



**RENEW ARLINGTON CRA (RA/CRA) ADVISORY BOARD  
HYBRID VIRTUAL AND IN-PERSON MEETING- THE JACKSONVILLE  
PUBLIC LIBRARY- MAIN LIBRARY/DOWNTOWN – 303 NORTH  
LAURA STREET, JACKSONVILLE, FL 32202 – IN THE  
MULTIPURPOSE ROOM (LOCATED IN THE CONFERENCE CENTER)  
WEDNESDAY, MARCH 10, 2021 – 3:30 p.m.**

**MEETING MINUTES**

**Location:** Due to COVID-19, the RA/CRA Advisory Board meeting was held as a hybrid meeting. RA/CRA Advisory Board Members met in person at The Jacksonville Public Library- Main Library/Downtown located at, 303 North Laura Street, Jacksonville, FL 32202 in the Multipurpose Room (Located in the Conference Center). The public was welcomed via ZOOM.

**RA/CRA Advisory Board Members In-Person:** Advisory Board Chair Matt Tuohy, Stephen Matchett, Bandele Onasayna, Danyuell Newkirk, Dee Dee Harper, Randy Goodwin

**RA/CRA Advisory Board Members Participating Via ZOOM:** Monty Selim

**RA/CRA Advisory Board Members Absent:** Raj Adhikari

**Staff Present:** Kirk Wendland, OED Executive Director; Karen Nasrallah, Redevelopment Manager; Brian Wheeler; OED Staff and Angie Slayton, Recording Secretary

**Representing the Office of General Counsel:** Susan Grandin

**Representing City Council:** Councilwoman J. Morgan, Councilman R. Salem

**Others Present:** Nikki Evans, Exec Council Assistant; Chet Aikens, Exec Council Assistant; Katie Derriger-JWB, Alex Sifakis-JWB, Mark Shelton- Kimley and Horn

**I. CALL TO ORDER**

An in-person quorum was confirmed, and Chair M. Tuohy called the Renew Arlington CRA (RA/CRA) Advisory Board meeting to order at approximately 3:30 p.m.

**II. ACTION ITEMS**

**APPROVAL OF THE FEBRUARY 10, 2021 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AREA (RA/CRA) ADVISORY BOARD MEETING MINUTES**

***A MOTION WAS MADE AND SECONDED APPROVING THE FEBRUARY 10, 2021 RENEW ARLINGTON CRA ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 6-0.***

**CONSIDERATION OF THE COLLEGE PARK PUD APPLICATION**

Mr. Brian Wheeler, OED Staff, reviewed the College Park PUD Application. This application is in direct relation to the new construction components such as the multi-family units.

Mr. Alen Sifakis-JWB, gave a presentation of the College Park PUD. Mr. Sifakis stated that the McDonalds and the gas station that are currently on the property are not part of the project, but are staying on location. The McDonalds is currently undergoing a complete renovation.

The project will include updated landscape and drive isles. The two multi-family buildings will be located at the corner of Arlington Expressway and University Blvd. The Food Court containers will be located at the center of the property with walking access to the retail and residential components. The updated architecture is a mid-century modern look. The Shipping Container Food Court will include five – six containers with food vendors, a bar, an outdoor game area, and a live stage area.

RA/CRA Advisory Board Chair M. Tuohy asked at what point do the shipping containers become non-shipping containers due to the construction they have endured and are now metal buildings.

Mr. Sifakis replied there is no legal point, however, when the construction has been completed on the shipping containers, they will be considered permeant metal buildings.

RA/CRA Advisory Board Member S. Matchett asked if the small “island” at the corner of Arlington Expressway and University Blvd could become part of the project to allow for landscaping and maintenance to be added into the entrance of the multi-family section of the project.

Mr. Sifakis replied it has been discussed and a possible agreement with FDOT could be in the future.

Mr. B. Wheeler added that a round-about is also being considered by FDOT for this intersection and would therefore negate the need for additional landscaping and maintenance.

Mr. Sifakis reviewed the PUD Application. Page 3, second bullet asks for outside service and sales to be a permissible use. The third bullet requests retail sales and service of all alcoholic beverages on and off premises. Off premises consumption will be for the grocer. Kimley-Horn does have a signed LOI with a large grocer as an anchor store. The fourth bullet requests the multi-family units be set off of the property line. The Overlay has a setback requirement of ten feet for new

buildings. The building would be set back from Arlington Expressway placing parking on that side of the building and placing pedestrian traffic closer to the Food Court and interior retail.

Page 4, first bullet states shipping containers and metal buildings are not permitted. They are asking for an exemption from this for the Storage Container Food Court. The second bullet restricts the height of a structure at 35 feet. They are requesting to use the CCG-2 height restrictions of 45 feet plus one foot for every two feet you are off the property line. The highest tower is currently set at 53 feet.

Page 5, first bullet states no more than 40% of parcel frontage shall be open to parking, stormwater or internal green space. The applicant is requesting relief from this section. They would like to place a knee wall that would run the length of University Blvd instead. The next bullet addresses the water treatment plant and the request for a ten-foot setback limit.

RA/CRA Advisory Board Member S. Matchett asked if the knee wall would run all the way to Harris Ave.

Mr. Sifakis replied no. There is a small, wooded area on the University Blvd. side that will be the stopping point for the wall.

Councilwoman Morgan asked if the CRA has precedence over the plan design, could any of these designs become an issue at a later date.

Mr. B. Wheeler replied that the design will be within the guidelines of the conceptual renderings. Once these designs with the requested exemptions are approved through the process, there should be no future issues.

Mr. K. Wendland asked what is going to become of the pole sign on the Arlington Expressway.

Mr. Sifakis replied it will become a 45-foot monument sign bringing it into compliance with the Overlay.

***A MOTION WAS MADE AND SECONDED APPROVING THE COLLEGE PARK PUD APPLICATION WITH INCLUSION OF A RENDERING OF THE MULTI-FAMILY UNITS. THE MOTION PASSED UNANIMOUSLY 7-0***

#### **CONSIDERATION OF ARLINGTON ROAD RESTRIPIING PROJECT**

Mr. B. Wheeler reviewed the Phase 1 breakdown of cost with two options. The current pavement is estimated to be 10-12 years old with a life expectancy of 30 years. The mill and pave option provides an estimated total cost of \$312,016. The second option includes having the stripes

removed by hydro-blasting. Test sections of this would need to be completed to ensure the final aesthetic will give the desired result.

RA/CRA Advisory Board Chair M. Tuohy asked if the CRA funds the pavement now, would the CRA be assuming future responsibility for this roadway.

Mr. B. Wheeler replied no, but there would be a maintenance agreement that could result in partial repayment of the CRA funding this project.

RA/CRA Advisory Board Chair M. Tuohy asked if the roadway is repaved again in 20 years on the regular paving schedule, would the new pavement markings be replaced or would it revert to the standard pavement markings.

Mr. B. Wheeler replied they would typically replace the stripping they remove, however, the growth plan is to eventually replace the stripped medians with landscaped medians and concrete curbing.

RA/CRA Advisory Board Chair M. Tuohy asked if funding is recovered from FDOT for the restriping and repaving of the road, would these recouped funds return to CRA funds or would they become city funds because they were not originally TIF funds.

Mr. K. Wendland replied if it was CRA funded, those funds would return to the CRA. Mr. K. Wendland also suggested the RA CRA Advisory Board Members make their decision not assuming the funds would be recouped.

RA/CRA Advisory Board Member S. Matchett asked if the final decision should be made based on how the demo goes. If just removing the old stripping and repainting creates a poor aesthetic, what happens next.

Mr. K. Wendland replied Public Works would be asked to let us know if they found advanced deterioration or other issues needing immediate attention before completion.

RA/CRA Advisory Board Member M. Selim stated his concern in using the hydro-blast method, which could cause divets in place of resurfacing, could be a real danger to motorcycles. This process could cause road hazards such as dips or roughness.

Mr. K. Wendland asked Mr. B. Wheeler how much would need to be allocated to have the testing started to determine how to proceed with the project.

Mr. B. Wheeler replied he would estimate the cost of testing at \$1,500 as the total estimated cost of pavement removal is \$6,000.

Mr. K. Wendland recommended asking the CRA Agency Board to approve \$5,000 into a project account to be used for the testing.

RA/CRA Advisory Board Member S. Matchett suggested approving the entire \$150,000 into a project account to be used if the project moves forward after the testing.

***A MOTION WAS MADE AND SECONDED TO APPROVE \$150,000 FOR THE ARLINGTON ROAD RESTRIPPING PROJECT CONTINGENT ON A DEMO SAMPLE. THE MOTION WAS PASSED UNANIMOUSLY 7-0.***

### **III. GENERAL INFORMATION**

There was no General Information

### **IV. NEW BUSINESS**

Councilwoman J. Morgan advised her next Town Hall meeting will be on March 22, 2021 at 6:00 p.m., also, the next Safer Together Meeting co-hosted with Councilmember Bowman will be on April 5, 2021 at 6:00 p.m.

### **V. OLD BUSINESS**

Mr. K. Wendland reminded the RA CRA Advisory Board Members that in April they will be seeing Mandatory Compliance Grant Applications from the College Park Project. Approval of this grant is needed to finalize the contract with the grocer.

### **VI. PUBLIC COMMENTS**

There were no Public Comments.

### **VII. ADJOURNMENT**

There being no further business, Chair M. Tuohy adjourned the RA/CRA Advisory Board Meeting at approximately 4:33 p.m.

The next scheduled RA/CRA Advisory Board Meeting will be held on April 14, 2021 at 3:30 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).