



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, June 11, 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: Payton Jamieson, Planning Department; Dean Scott and Stacy Folkers, R. Dean Scott, Architect, Inc. ; Maria McNair, Lutheran Services

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 MAY 14, 2025

A MOTION WAS MADE BY BOARD MEMBER TRISH KAPUSTKA TO APPROVE THE MAY 14, 2025, MEETING MINUTES. BOARD MEMBER WADE ALLIANCE SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED (6-0).

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. Mr. Wheeler asked the applicants to explain what they were asking for and why.

Dean Scott, project architect, explained the background of the development and the site history. They feel that the dumpster is safer for students located further away from the building.

Stacy Folkers, project architect, further stated that the intent is to use the same building finish materials for the dumpster enclosure and explained that they were just seeking an AD for the location of the dumpster.

Vice Chair Matchett asked Mr. Wheeler to explain where he would prefer the dumpster to be located to meet the code requirements. Mr. Wheeler explained that his suggestion for the dumpster would be attached to the building in the area where the bike racks are on the proposed AD plan and it would also be connected to a sanitary line for drainage. Mr. Wheeler explained that this could be locked up, so students wouldn't be interacting with it.

Mr. Scott disagrees with the suggested placement of the dumpster enclosure, as it is right next to the main entrance. This would mean that everyone who visits the site would first see a dumpster and then have to navigate around that. Additionally, they are concerned with children playing in an area within close proximity to a dumpster, as they would be exposed to odors and anything else associated with the dumpster.

Board Member Alliance asked why there has been concern over materials leeching from the dumpster, as they are solid metal dumpsters and seem to be sound. He also asked if they were willing to include a sump

Mr. Scott believes that overall the dumpster itself leaking is a low chance, but the concern is with rain that would then leak from a dumpster. Typically this gets collected into a swale. He confirmed that the sump was included in the design, but that typically piping underground, which Mr. Wheeler had mentioned, is not something people do with dumpsters.

Mr. Wheeler clarified that the piping would need to go into the sanitary line. Then the dumpster enclosure would need a solid roof so the rainwater wouldn't accumulate in the enclosure and back into the sanitary line. Either the sump or the sanitary line would be a JEA requirement.

Ms. Lopera explained the criteria the board should be evaluating while considering the proposed application for Administrative Deviation.

Board Member Kapustka asked about a road on the site plan. Mr. Scott explained that one of the overlay requirements is parcel interconnectivity. Further Board Member Kapustka asked about

other considerations for the play area. Mr. Scott explained that the play area is under the building roof, so it is covered for shaded play and the students would not need to go elsewhere on the property and cross vehicle travel lanes to get to the play area, additionally, it would cause issues meeting the 25-foot setback.

Board Member Alliance asked if, given the proposed location, they would consider the roof, the sump and the drainage as possibilities for this. Mr. Scott stated that they would not consider the roof and they would consider a pipe draining to the stormwater system, but not to the sanitary system.

Councilmember Amaro stated that he is empathetic to the concerns of the applicant, however, he is concerned about the lack of a roof on the dumpster enclosure. He believes that without the roof, it invites after hours dumping, causing potential problems, in addition to the concerns regarding the leeching.

Ms. Nasrallah reminded the board that these requirements are expected of every property in the overlay and that the overlay is what holds these properties to a higher standard. She is also concerned about the lack of roof inviting other people to use the dumpster, especially in the future when the interconnectivity is open to other properties. Additionally, the application will set a precedent and she reminded the board of the criteria Ms. Lopera explained earlier.

Chair Tuohy stated that he is concerned about people dumping things if they see an open dumpster and he is also concerned with setting the precedent. He reminded the board that they need to be guardians of the Overlay, and in that case, he would not be supportive of this.

Vice Chair Matchett asked Mr. Wheeler if the applicant made a good effort to meet the Overlay code. Mr. Wheeler explained that this dumpster is really the only thing that is an issue for this site, but with it being new construction, he doesn't feel they meet the hardship criteria.

Maria McNair, applicant, spoke about the site's operation and the history of the project. She explained the concerns about pests the dumpster might attract. The project also involved a number of different community stakeholders and resources, as they tried to design the facility to meet high standards. Mr. Scott followed up and stated that any precedent that would be set would only be for an early learning facility and he feels that this is an unfair burden to place on a non-profit.

Board Member Alliance wants to understand the pushback on the roof for the dumpster. Mr. Scott stated that some of it is a cost-related issue, however, he said it seems like it's an extra movement for the people who service the dumpster.

Ms. Nasrallah noted that all of the components of the overlay meet Crime Prevention Through Environmental Design (CPTED), it was considered when the overlay was drafted.

Chair Tuohy asked about the circulation for the dumpster pickup truck. Mr. Scott explained that classroom windows need to be obscured to place the dumpster in an area where it's attached to the building.

Board Member Selim asked about the traffic pattern for potential future interconnectivity. Mr. Scott explained that he doesn't know at this point how it would work, since he doesn't know the plans of the neighboring parcels.

Chair Tuohy asked if there was existing multi-family to the north. Mr. Wheeler explained that it wouldn't be day to day that someone would use that road, as they have their own access points.

Vice Chair Matchett explained his position on the project and stated that statutorily for the purposes of this board, there is no way the project meets the criteria.

A MOTION WAS MADE BY VICE CHAIR MATCHETT TO DENY AD 25-26. BOARD MEMBER SALEM SECONDED THE MOTION. THE MOTION TO DENY WAS APPROVED (7-1).

CONSIDERATION OF YEAR-END BUDGET RECOMMENDATION

Ms. Nasrallah explained that at the end of the year, the board needs to recommend how to allocate the remaining balance of the CRA funding at the end of the fiscal year, because if it remains unallocated, it will roll over into the general fund.

Chair Tuohy asked how many parcels total are within the CRA. Ms. Nasrallah explained about 367 properties are in the overlay.

Board Member Salem asked if we were planning to hire a new Landscape Architect. Ms. Nasrallah stated that we have been trying to hire someone, but unfortunately have not had any success finding anyone.

Vice Chair Matchett is wondering what would happen if we run out of money. Ms. Nasrallah stated that if that happens that would depend on how the administration at the time would have to handle this.

Board Member Salem asked if this problem has been experienced by other CRAs. Ms. Nasrallah stated that this is unique to Arlington.

Board Member Alliance asked if there was a cap on the property spending. Ms. Nasrallah explained that there is a cap per linear foot for fencing and signage depending on size, but there is no cap on the landscaping. However, we only reimburse what is necessary to come into compliance.

A MOTION WAS MADE BY BOARD MEMBER SALEM TO APPROVE YEAR-END BUDGET RECOMMENDATION. BOARD MEMBER NEWKIRK SECONDED THE MOTION. THE MOTION WAS APPROVED UNANIMOUSLY (8-0).

GENERAL INFORMATION

There was no general information.

III. NEW BUSINESS

Ms. Nasrallah explained the JSO connect program to the board and provided information to the board members to distribute about the program.

Ms. Nasrallah explained the before and after images of a completed project at 5755 Arlington Road.

Board Member Kapustka announced there is a fundraiser being held by Jax Chamber for Terry Parker High School. There was a break in and football equipment was stolen, but they're concerned they won't be able to get it before training for the season starts.

IV. 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 Tuohy adjourned the RA/CRA Advisory Board Meeting at approximately 4:44 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.