



RENEW ARLINGTON CRA ADVISORY BOARD

Hybrid Virtual & In-Person Meeting
City Hall, 117 West Duval Street
Third Floor, Conference Room 3C
Jacksonville, FL 32202
Wednesday, July 19, 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, Third Floor - Conference Room 3C.

RA/CRA Advisory Board Members Present: Advisory Board Chair Matt Tuohy, Advisory Board Vice Chair Stephen Matchett, Advisory Board Members, Wade Alliance, Dedee Harper, Danyuell Newkirk, Bandele Onasanya, Ramsey Salem, and Monty Selim.

RA/CRA Advisory Board Members Not Present: Advisory Board Member Cantrece Jones

Staff Present: 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: Councilman Ken Amaro, Council District 1, with assistant Joe Johnson

Others Present: Bruce Lewis and Jackie Williams, with the Planning and Development Department; M. Hayden Phillips with Rogers Towers Law Firm, representative for the Application of Rezoning (2023-0368); Zachary Brown with Balch & Bingham LLP, representative for the Application for Rezoning (2023-0328); Cynthia Trimmer Michael Sittner and Jason Sharron with DMH&D, representatives for the Application for Zoning Exception (E-23-35) and Administrative Deviation (AD-23-36).

Participating via Zoom: N/A

I. CALL TO ORDER

Chair M. Tuohy called the meeting to order at 3:32 p.m.

II. ACTION ITEMS

CONSIDERATION OF MEETING MINUTES FOR JUNE 14, 2023

A correction was noted by Advisory Board Member Ramsey Salem on the June 14, 2023, RA/CRA Advisory Board Meeting Minutes on page 3, paragraph 9, to read “Merrill Road.”

A MOTION WAS MADE BY ADVISORY BOARD MEMBER DEEDEE HARPER AND SECONDED BY ADVISORY BOARD MEMBER RAMSEY SALEM APPROVING THE JUNE 19, 2023 MEETING MINUTES OF THE RENEW ARLINGTON CRA ADVISORY BOARD. THE MOTION PASSED UNANIMOUSLY 8-0-0.

CONSIDERATION OF SITE PLAN/ADDITIONAL FUNDING FOR JOHN’S AUTOMOTIVE MCGP LANDSCAPE/LANDSCAPE BUFFERS PROJECT

Brian Wheeler provided an overview of the Johns Automotive Mandatory Compliance Grant Program (MCGP) Project. Ms. Nasrallah advised the Advisory Board that \$190,000 was previously allocated for the John’s Automotive project as a placeholder. Since that time project costs have increased, and the required amount is \$375,000. Ms. Nasrallah recommended that the Advisory Board allocate a total of \$375,000 to complete the project.

Chair M. Tuohy asked if anything above \$250,000 requires approval by the Agency Board. Ms. Nasrallah agreed and replied that the MCGP Guidelines currently require that all agreements exceeding \$250,000 must be reviewed and approved by the Agency Board. Ms. Nasrallah advised that if the additional \$185,000 is approved, the total project cost will be \$375,000 and the request will go before the Agency Board August 8, 2023, for consideration.

Advisory Board Member Ramsey Salem asked if the requested funding includes landscaping, signage, and fencing. Ms. Nasrallah replied that the money will go towards landscaping buffers only.

Advisory Board Member Monty Selim asked if the parking spaces in front of the building will be compatible with the road diet project on Arlington Road. Mr. Wheeler responded that the front driveway will be removed, and a chevron strip will be installed to align with the proposed project.

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 A GRANT AMOUNT TO NOT EXCEED \$375,000 TOWARDS SITE PLAN/ADDITIONAL FUNDING FOR THE JOHN’S AUTOMOTIVE MCGP LANDSCAPE/LANDSCAPE BUFFERS PROJECT. THE MOTION PASSED UNANIMOUSLY 8-0-0.

CONSIDERATION OF REZONING APPLICATION 2023-0368

Mr. Bruce Lewis introduced Mr. M. Hayden Phillips with Rogers Towers Law Firm, representing the applicant for the Rezoning Application 2023-0368. Mr. Phillips advised that the request is to rezone four acres South of Merrill Road, West of I-295 Beltway, and East of Woolery Drive from CO to CRO Zoning. Mr. Phillips asked the Advisory Board to support the change for the purpose of allowing a medical facility.

Advisory Board Member Ramsey Salem mentioned that he thought the Merrill Road property was under consideration in the Mayor's budget for a fire station. He added that the city does not own the subject property. Mr. Phillips responded he was not aware of this news.

Advisory Board Member Ramsey Salem commented that the intersection near the subject project is very busy. He suggested that Hartsfield Road could be extended behind the RaceTrac gas station so that the clinic can have a traffic light.

Mr. Lewis and Ms. Williams replied that they are not aware of a possible fire station at the subject property. Ms. Lopera responded that, while there is speculation of a possible fire station in that location, that is not the subject of the application in front of the Advisory Board. As such, she recommended that they do not consider it in their discussion and to review what has been presented. Chair M. Tuohy suggested that they follow legal counsel's advice, and a decision will be made at some point since the rezoning cannot prevent that.

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

A MOTION WAS MADE BY ADVISORY BOARD MEMBER WADE ALLIANCE AND SECONDED BY ADVISORY BOARD MEMBER DANYUELL NEWKRIK RECOMMENDING APPROVAL FOR THE APPLICATION OF REZONING (2023-0368). THE MOTION PASSED UNANIMOUSLY 8-0-0.

CONSIDERATION OF REZONING APPLICATION 2023-0328 AND WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE WRF-23-07

Mr. Brown with Balch & Bingham LLP, representing the applicant, advised they are seeking to redevelop a portion of their property to allow for two "single-family" style cabins for personal recreation use. He proceeded to request the Waiver of Minimum Required Road Frontage WRF-23-07 due to the fact that this piece of property does not front public right of way and the two single-family residential homes will need to be accessed through an easement on Merrill Road.

Advisory Board Member Salem inquired as to whether the rezoning, as requested, would allow the owner to have authorization to construct apartments or additional houses. Mr. Lewis responded that the current request is only for two houses, so if they wanted to build more, they would need to submit a new application.

Brian Wheeler commented that from a CRA Overlay perspective there is a hut by the Lakefront Church Property that has been approved. This project has a 60 foot right of way and has the legal right to extend the road. Mr. Wheeler is concerned that waiving the road frontage presented to the Board would impact the requirement to build the 60 foot right of way.

Chair M. Tuohy inquired as to whether amending the zoning from PBF-2 to RMD-A would result in the property becoming commercial and not residential. Ms. Nasrallah answered that the subject property is in both PBF-2 and RMD-A and they are not removing it from TIF consideration

Chair M. Tuohy reminded the Advisory Board that this property falls on an approved catalyst gateway area for the approved CRA plans. He then asked if giving away 43 acres towards residential use for two residences would be a smart decision for the parcel designated with a desired mixed use commercial development as proposed and approved in the Redevelopment Plan.

The Advisory Board agreed the application conflicted with goals and objectives of the Redevelopment Plan and the 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 MONTY SELIM. THE ADVISORY BOARD RECOMMENDED DENIAL OF THE CONSIDERATION OF REZONING APPLICATION 2023-0328 AND WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE WRF-23-07. THE MOTION PASSED 8-0-0.

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

Cynthia Trimmer, representing the Application for Zoning Exception (E-23-35) and Administrative Deviation (AD-23-36), presented to the Advisory Board that Driven Brands is interested in constructing a "Take 5 Car Wash" at 930 University Blvd Jacksonville, FL. Ms. Trimmer further relayed that Driven Brands is aware that the current building on the property is pending landmark designation; however, if the request is approved today the building will not be preserved. The application stated that the zoning exception is being requested because the overlay is on a CN Zoning which is right between CGC-2 and CGC-1.

Ms. Trimmer stated that the property west of the site is intended for residential use. The applicant has updated their site plans and the AD request to reduce the buffer against the residential to 0 feet.

Mr. Wheeler commented that, while this site plan is not binding, the applicant would also have to get the entire site up to code which would create future conflicts. Ms. Trimmer agreed but states that when it came to permitting, they would have bring the property up to code either way. Mr. Wheeler wanted to note that this particular property was designated for retrofit rather than

redevelopment. He further stated that the development must comply with both the Comprehensive Plan and CRA Plan.

Vice Chair Matchett advised Chair M. Tuohy to defer this item and that the goal was to not demolish the historic landmark on the property.

Chair M. Tuohy opened the floor for public comment. Cyndy Trimmer clarified that there was no objection for deferral, but requested clarification with regard to the Chair's statement that a more complete plan was needed. She objected to the request for photos and sound studies this early in the planning process. Mr. Wheeler stated that the Board needed a proposal encompassing the entire property and the developer's intentions.

A MOTION WAS MADE BY ADVISORY BOARD VICE CHAIR S. MATCHETT AND SECONDED BY ADVISORY BOARD MEMBER DEDEE HARPER. THE ADVISORY BOARD DEFERRED THE CONSIDERATION OF APPLICATION FOR ZONING EXCEPTION E-23-35 AND COMPANION AD-23-36 TO THE NEXT MEETING. THE MOTION PASSED 8-0-0.

III. GENERAL INFORMATION

Chair M. Tuohy commented that the Obelisk and the wall surrounding have been installed.

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 4:41 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.