



RENEW ARLINGTON CRA ADVISORY BOARD

Hybrid Virtual & In-Person Meeting

City Hall, 117 West Duval Street

Mezzanine, Exam Room 1

Jacksonville, FL 32202

Wednesday, October 12, 2022 – 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 Dedee Harper, Danyuell Newkirk, Monty Selim, Bandele Onasanya and Ramsey Salem

RA/CRA Advisory Board Members Not Present: Advisory Board Members Randy Goodwin, and Raj Adhikari

Staff Present: Kirk Wendland, OED Executive Director; Brian Wheeler, OED staff; Michelle Stephens, Recording Secretary and Ella Sherrod, Recording Secretary

Representing the Office of General Counsel: Susan Grandin

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

Others Present: Steve Diebenow, Partner Attorney at Driver, McAfee, Hawthorne & Diebenow (DMHD); Michael Sittner, Associate Attorney at DMHD; Ryan Hoover, President of TVC Development; and Jim Gilmore, Strategic Advisor at the Southern Group on behalf of Jacksonville University

Participating via Zoom: Councilwoman Joyce Morgan, District 1; Karen Nasrallah, Redevelopment Manager; Erin Abney, City Planner and Wendy Khan, Director of Operations

I. CALL TO ORDER

Chair Tuohy called the meeting to order at 3:34 p.m.

II. ACTION ITEMS

CONSIDERATION OF MEETING MINUTES FOR JUNE 8, 2022

A MOTION WAS MADE BY ADVISORY BOARD MEMBER DEDEE HARPER AND SECONDED BY ADVISORY BOARD MEMBER DANYUELL NEWKIRK APPROVING THE JUNE 8, 2022, RENEW

ARLINGTON CRA ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 5-0-0.

CONSIDERATION OF APPLICATION OF REZONING TO PUD 2022-0713

Erin Abney, City Planner with the Department of Planning and Development, provided an overview of Application for Rezoning to PUD (2022-0713). Ms. Abney detailed the current zoning of the 12.16-acre property at 8300 Merrill Road currently zoned as PBF-2 and RMD-A and the desire to rezone the site to a PUD, to allow for the development of 240 multifamily units specifically for workforce housing.

Advisory Board Member Monty Selim's arrival was recognized by Chair Tuohy.

Steve Diebenow of Driver, McAfee, Hawthorne, and Diebenow, a representative for Vestcor Companies (the applicant), addressed the Advisory Board regarding the legislation pertaining to the development as well as the progress of the application. Ryan Hoover, President of TVC Development Vestcor Company, presented the Advisory Board with materials, which specified the proposed area and size of the development, a rendering of the development and photos of a similar project. Mr. Hoover informed the Advisory Board of Vestcor's plans to reserve 108 units of the development for at or below 60 percent AMI and the remaining 132 units would be for those at or below 100 percent AMI.

Chair Tuohy opened the floor to questions from Advisory Board Members to the applicant or their representation.

Advisory Board Member Harper asked Mr. Hoover what forms of housing assistance they have accepted with similar development projects. Mr. Hoover answered that Social Security was the predominant source, but all forms of assistance that a renter may qualify for may be accepted.

Advisory Board Member Ramsey Salem asked for clarification of the height of the buildings as materials provided by Mr. Hoover showed a four-story building rather than a three-story building that was illustrated in the rendering provided. He also asked how parking for the development would be oriented in relation to Salt Lake Drive. Mr. Hoover stated that the parking would be on the east as well as going along the edge of the buffer along the property. Advisory Board Member Ramsey Salem has concerns related to the traffic implications if the traffic pattern were to remain the same. Mr. Diebenow addressed the concern over the congestion of the surrounding area, and he informed the Advisory Board that a Traffic Engineer with the City of Jacksonville was evaluating the circumstances of the development as the application for rezoning requires such, and that Vestcor will comply with requirements required by the Traffic Engineer.

Chair Tuohy asked for an estimated timeline for a traffic recommendation to come to actualization. Mr. Diebenow answered that the application would be heard on October 27, 2022, by the Planning Commission, presented at the November 1, 2022, Land Use and Zoning Committee and before City

Council on November 9, 2022, for consideration. Mr. Diebenow stated that if the rezoning and other subsequent applications were approved as predicted by Vestcor's timeline they would be able to submit documentation to the state by their filing deadline of November 15, 2022, to begin the competitive process. At which time, design and permitting of the project would begin. Mr. Diebenow estimated that between January and October 2023 the Traffic Engineer should have a determination of the traffic improvements needed.

Chair Tuohy recognized the arrival of Advisory Board Member Bandele Onasanya.

Vice Chair Matchett asked Mr. Hoover for an estimate of how often Vestcor has applied for a waiver of the Zoning Code to the extent they have with this project. Mr. Hoover stated that a large majority of their projects require a waiver of the Zoning Code. Mr. Diebenow added that the rezoning for this project was largely due to the Renew Arlington Zoning Overlay and stated that the applicant applied for a PUD to tailor the conditions and address concerns from the community. Vice Chair Matchett asked Mr. Diebenow if he thought this development was appropriate for the Renew Arlington CRA catalytic node. Mr. Diebenow responded that while this development does not have the ideal mix of retail and housing, it is deemed as a business and does conform to the RA/CRA initiatives regarding the gateway to the Renew Arlington CRA.

Advisory Board Member Newkirk asked what kind of financial impact a project like this would have on the Renew Arlington CRA. Mr. Wendland replied that the ad valorem taxes from this project would increase the revenue of the RA/CRA.

Vice Chair Matchett asked Mr. Wheeler his opinion on the proposed Vestcor development. Mr. Wheeler stated that the current rendering of the development was not cohesive with the midcentury modern aesthetic of the Renew Arlington Community Redevelopment Area and proposed limited structural changes to complement the existing aesthetic of the CRA. Further, he stated that the project was not compliant with the RA Zoning Overlay.

Ms. Grandin noted that the Advisory Board in this instance is determining how this specific development adheres to the CRA Plan and whether this development may be the type of catalytic project that was outlined as the uses in the PUD written description. She added that the Advisory Board could recommend the types of establishments the community would prefer to not see in that node.

Mr. Diebenow summarized a memorandum that was attached to the rezoning application regarding the redevelopment vision of objective strategies of the Renew Arlington CRA, which states redevelopment to urban suitable housing, commercial corridors being developed with infrastructure, identifiable entry signage to the CRA and beautification efforts such as landscaping and streetscape.

Mr. Wendland advised that as an Advisory Board they could author a letter to support or deny recommendation to specify aspects that they feel strongly about so the Planning Commission could have the specifications on record.

Ms. Grandin emphasized that the Advisory Board is providing a suggestion to the Planning Department prior to the issuance of their report. Ms. Grandin suggested informing the Planning Commission through way of a letter drafted by staff to specify the areas of concern for recognition as it relates to the goals and objectives of the CRA Plan.

Public Comment

Mr. Jim Gilmore advised that Jacksonville University has plans to build a Science, Technology, Engineering and Mathematic (STEM) Curriculum Center) and due to the number of non-Florida graduates that attend JU, he agreed that there is a need for student and faculty housing around the campus.

Chair Tuohy asked if there was a motion to make a recommendation realizing that if the Advisory Board does not make a recommendation of some sort, the Planning Department will assume that the Advisory Board heard the presentation and passed it through with no recommendations.

Advisory Board Member Harper noted for the record that she serves on the Florida Board of Attainable Housing adding that she encourages affordable housing.

A MOTION WAS MADE BY VICE CHAIR STEVE MATCHETT AND SECONDED BY ADVISORY BOARD MEMBER DEDEE HARPER RECOMMENDING DENIAL OF APPLICATION FOR REZONING TO PUD (2022-0713). BY A SHOW OF HANDS, THE MOTION PASSED 4-3-0 (ADVISORY BOARD MEMBERS R. SALEM, M. SELIM AND B. ONASANYA VOTED IN OPPOSITION OF THE MOTION).

Ms. Grandin noted that since someone seconded the motion, it will have to be amended to add particulars.

Vice Chair Matchett commented that the discussion was to couch the recommendation with the fact of it is a request to exempt themselves from the CRA Zoning Overlay and a majority of the RA/CRA Redevelopment Plan. It is terribly inconsistent with the Catalytic node and the purposes, intent, and vision of the catalytic nodes and what they were serving the CRA total vision for. The recommendation to eliminate provisions even of the RMD Zoning District conflicted with the goals of the Renew Arlington CRA.

Advisory Board Member Ramsey Salem commented that he has reservations about the traffic issue. One entrance and one exit from this area is an inconvenience and with the traffic from the gas station to the median is looking for a disaster. Advisory Board Member Selim concurred.

Advisory Board Member Newkirk commented that she the Advisory Board has not had enough time to review the application.

Chair Tuohy suggested that they could deny the application given the Advisory Board does not feel it has enough information at this time to make a recommendation. He added that the motion is to withhold a positive recommendation by giving a negative recommendation for the approval of the project.

Ms. Grandin commented that she heard the reason for denial would be because the applicant is requesting to exempt itself from the Renew Arlington Overlay and the CRA Catalytic Node goals in addition to eliminating the provisions of the RMD Zoning District and therefore is not consistent with the RA Zoning Overlay or the RA CRA Redevelopment goals and objectives.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER RAMSEY SALEM AND SECONDED BY ADVISORY BOARD MEMBER DANYUELL NEWKIRK RECOMMENDING THAT THE RENEW ARLINGTON ADVISORY BOARD ADD SUGGESTIONS TO THEIR RECOMMENDATION FOR DENIAL OF APPLICATION FOR REZONING TO PUD (2022-0713). THE RENEW ARLINGTON BOARD VOTED 4-3-0 RECOMMENDING DENIAL OF THE APPLICATION FOR REZONING TO PUD (2022-0713) WITH OBJECTIONS.

The Advisory Board will hold a Special Meeting on Tuesday, October 25, 2022, to develop and articulate reasons for the denial, as they pertain to compliance with the Renew Arlington Community Redevelopment Area Masterplan and the Renew Arlington Zoning Overlay for inclusion in the Planning Department Staff Report to the Planning Commission.

III. GENERAL INFORMATION

PROJECT REVIEW MANDATORY COMPLIANCE GRANT PROGRAM (MCGP)

Mr. Wheeler summarized the progress of various Renew Arlington MCGP projects. Chair Tuohy asked Mr. Wendland when the first official grant project has been completed if the RA Advisory Board could make a press release highlighting the occasion. Mr. Wendland replied that the Office of Economic Development would have to coordinate with the City's Public Affairs Office to arrange that.

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 Tuohy adjourned the RA/CRA Advisory Board Meeting at approximately 5:11 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.