



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, August 13, 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, Dedee Harper, Ramsey Salem, Danyuell Newkirk, and Trish Kapustka

RA/CRA Advisory Board Members Not Present: Advisory Board Member Wade Alliance

Staff Present: Karen Nasrallah, Redevelopment Manager; 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: Connor Corrigan, Planning Department; Don Werkema, Praxol Investments; Matthew Waldron, H&T Consultants; Cheryl Kammire, Arlington Attic; Arthur Resler; Carol Gillilani

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 JUNE 11, 2025

A MOTION WAS MADE BY BOARD MEMBER TRISH KAPUSTKA TO APPROVE THE MAY 14, 2025, MEETING MINUTES. BOARD MEMBER RAMSEY SALEM SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED (7-0).

CONSIDERATION OF ZONING APPLICATION FOR ADMINISTRATIVE DEVIATION Z-6379

Ms. Nasrallah gave background on the proposed Administrative Deviation. And explained a whitepaper provided by Mr. Wheeler explaining his recommendation on the application.

Mr. Corrigan stated that there was an update to requests on the deviation. They need to add a request on the north boundary for the perimeter land use buffer between the VUA reducing the buffer from 5 feet to 4.8 feet and add a request reducing the uncomplimentary land use buffer on the north side of the property from 10 feet to 4 feet and a request to remove the southern land use buffer. This is because there was an initial mix up with north and south on the application and an oversight on the 4.8 feet.

Board Member Salem wanted to ensure that there would be no precedent set because there is a street in between the two parcels covered by the request. Ms. Lopera stated that this is a unique property, and would not set a precedence as all properties should be looked at individually.

Board Member Selim asked if this should instead be reviewed as two separate applications because of the street. Ms. Nasrallah stated that they are being viewed together because they are used together.

Vice Chair Matchett asked the applicant what access was like to the driveway of the property, and if there should be landscaping around that, or a designated crosswalk.

The applicant, Mr. Werkema and his consultant, Mr. Waldron, explained what is happening with the property as far as the parking and driveway access will go.

Board Member Salem asked if handicapped parking would have to be located next to the building as well as in the parking area across the street, due to newer ADA codes.

Mr. Waldron stated that the ADA parking would be adjacent to the building and showed the board a site plan for the proposed changes.

Councilmember Amaro asked what would be going in this space. The applicant, Mr. Werkema, replied that it would be a restaurant called Starvin Like Marvin.

Chair Tuohy asked where the dumpster would be located. Mr. Werkema said it was located behind the restaurant within the fence, but the reason for the deviation related to the dumpster is because of the proximity to the neighboring residential.

Board Member Onasanya asked about the ADA compliance of the property. Mr. Waldron explained how the property was meeting the ADA requirements.

Board Member Kapustka asked if reducing the buffer would also include a reduction in the landscaping along the roads. Mr. Werkema stated that the buffer reduction wouldn't be in the areas along the roads, but on the east side of the property to allow for parking spaces. Otherwise, the landscaping between the parking lot and University will be met.

Board Member Salem asked if the smaller building on site would be used as part of the restaurant. Mr. Werkema stated that it is all currently leased to the restaurant tenant.

A MOTION WAS MADE BY BOARD MEMBER SALEM TO APPROVE ADMINISTRATIVE DEVIATION Z-6379. BOARD MEMBER SELIM SECONDED THE MOTION. THE MOTION WAS APPROVED UNANIMOUSLY (7-0).

GENERAL INFORMATION

Ms. Nasrallah explained a program summary sheet for the Mandatory Compliance Grant Program. Agency board approved allocating the FY 24-25 TIF to this program, so this shows the updated program balance. Ms. Nasrallah is taking phone calls from people saying the program is bankrupt, so this shows that there is money in the program, and additional funding will be added on October 1st when the next budget gets added.

Councilmember Amaro stated that he's disheartened by the allegations of bankruptcy.

Vice Chair Matchett asked how many contracts were pending? Ms. Nasrallah stated that there are 7 pending contracts and explained that the costs for each of these can vary greatly depending on each project.

Board Member Selim asked Ms. Nasrallah to clarify the status of the 48 applications listed on the sheet. Ms. Nasrallah stated that these are all in various stages of contract with the City.

III. NEW BUSINESS

There was no new business.

IV. OLD BUSINESS

There was no old business.

VI. PUBLIC COMMENTS

There were two public speakers

Speaker 1 – Cheryl Kammire explained how she started her business Arlington Attic and expressed the difficulties she has been having regarding signage code in the overlay and her concerns about

getting customers in her shop with the signage that is permitted. She stated that she is sad and mad and considering closing her business.

Speaker 2 – Arthur Resler stated that he is a customer of Cheryl's and he is an Arlington resident who supports the revitalization of the area, but is concerned about difficulties facing the small business owners like Cheryl and he wants to see the city help small businesses like hers.

Chair Tuohy thanked the members of the public for their comments, however, addressing those issues is beyond the scope of the board. He also stated that it could be helpful that they were able to voice their concerns in front of their local councilmember.

Council Member Amaro asked Ms. Lopera to address the comments made by the speakers on the banner that is up at the Norman Studio site, and other adjacent properties that were mentioned by speakers as being not in compliance with the overlay. Ms. Lopera stated that she is unfamiliar with the signs that were referenced, and she is not comfortable commenting on this at the moment.

Council Member Amaro asked Ms. Nasrallah if this business owner's problems were something that should be handled by the property owner? Ms. Nasrallah stated that the property owner is in the grant program and explained the parameters of the grant program, including what would be considered eligible for signage funding. She also commented on the history of why outside displays are not permitted within the overlay, as well as a history of how the overlay came to be.

Ms. Kammire asked a follow up question about why she was the one getting cited, when elsewhere down the road they don't have to comply with these rules.

Chair Tuohy stated that, the boundary is what was established by the ordinance 11 years ago.

Board Member Kapustka asked if people were not allowed to have any signage or if it's a specific percentage. Ms. Nasrallah explained the CPTED aspect of window coverings and history of this regulation. Signage is permitted, but to a specific percent and location, but in order to ensure your site meets this criteria, the best way to do is, is to pull a permit.

Vice Chair Matchett asked if there was a standard out there for signage.

Mr. Corrigan stated that different areas can have their own sign codes, and that transparency is not address by Part 13 of the zoning code, which is the City's sign code.

VII. ADJOURNMENT

There being no further business, Chair Tuohy adjourned the RA/CRA Advisory Board Meeting at approximately 4:16 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.