Tuohy asked why the two applications being considered were information items. Ms. Nasrallah recalled that at the April R/A Advisory Board Meeting when the car wash was discussed, the applicant advised that they were going to file an application with the Historic Preservation Commission to have the property designated as a Historic Designation and therefore the applications are in a deferred status. Ms. Nasrallah noted that since it is a large project, she asked Mr. Wheeler to provide an overview of the project.

Brian Wheeler provided a handout summarizing general criteria for a Zoning Exception for any type of use that would come under the Zoning Exception consideration. Items were also listed that are specific for an automated car wash (Part 4 standard) and the CRA standards.

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Mr. Wheeler voiced his concerns regarding the carwash property and questioned if it was consistent with the comprehensive plan. Some of his concerns included, the vacuum services not being in compliance, the entrance to the car wash lack of parking space and signage.

Mr. Bruce Lewis with the Planning and Development Department commented that he verified the property is in the CDC Land Use Category and it does allow for car washes and auto laundries. The applications are compliant with Land Use but not with Zoning. They will need a Zoning Exception for the auto laundries.

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

IV. NEW BUSINESS

Advisory Board Member Ramsey Salem expressed his concern with the Zoning issue on the property off Miller Road, next to the location where they have approved the apartments was not on the agenda. Ms. Nasrallah advised she did not receive the application from the Planning Department in time for today's agenda, but she will check with them on the status of their application.

V. OLD BUSINESS

Ms. Nasrallah provided an update regarding the Bethelite Property after speaking with Code Enforcement and the Director of the Neighborhood's Department the Foreman advised that the area will be cleared by mid-July.

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 4:14 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.