



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, May 14, 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 Bandele Onasanya, Monty Selim, Wade Alliance, Ramsey Salem, Danyuell Newkirk, and Trish Kapustka

RA/CRA Advisory Board Members Not Present: Advisory Board Member Dedee Harper

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

Representing the Office of General Counsel: Carla Lopera

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

Others Present: Kaysie Cox, Planning Department; Paul Harden, Law Office of Paul M. Harden

I. CALL TO ORDER

Chair M. Tuohy called the meeting to order at 3:30 p.m. A quorum was present.

II. ACTION ITEMS

CONSIDERATION OF MEETING MINUTES FOR APRIL 9, 2025

A MOTION WAS MADE BY VICE CHAIR MATCHETT TO APPROVE THE APRIL 9, 2025, MEETING MINUTES. BOARD RAMSEY SALEM SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED (5-0).

CONSIDERATION OF APPLICATION FOR ZONING EXCEPTION Z-6209

Mr. Wheeler gave background on the proposed zoning exception, which was originally intended to be a commercial outparcel associated with a multi-family development. The exception is to allow this area to also be developed with multi-family residential units.

Mr. Harden followed up and stated that parcel was zoned CCG-1 and to allow residential use on the site, there had to be a mix of uses on the site. This requirement was part of the old Comprehensive Plan and has since been revised in the most recent update to expand the area in which the mix of uses is required.

Vice Chair Matchett asked if the whole site was unified as one development and why the applicant, Mr. Harden, was going to do the exception route.

Mr. Harden stated that firstly, it's cheaper to do it this way rather than to re-do the whole site, but it also allows for flexibility of the commercial use to stay in place until the exception is enacted. So, in the next few weeks, if a commercial use wanted to locate there, it would still allow that to happen.

Board Member Kapustka asked the applicant to clarify if it was the area within the fence that was subject to the exception and if it would require any additional access. Mr. Harden confirmed the area and stated that the access would remain the same.

Board Member Onasanya stated that he thought the site was already developed with apartments for college students. Mr. Harden stated that it's mostly graduate students but yes, overall, it services people who are working or studying at JU.

Board Member Salem remembered the site originally being passed with this area as commercial and the developer said he believed the space would become a minute market or something like that for the apartments and the general public. The drawing looks like they're adding nine units and additional parking. He asked to clarify that the exception would allow them to go back and add the apartments if they want to? Mr. Harden stated that the land has been sitting there, so the developers are wanting to build apartments there.

Mr. Johnson asked if there were any planned upgrades for the increased traffic going to Ft. Caroline Rd. Mr. Harden stated that since the roads aren't failing there would be no mobility fee.

A MOTION WAS MADE BY BOARD MEMBER ONASANYA TO APPROVE ZONING EXCEPTION Z-6209. BOARD MEMBER SALEM SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED (8-0).

CONSIDERATION OF ZONING APPLICATION FOR ADMINISTRATIVE DEVIATION 25-26

Mr. Wheeler gave background on the proposed Administrative Deviation. This is part of new construction and there are several areas where the overlay deals with dumpster provisions. He also

explained that the applicant hasn't specifically provided information as to why they meet the AD criteria listed within the Renew Arlington Ordinance. This could also set a precedent for the dumpster location and materials. However, it is important to get this resolved so the project can move forward. The requirements that they are seeking relief from are important parts of the overlay for new construction.

Vice Chair Matchett wanted to know where on the site the applicant was wanting to locate the dumpster. Mr. Wheeler explained that the proposed area is near the University Park apartments. Vice Chair Matchett asked if the dumpster would be visible from the right of way. Mr. Wheeler stated that it would be more so from the side street. Vice Chair Matchett asked if the applicants need to be requesting the AD, since this is new construction. Mr. Wheeler explained that it is unusual for new construction to seek an AD because new construction can generally be constructed within the guidelines. Typically, these are seen when upgrading existing construction due to a pre-existing hardship and physical constraint. Vice Chair Matchett asked Mr. Wheeler about his concerns regarding setting precedent. Mr. Wheeler stated that the criteria to approve an AD in the Overlay is more stringent than the regular zoning and the lack of meeting that criteria is the concern.

Chair Tuohy stated that he believes the students being near dumpsters is a fairly compelling argument.

Board Member Salem asked if the location could be pointed out on the Land Development Review page in the meeting packet. Ms. Cox offered to show the board members the location of the dumpster and stated that it would be attached to the building in order to meet the CRA requirements.

Board Member Alliance stated that they did justify their reasons and stated that it would be locked and secure so you're not letting others dump materials in there. He feels like there is justification, as long as it's not looking like an eyesore.

Chair Tuohy stated that people could still dump trash outside. Board Member Kapustka expressed concern with people dumping random trash if the dumpster is visible and explained the current neighborhood experience.

Chair Tuohy doesn't want to make a decision until we know that there is no other solution. Mr. Wheeler states that an issue is that they don't state specifically what the dumpster enclosure will be made of. Chair Tuohy doesn't like the idea of making a decision until the board knows exactly what the proposed design will look like.

Board Member Onasayna asked if the applicant was present at the meeting. The applicant was not present.

Chair Tuohy asked if the item could be deferred. Ms. Lopera stated that deferral is an option

A MOTION WAS MADE BY VICE CHAIR MARCHETT TO DEFER ADMINISTRATIVE DEVIATION 25-26. BOARD MEMBER SELIM SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED (8-0).

III. GENERAL INFORMATION

There was no general information.

IV. NEW BUSINESS

Vice Chair Matchett announced the First Inaugural Arlington Garden Tours were coming up this weekend.

Vice Chair Matchett also mentioned a conversation with a property owner within the CRA who has had to remove a fence which is covered by the grant, but the cost of the fence replacement is not covered because the fence is not required by the overlay. Ms. Nasrallah explained the parameters of the fencing grant and Mr. Wheeler explained various cases where fencing would be required by the overlay and therefore covered by the grant.

Ms. Nasrallah stated that the April 28, 2025, deadline has passed and to date, there are 440 applications in the system for 195 properties. There are an additional 19 applications which will impact 8 properties.

Board Member Kapustka wanted to know when properties will begin to be cited. Ms. Nasrallah stated that they are out there now looking at sites. Some items that were cited are things that will be corrected through the grant program, so we have asked Code Compliance to hold off on that as they are in the process of fixing those issues.

Councilmember Amaro stated that he was trying to get Darryl Joseph to get signage for cemeteries in Old Arlington and it's in the works.

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 4:26 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.