



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, March 12, 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, and Ramsey Salem

RA/CRA Advisory Board Members Not Present: Advisory Board Members Monty Selim, Wade Alliance, Danyuell Newkirk, and Dedee Harper

Staff Present: 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's ECA Joe Johnson, District 1

Others Present: N/A

I. CALL TO ORDER

Chair M. Tuohy called the meeting to order at 3:42 p.m. A quorum was not present.

II. ACTION ITEMS

CONSIDERATION OF MEETING MINUTES FOR NOVEMBER 13, 2024

No action was taken on this item, due to lack of quorum.

CONSIDERATION OF FY2025/2026 PRELIMINARY BUDGET

No action was taken on this item, due to lack of quorum.

CONSIDERATION OF AMENDMENTS TO THE MANDATORY COMPLIANCE GRANT PROGRAM GUIDELINES

No action was taken on this item, due to lack of quorum.

III. GENERAL INFORMATION

Ms. Nasrallah spoke about how BDP Impact Real Estate has recently purchased properties in the Justina Road area. They've put together a community stakeholder meeting and they are focused on making improvements to not just the Justina Road corridor, but to Arlington as a whole.

Vice Chair Matchett also attended the stakeholder meeting for projects on Justina Road and added in that JSO is one of the coordination partners in the stakeholder group.

Board Member Salem asked some questions including whether a survey was reimbursed with the grant program and if the calls coming from Pinnacle Bank are authorized and that they're allowed to do that,

Ms. Nasrallah confirmed that a survey is an approved soft cost under the grant and confirmed that Pinnacle Bank has been reaching out to applicants to make sure they're aware of the partnership.

Board Member Salem also had questions about what is considered residential. There are properties that were considered residential under old zoning districts but are now considered commercial.

Vice Chair Matchett clarified that those would be legal non-conforming uses, so you can still use it as residential.

Mr. Wheeler explained that if the property isn't LDR, it's treated as a commercial property, but if the use is legal non-conforming, it's grandfathered in until it meets other criteria in the overlay.

Board Member Salem also voiced concerns about the proximity of buildings on the sidewalk, and there was discussion about how this is part of the design guidelines that are part of the overlay.

IV. NEW BUSINESS

There was no new business.

V. OLD BUSINESS

Mr. Johnson updated the group by stating that complaints Council Member Amaro has received have been forwarded to code enforcement. While not in the overlay, the Lone Star Road project is underway. There is an establishment on Cesery, Clift Restaurant, that has been the subject of complaints and the office is aware of this and the proper entities are involved in an effort to resolve the issues.

Ms. Nasrallah informed the board about the proposed legislation HB 991/SB 1242

Vice Chair Matchett gave an update on the missing middle bills that are currently being moved through the legislative process.

Ms. Nasrallah explained that there needs to be an April meeting to discuss the budget and the amendments to the grant program guidelines, since there was no quorum today.

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 4:41 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.