



RENEW ARLINGTON CRA ADVISORY BOARD

Hybrid Virtual & In-Person Meeting

City Hall, 117 West Duval Street

Mezzanine Level, Exam Room 1

Jacksonville, FL 32202

Wednesday, August 9, 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, Mezzanine Level, Exam Room 1.

RA/CRA Advisory Board Members Present: Advisory Board Chair Matt Tuohy, Advisory Board Vice Chair Stephen Matchett, Advisory Board Members, Wade Alliance, Dedee Harper, Danyuell Newkirk, Bandele Onasanya, and Ramsey Salem

RA/CRA Advisory Board Members Not Present: Advisory Board Member Cantrece Jones

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

Others Present: Chris LeDew, Chief of Traffic Engineering; Caroline Fulton and Kaysie Cox, with the Planning and Development Department; Janice Fleet with Fleet & Associates Architects/Planners Inc., representative for the Application Administrative Deviation #5070; and Attorney Charles Blumstein, representative for Application of Rezoning to PUD (2023-0425).

Participating via Zoom: Advisory Board Member Monty Selim and Brian Wheeler, Renew Arlington Design Review

I. CALL TO ORDER

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

II. ACTION ITEMS

CONSIDERATION OF MEETING MINUTES FOR JULY 19, 2023

A correction was noted to the July 19, 2023, RA/CRA Advisory Board Meeting Minutes on page 3, paragraph 3, second sentence to correct the spelling of “Hartsville” Road to “Hartsfield” Road.

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 JUNE 19, 2023, MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 6-0-0.

CONSIDERATION OF ADDITIONAL FUNDING FOR THE ARLINGTON ROAD RESTRIPIING PROJECT

Mr. LeDew provided an overview of the Arlington Road Restriping Project. He relayed that they cannot move forward with the project because removing the existing pavement markings would severely damage the pavement. Mr. LeDew provided three options.

1. Resurfacing and re-striping the entire segment from University to Rogero, costing \$572,000. The segment is expected to be resurfaced as part of normal maintenance in 3-4 years.
2. Resurfacing and re-striping only the segment from University to Cesery: This would cost \$280,000. This is the segment where the CRA needs on-street parking.
3. Install on-street parking where possible without removing existing pavement markings: This would cost less than \$10,000. It would provide the benefits of on-street parking. However, it would not provide the other benefits of the original project such as crash reduction, access management, traffic calming, and bike lanes. A sketch of this option is attached.

Ms. Nasrallah recapped that the Complete Streets Projects for Arlington Road is a long-term solution to resolving parking complications and providing more parking opportunities in the area.

Vice Chair Matchet asked what would happen if the parking spaces do not materialize even though other plans have already been approved. Mr. Wheeler responded that numerous properties nearby have driveways being removed for parking. Mr. Wheeler advised that of the three options provided by Mr. LeDew, he recommends choosing the option of resurfacing and re-striping only the segment of road from University Blvd. to Cesery Blvd.

Mr. Wheeler asked if the \$280,000 budget would include new asphalt. Mr. LeDew responded that it would include new asphalt and thermoplastic, making hydro blasting not necessary. Mr. Wheeler asked if CRA funds could be used for this project. Ms. Nasrallah responded that CRA funds are not allowable for general maintenance; however, when repaving a road, which is part of a Complete Streets Project, it is allowable.

Chair. M Tuohy asked if they choose to re-stripe only the segment from University Blvd. to Cesery Blvd., would the properties around the area benefit from the parking spaces and save the CRA money long-term. Mr. Wheeler concurred.

Vice Chair Matchett made a motion to approve Option Two recommending \$280,000 to the project for resurfacing and restriping only the segment from University Blvd. to Cesery Blvd.

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

Chair M. Tuohy asked if the project increasing from \$150,000 to fund an additional \$280,000 would require Agency Board approval. Ms. Nasrallah concurred adding that the next meeting of the RA/CRA Agency Board is scheduled for November 14, 2023.

A MOTION WAS MADE BY ADVISORY BOARD VICE CHAIR S. MATCHETT AND SECONDED BY ADVISORY BOARD MEMBER RAMSEY SALEM RECOMMENDING APPROVAL OF ADDITIONAL FUNDING IN THE AMOUNT OF \$280,000 TOWARDS THE ARLINGTON ROAD RESTRIPIING PROJECT FROM UNIVERSITY BLVD. TO CESERY BLVD. THE MOTION PASSED UNANIMOUSLY 6-0-0.

CONSIDERATION OF APPLICATION FOR ADMINISTRATIVE DEVIATION #5070

Ms. Caroline Fulton with the Planning and Development Department presented an overview of the Ace Hardware located on 5827 Arlington Rd. She advised that the request is to reduce the minimum number of off-street parking spaces from 110 spaces to 56 spaces and to decrease the minimum width of the driveway access from Bernita Street and Romney Street from 24 feet to 20 feet.

Chair M. Tuohy introduced Agent Janice Fleet with Fleet Associates Architects Planners Inc., representative of the applicant for Administrative Deviation #5070. Ms. Fleet advised that the property owner wants to remove the greenhouse and remove parking on the site to allow for upgraded landscaping.

Vice Chair Matchett voiced that he is concerned regarding the RA/CRA Mandatory Compliance Grant Program Guidelines and the number of redevelopments and code requirements that are needed to be met within the next two years. Ms. Fleet replied that she understands his concerns, but the site is unique because the building is on the property line.

Mr. Wheeler added that the existing parking lot beside the site would provide about 20 additional parking spaces in the perimeter of the property. Mr. Wheeler provided a planning analysis of the types of uses that could occur on the site with about 110 parking spaces.

Vice Chair Matchett asked if they needed an Administrative Deviation (AD). Mr. Wheeler replied, "yes". Chair M. Tuohy asked Mr. Wheeler if he recommends approving the AD, as presented today. Mr. Wheeler replied that he does.

Chair M. Tuohy opened the floor for public comments.

Vice Chair Matchett asked to record this item of discussion to reflect later that Mr. Wheeler concurred with the applicant's request but Mr. Matchett believes it to be overstated to request to accommodate the CCG-2 Zoning opportunities. He added that the Advisory Board should include an asterisk beside this item to remind themselves of the precedent setting nature of the request.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER BANDELE ONASANYA AND SECONDED BY ADVISORY BOARD MEMBER WADE ALLIANCE RECOMMENDING APPROVAL OF THE ADMINISTRATIVE DEVIATION #5070. THE MOTION PASSED UNANIMOUSLY 7-0-0. DANYUELL NEWKIRK ARRIVED DURING THIS ACTION.

CONSIDERATION OF APPLICATION OF REZONING TO PUD 2023-0425

Ms. Kaysie Cox with the Planning and Development Department presented an overview of the application noting that the property is located on Dames Point Crossing Blvd., beside the intersection North of Merrill Road, and intends to build an automotive repair garage. The applicant proposes to rezone 0.52 acres of property, however, the 2003 PUD does not allow minor and major repairs on Parcel A. The applicant is requesting to create a new PUD to permit additional uses so they can continue developing their warehouse located on Parcel C.

After consideration of the request and noting that a site plan was not available, the Advisory Board concurred that a decision could not be made today and requested the item be deferred pending additional information.

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

A MOTION WAS MADE BY ADVISORY BOARD MEMBER RAMSEY SALEM AND SECONDED BY ADVISORY BOARD MEMBER BANDELE ONASANYA THAT THE RA/CRA ADVISORY BOARD RECOMMEND DEFERRAL OF APPLICATION OF REZONING TO PUD (2023-0425). THE MOTION PASSED 7-0-0.

III. GENERAL INFORMATION

No general information was discussed.

IV. NEW BUSINESS

Vice Chair Matchett advised that on August 23, 2023, the Jacksonville Historic Preservation Commission will be considering an application for the Arlington Federal Savings and Loan Building to be added as a local historical landmark.

Chair M. Tuohy stated that he attended the Agency Board meeting on August 8. There was discussion with the Agency Board that sometimes the Advisory Boards recommendations do not reach them when they are sitting as Council Members. They decided that when an Advisory Board member makes a recommendation that goes to the Planning Department that is also be send to the Agency Board.

V. OLD BUSINESS

No old business was discussed.

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 4:45 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.