



## **RENEW ARLINGTON CRA ADVISORY BOARD**

Hybrid Virtual & In-Person Meeting  
City Hall, 117 West Duval Street  
OED Suite 250, Large Conference Room  
Jacksonville, FL 32202  
Wednesday, January 8, 2025 – 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, OED Suite 250, Large Conference Room

**RA/CRA Advisory Board Members Present:** Advisory Board Chair Matt Tuohy, Advisory Board Vice-Chair Stephen Matchett, Advisory Board Members Wade Alliance, Danyuell Newkirk, Bandele Onasanya, and Ramsey Salem

**RA/CRA Advisory Board Members Not Present:** Advisory Board Members Monty Selim and Dedee Harper

**Staff Present:** Nasrallah, Redevelopment Manager; Brian Wheeler, Renew Arlington Design Review; Ed Randolph, OED Executive Director; and Krista Fogarty, CRA Coordinator

**Representing the Office of General Counsel:** Carla Lopera

**Representing the Office of City Council:** Councilman Ken Amaro's ECA Joe Johnson, District 1

**Others Present:** Karen Mathis, Jacksonville Daily Record

#### **I. CALL TO ORDER**

Chair M. Tuohy called the meeting to order at 3:39 p.m. A quorum was present.

#### **II. ACTION ITEMS**

##### **CONSIDERATION OF MEETING MINUTES FOR NOVEMBER 13, 2024**

**A MOTION WAS MADE BY VICE CHAIR MATCHETT TO APPROVE THE NOVEMBER 13, 2024 MEETING MINUTES. BOARD MEMBER SALEM SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED (6-0).**

##### **ELECTION OF OFFICERS**

**A MOTION WAS MADE BY BOARD MEMBER ONASANYA TO NOMINATE CHAIR TUOHY TO SERVE AS CHAIR FOR ANOTHER TERM. THIS MOTION WAS SECONDED BY VICE CHAIR MATCHETT. THERE**

**WERE NO FURTHER NOMINATIONS FOR CHAIR. THE MOTION WAS UNANIMOUSLY APPROVED (6-0).**

**A MOTION WAS MADE BY CHAIR TUOHY TO NOMINATE VICE CHAIR MATCHETT TO SERVE AS VICE CHAIR FOR ANOTHER TERM. THIS MOTION WAS SECONDED BY BOARD MEMBER NEWKIRK. THERE WERE NO FURTHER NOMINATIONS FOR VICE CHAIR. THE MOTION WAS UNANIMOUSLY APPROVED (6-0).**

### **CONSIDERATION OF APPLICATION FOR ADMINISTRATIVE DEVIATION (Z-6027)**

Mr. Wheeler presented the application and explained the site plan and the issues RADR Committee found when reviewing the site plan, which are the requests for the deviation. The deviation is requesting relief from tree and buffering requirements.

Vice Chair Matchett asked if this was the old Kelly's Piano site. Mr. Wheeler affirmed that it is and that the issue was that the site used to be grandfathered in, but due to site improvements, they need to address the changes by the AD. Vice Chair Matchett stated that he believes the application makes sense.

There was no public comment on the proposed application.

**A MOTION WAS MADE BY BORAD MEMBER SALEM TO APPROVE ADMINISTRATIVE DEVIATION (Z-6027). BOARD MEMBER ALLIANCE SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED (6-0).**

### **III. GENERAL INFORMATION**

Ms. Nasrallah mentioned that she had some recent contacts with representatives of properties located nearby JU at 3285 University Boulevard, 1129 Arco Drive, 1217 Underhill Drive. The previous owners have sold, so they're looking to bring the buildings up to a JU student standard.

Vice Chair Matchett mentioned that he also had a call with developers from the Philadelphia area who are reaching out to the community and looking to have a stakeholder meeting for projects on Justina Road.

Vice Chair Matchett also mentioned some exterior updates to the 900 building and that the property is starting to lease for commercial. Additionally, Vice Chair Matchett, asked about the status of the Bank Building. Ms. Lopera stated that there is still no update on the matter.

Board Member Salem voiced concerns about buying and selling properties within the CRA with the Mandatory Compliance Overlay looming. Ms. Nasrallah informed Board Member Salem that there is no way for staff to capture information on who is buying and selling a property to inform them of the CRA requirements.

Board Member Salem also voiced concerns about the proximity of buildings on the sidewalk, but Vice Chair Matchett explained that this is part of the design guidelines that are part of the overlay.

Board Member Newkirk asked about the setbacks for the new Emergency Room. Ms. Nasrallah has stated that at this point we don't know. Board Member Newkirk also asked about the extension of Hartsfield Road. Ms. Nasrallah has stated that we are still working through the utility intersection realignment and when its ready it will come before the board.

Mr. Johnson stated that the project on Lone Star Road and Tredinick Parkway is getting ready to move forward and the board should stay tuned for updates.

Vice Chair Matchett informed the board that the meeting regarding the Arlington Expressway improvements, was supposed to take place this month, but will not take place until next month.

#### **IV. NEW BUSINESS**

There was no new business.

#### **V. OLD BUSINESS**

There was no old business.

#### **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 4:10 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](mailto:karenn@coj.net).