



RENEW ARLINGTON CRA ADVISORY BOARD

Hybrid Virtual & In-Person Meeting

City Hall, 117 West Duval Street

Mezzanine Level, Exam Room 3

Jacksonville, FL 32202

Wednesday, January 10, 2024— 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 3

RA/CRA Advisory Board Members Present: Advisory Board Chair Matt Tuohy, Advisory Board Vice Chair Stephen Matchett, Advisory Board Members, Bandele Onasanya, Ramsey Salem, Danyuell Newkirk and Monty Selim

RA/CRA Advisory Board Members Not Present: Advisory Board Members Cantrece Jones, Dedee Harper, and Wade Alliance

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 and ECA Joe Johnson

Others Present: Kaysie Cox and Jacquelyn Williams with the Planning and Development Department; Charles Blumstein, representative for the Application for Rezoning to PUD 2023-0425; Monique Williams, applicant for Zoning Exception E-23-83

Participating via Zoom: Brian Wheeler, Renew Arlington Design Review

I. CALL TO ORDER

Chair M. Tuohy called the meeting to order at 3:40 p.m. A quorum was confirmed.

II. ACTION ITEMS

CONSIDERATION OF MEETING MINUTES FOR NOVEMBER 8, 2023

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 NOVEMBER 8, 2023, MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 5-0-0.

ELECTION OF OFFICERS

Chair M. Tuohy opened the floor for nominations of Chair for calendar year 2024.

Advisory Board Member Bandele Onasanya nominated RA/CRA Advisory Board current Chair, Matt Touhy to serve another year as Chair of the RA/CRA Advisory Board. Chair M. Tuohy accepted the nomination. There were no further nominations for Chair.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER BANDELE ONASANYA AND SECONDED BY ADVISORY BOARD VICE CHAIR S. MATCHETT TO RE-ELECT MATT TUOHY AS CHAIR OF THE RENEW ARLINGTON CRA ADVISORY BOARD FOR CALENDAR YEAR 2024. THE MOTION PASSED UNANIMOUSLY 5-0-0.

Chair M. Tuohy opened the floor for nominations of Vice Chair for the calendar year 2024.

Chair M. Tuohy nominated RA/CRA Advisory Board current Vice Chair, Steve Matchett to serve another year as Vice Chair of the RA/CRA Advisory Board. Vice Chair Steve Matchett accepted the nomination. There were no further nominations for Vice Chair.

A MOTION WAS MADE BY CHAIR M. TUOHY AND SECONDED BY ADVISORY BOARD MEMBER BANDELE ONASANYA TO RE-ELECT STEVE MATCHETT AS VICE CHAIR OF THE RENEW ARLINGTON CRA ADVISORY BOARD FOR CALENDAR YEAR 2024. THE MOTION PASSED UNANIMOUSLY 5-0-0.

CONSIDERATION OF APPLICATION FOR REZONING TO PUD 2023-0425

Ms. Kaysie Cox with the Planning and Development Department presented an overview that the applicant intends to permit a parcel to conduct warehousing and auto services for future automobiles, not otherwise included in the original PUD. The representative of the applicant, Mr. Charles Blumstein, Blumstein Law, was then introduced and reported that the property owner was ready to show the modifications made since the last meeting. Mr. Wheeler stated there are still many changes needed before going towards construction.

Mr. Wheeler addressed that the previously approved Dames Point PUD, including the development standards & land use, pre-date the RA/CRA adoption, and will require development rights. Mr. Wheeler provided several conditions and recommendations that must be included in the PUD Modifications prior to approval by the Board in order to ensure consistency with the RA/CRA Plan and Overlay.

Vice Chair S. Matchett agreed with Mr. Wheeler that the application needs to comply before recommending approval. Mr. Charles Blumstein will reach out to Karen Nasrallah and Brian Wheeler for assistance in creating a site plan that is in compliance with the overlay.

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

A MOTION WAS MADE BY ADVISORY BOARD VICE CHAIR S. MATCHETT AND SECONDED BY ADVISORY BOARD MEMBER MONTY SELIM THAT THE RA/CRA RECOMMEND DEFERRING THE APPLICATION FOR REZONING TO PUD 2023-0425 TO THE NEXT MEETING. THE MOTION PASSED UNANIMOUSLY 6-0-0.

Advisory Board Member Monty Selim arrived at the meeting at approximately 3:49 p.m. during the Consideration of Application for Rezoning to PUD 2023-0425.

CONSIDERATION OF APPLICATION FOR REZONING EXCEPTION E-23-78

Ms. Jacquelyn Williams with the Planning and Development Department presented an overview that the applicant is seeking a zoning certification to open a childcare facility in their church on Arlington Road.

Mr. Wheeler noted that he has prepared a site plan with the applicant that covers the issues of site circulation. Mr. Wheeler requests the applicant to submit their survey for the existing property as their proposed site plan to be on time of getting the plans submitted.

Vice Chair S. Matchett stated they did not have a copy of the site plan Mr. Wheeler referred to. Ms. Nasrallah explained that it was part of the MCGP process.

Advisory Board Member Ramsey Salem made a motion for approval as long as the site plan is in compliance with the CRA Plan and Overlay.

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 RECOMMENDING APPROVAL FOR REZONING EXCEPTION E-23-78. THE MOTION PASSED UNANIMOUSLY 6-0-0.

CONSIDERATION OF APPLICATION FOR REZONING EXCEPTION E-23-81

Ms. Jacquelyn Williams with the Planning and Development Department presented an overview that the applicant is seeking a zoning certification to add a childcare facility in their community center on Arlington Road.

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 MONTY SELIM THAT THE RA/CRA RECOMMENDING APPROVAL OF REZONING EXCEPTION E-23-81. THE MOTION PASSED UNANIMOUSLY 6-0-0.

CONSIDERATION OF APPLICATION FOR REZONING EXCEPTION E-23-83

Ms. Kaysie Cox with the Planning and Development Department presented an overview that the applicant, Ms. Monique Williams, is interested in obtaining a zoning certification to operate a childcare facility on Justina Road.

Mr. Wheeler stated that the property needs to have the correct interior and outdoor space to be able to hold the capacity of 47 children. He also noted that the property is nonconforming in meeting the overlay standard. Mr. Wheeler requested to defer this application and asked if the applicant can ask the owner of the property to request a grant applicant so the property can be in conformance. 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 DANYUELL NEWKIRK THAT THE RA/CRA RECOMMEND DEFERRING THE APPLICATION FOR REZONING EXCEPTION E-23-83 TO THE NEXT MEETING. THE MOTION PASSED UNANIMOUSLY 6-0-0.

III. GENERAL INFORMATION

No general information was discussed.

III. NEW BUSINESS

Ms. Nasrallah announced she is sending a letter to all the property owners within the boundary who have not submitted applications. Attached will also be an invitation to a workshop in February that will provide them with step-by-step tutorial on the MCGP process.

IV. OLD BUSINESS

No old business items.

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 4:42 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.