



RENEW ARLINGTON CRA ADVISORY BOARD

Hybrid Virtual & In-Person Meeting

City Hall, 117 West Duval Street

2nd Floor, Conference Room 2C

Jacksonville, FL 32202

Wednesday, November 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, 2nd Floor, Conference Room 2C.

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

RA/CRA Advisory Board Members Not Present: Advisory Board Members Cantrece Jones, Dedee Harper, and Danyuell Newkirk

Staff Present: Karen Nasrallah, Redevelopment Manager; Casey Peyton, OED staff.

Representing the Office of General Counsel: Carla Lopera

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

Others Present: Chris LeDew, Chief of Traffic Engineering; Lee Durban, Traffic Studies Associate Engineer; Kaysie Cox, with the Planning and Development Department; Charles Blumstein, representative for the Application for Rezoning to PUD 2023-0425

Participating via Zoom: Brian Wheeler, Renew Arlington Design Review

I. CALL TO ORDER

Chair M. Tuohy called the meeting to order at 3:32 p.m. A quorum was confirmed.

II. ACTION ITEMS

CONSIDERATION OF MEETING MINUTES FOR OCTOBER 10, 2023

A MOTION WAS MADE BY ADVISORY BOARD VICE CHAIR S. MATCHETT AND SECONDED BY ADVISORY BOARD MEMBER RAMSEY SALEM APPROVING THE RENEW ARLINGTON CRA ADVISORY BOARD OCTOBER 10, 2023, MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 6-0-0.

CONSIDERATION OF APPLICATION FOR REZONING TO PUD 2023-0425

Chair M. Tuohy introduced Charles Blumstein, Blumstein Law, a representative of the applicant. Mr. Blumstein reported that the property owner requested to permit the parcel to conduct warehousing auto repair services and bodywork for automobiles. Mr. Wheeler stated that the original 2003 PUD has approval conditions for various uses but does not include a warehouse, which would need a new request. Mr. Wheeler continued that the original PUD required a developer to prepare a set of architectural standards and to have it reviewed and recorded by the Planning Department. The process never occurred and a CRA-approved PUD-to-PUD redo is still required. Mr. Wheeler stated that this unapproved PUD is lightly referenced throughout the site plan and can create numerous issues because the existing PUD is not fully compliant with its own condition of approval.

Further looking at the site plan, Mr. Wheeler noticed the bay doors were restricted when facing Merrill Road to the South. He advised flipping the proposed site plan to the southern boundary so the doors can be facing North on Dames Point Road. This would give better access and would solve the bay door orientation problem. Mr. Wheeler asks for a more detailed PUD reference for landscaping and off-street loading and parking.

Advisory Board Member Ramsey Salem commented that he does not see perimeters on the site plan. In the next meeting, he asked to see handicapped parking, the height of the building, landscaping, and fencing on the site plan. Chair M. Tuohy announced that the application needs updating and more detail on the site plan.

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 THAT THE RA/CRA RECOMMEND DEFERRING THE APPLICATION FOR REZONING TO PUD 2023-0425 TO THE NEXT MEETING. THE MOTION PASSED UNANIMOUSLY 6-0-0.

CONSIDERATION OF CHANGE OF EXISTING TRAFFIC PATTERN ON GLENCOE STREET

Chair M. Tuohy introduced Chief of Traffic Engineering, Chris LeDew to announce the consideration of changing Glencoe Street's existing traffic pattern to a two-way traffic street.

Councilmember Ken Amaro asked who wants to change the existing traffic pattern on Glencoe Street. Mr. Wheeler replied that local businesses in Arlington have little to no available parking and are interested in making Glencoe Street a two-way traffic street to allow parallel and angle parking

on both sides. If parallel parking was permitted with the current traffic pattern, many people would have to park on one side of the road to abide traffic laws. Mr. Wheeler said there is 20 feet of pavement for the street to have parallel parking on both sides.

Mr. LeDew asked if parallel parking was permitted now, would drivers loop around repeatedly if there was no parking available. Mr. Wheeler agreed and stated it would cause more traffic conflicts. Mr. LeDew stated there is limited pavement available on Glencoe Street. Mr. Wheeler agreed and would use that existing pavement if they stayed with the current traffic pattern.

Mr. LeDew offered to give a grant exception for angled parking because of the street's low speed. Mr. Wheeler said he is open to both options and will meet with Mr. LeDew once finished with a new site plan.

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

III. GENERAL INFORMATION

No general information was discussed.

III. NEW BUSINESS

No New Business was discussed.

V. OLD BUSINESS

Advisory Board Member Ramsey Salem asked Mr. LeDew for project updates on Hartsfield Road and Merrill Road. Mr. LeDew confirmed the development of the apartments on Merrill Road and that they are building a raised concrete segway down the road to regulate the heavy left turn traffic. Mr. LeDew had no new information to give on the Hartsfield Road extension or the U-turn plans on Sunrise Drive.

Vice Chair Stephen Matchett announced that the public hearing for the Arlington Federal Savings & Loan Building is pushed to December 5, 2023, and invited the Advisory Board to attend and support the designation.

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 4:40 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.