



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, November 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, Wade Alliance, Dedee Harper, Danyuell Newkirk, and Trish Kapustka

RA/CRA Advisory Board Members Not Present: Advisory Board Member Ramsey Salem

Staff Present: Karen Nasrallah, Redevelopment Manager; Brian Wheeler, Renew Arlington Design Review (via zoom), and Krista Fogarty, CRA Coordinator

Representing the Office of General Counsel: Carla Schell and Dylan Reingold (via call)

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; Zach Miller, Esq., JWB

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 OCTOBER 8, 2025

Chair Tuohy noted that his name was incorrectly spelled in the October Meeting Minutes.

A MOTION WAS MADE BY BOARD MEMBER KAPUSTKA TO APPROVE THE OCTOBER 8, 2025, MEETING MINUTES. BOARD MEMBER ONASANYA SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED (5-0).

CONSIDERATION OF ZONING APPLICATION FOR MINOR MODIFICATION TO A PUD 25-10

Mr. Wheeler gave background on the proposed Minor Mod application, noting that the only comment by the CRA is regarding the way freestanding signs are permitted for the property, citing a concern that outparcel owners could potentially ask for new freestanding signs in the future. Overall, the recommendation is to expressly not allow for additional freestanding signs.

The area that is currently earmarked for the food vendor area is contiguous with the existing McDonalds and there is some concern that McDonald's will try to purchase an outparcel and use that as leverage to create a new sign.

Board Member Selim stated that he is concerned with parking if the outparcels are sold. Mr. Wheeler stated that the smaller outparcel would either need to address their own parking generation or have a shared parking arrangement with the larger parcel, as their parking was configured as part of the larger development. The larger outparcel was configured with its own parking. If that use changes, then they would need to come back to modify their PUD which would take into consideration parking of the new use. Board Member Selim asked if the outparcel can trade parking with the master PUD when its sold. Mr. Wheeler confirmed that they can.

Ms. Nasrallah asked Ms. Schell if this would essentially be us allowing what we're in litigation with the McDonald's to remove? Ms. Schell allowed Mr. Miller to answer this question, who stated that his client is not involved with the McDonald's and that concerns the sign and an easement. Prior to this application he had a discussion with Dylan Reingold and Terrence Harvey in OGC to get an official opinion on if this considered an off-site sign. The conclusion they reached was that if it's in the same PUD, it is considered a unified development. The McDonald's is not part of the PUD.

Ms. Schell asked for clarification that they are not seeking new signs for the development. Mr. Miller confirmed that they are not seeking additional signs, however, allowing the outparcels to use the signage space available on the already approved monument signs.

Mr. Miller stated that the only reason they need to go through this process is because they have created a new RE# within the PUD, which triggered the application.

Vice Chair Matchett asked if all the signs are existing at this point? Mr. Miller believes that they are all in existence at this point. Vice Chair Matchett asked Mr. Miller to confirm that all they are asking for is to allow the apartments and any new business located on the outparcels to be allowed to use the signs that already exist. Mr. Miller confirmed. There is no expansion of signage.

Chair Tuohy questioned why they needed to come before the Advisory Board. Mr. Wheeler said, the application is in place to ensure that if someone buys the outparcel in the future, they can then use the signs for College Park to display their own signs. However, there is nothing that would prohibit those outparcels from asking for an additional sign. Currently there is nothing in the PUD restricting the potential future parcel owner from asking for a new sign.

Mr. Miller asked if the concern is that the future outparcel owners coming in for additional signage? Mr. Wheeler answered in the affirmative. Mr. Miller believes that it would trigger a modification to the PUD, but stated that they would be fine with including a condition.

Ms. Schell explained to the Advisory Board that the overlay prohibits off-site signs, and further it states that PUDs are allowed in the Overlay, but cannot circumvent the code. Mr. Miller stated that the clarification that he got from Dylan and Terrance is that if the outparcel is part of the PUD, that is not considered off-site.

Chair Tuohy asked Mr. Miller to confirm that he was willing to move forward with the condition. Mr. Miller agreed. Ms. Nasrallah said it would be great if they could include the condition for the sake of keeping the modification's intent throughout the years.

A MOTION WAS MADE BY VICE CHAIR MATCHETTE TO APPROVE ZONING APPLICATION FOR MINOR MODIFICATION TO A PUD 25-10 WITH THE CONDITION LANGUAGE TO BE WORKED OUT BY THE PLANNING DEPARTMENT BOARD MEMBER ALLIANCE SECONDED THE MOTION. THE MOTION WAS APPROVED UNANIMOUSLY (8-0).

Ms. Nasrallah stated that we need to have the condition language sorted out for our memo to the Planning Director.

GENERAL INFORMATION

Vice Chair Matchett updated the board that the Bank Building was approved for its Historic Designation and stated that there had been no appeals. He also announced the success of the recent mid-century home tour. Ms. Nasrallah stated that someone contacted her about the bank building and is possibly interested in developing a beer garden on the site.

III. NEW BUSINESS

Mr. Johnson explained an application that his office received less than two hours ago regarding a small cell tower that is being proposed for Hartsfield and Merrill Road and called Mr. Reingold who gave more information about the proposed application and explained the limited timeframe on this application is because of Florida Statutes regarding wireless communication facilities.

Vice Chair Matchett asked if this would be 2 feet off the sidewalk of an elementary school. Mr. Reingold stated that it is his understanding that it will be in the ROW but still will need to meet that 2 ft. requirement. The argument in the application is that they cannot meet the 2ft. requirement and thus, why they needed the deviation.

Ms. Nasrallah stated concerns with this potentially interfering with the re-alignment of the intersection. Mr. Wheeler stated that JEA would eventually need to replace poles in the area, so it

would be best if this pole matched the ones JEA is planning for the future. However, he would condition the approval that it does not decrease the sidewalk width.

Board member Onasanya stated his concern about traffic congestion and the dangerous intersection. Board member Kapustka echoed these concerns and added that the additional traffic from the newly constructed HCA is not being taken into consideration.

Mr. Johnson asked if there was any possibility of re-engaging with the applicant to discuss these concerns? Board member Kapustka also questioned why it needed to be in this location. Mr. Johnson stated that cell phone companies can come in at any time and get approved for cell towers, citing Florida Statutes.

Mr. Reingold clarified the small cell tower regulations in the Florida Statutes and stated that if the group wants to come up with a list of concerns and comments, he would be willing to bring that to Development Services and start a conversation.

Mr. Corrigan explained that he does cell tower reviews for the Planning Department and that this is a small pole and not a large cell tower that typically comes to mind when discussing a tower application. These are meant to be on top of an electrical pole.

Chair Tuohy asked how much they are missing the 2-foot requirement by? Mr. Reingold does not know off hand but will be happy to forward that information. Chair Tuohy stated it could be a very small deviation.

Mr. Reingold is going to look into the regulations that the small cell tower may be exempt from, and if the Overlay's height requirements would apply. He explained the quick turnaround time on the application and stated that he would do his best to get answers to the Advisory Board's questions and express their concern to the applicant.

Board member Onasanya stated he is also concerned with the sidewalk size.

Board member Newkirk stated that she is concerned with the amount of other poles in that area.

Mr. Wheeler asked if the power supply would be coming from overhead or underground. Mr. Johnson stated that the application is showing underground.

Mr. Reingold is going to do his best to pass along information.

Vice Chair Matchett gave an update on the Justina Rd. stakeholders group and an update on the expressway committee.

Mr. Johnson gave an update about the Matthew's Bridge task force.

IV. OLD BUSINESS

There was no old business.

VI. PUBLIC COMMENTS

There were no public speakers

VII. ADJOURNMENT

There being no further business, Chair Tuohy adjourned the RA/CRA Advisory Board Meeting at approximately 4:28 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.