



RENEW ARLINGTON CRA ADVISORY BOARD

Hybrid Virtual & In-Person Meeting

City Hall, 117 West Duval Street

Mezzanine, Exam Room 1

Jacksonville, FL 32202

Tuesday, October 25, 2022 – 3:30 p.m.

SPECIAL 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 Danyuell Newkirk; Monty Selim; Bandele Onasanya and Ramsey Salem

RA/CRA Advisory Board Members Not Present: Advisory Board Members Dedee Harper, Randy Goodwin and Raj Adhikari

Staff Present: Kirk Wendland, OED Executive Director; Karen Nasrallah, Redevelopment Manager; Brian Wheeler, OED staff and Ella Sherrod, Recording Secretary

Representing the Office of General Counsel: Carla Lopera

Representing the Office of City Council: Councilwoman Joyce Morgan, District 1 and Chet Aikens, ECA for CW Joyce Morgan

Others Present: Steve Diebenow, Partner Attorney at Driver, McAfee, Hawthorne & Diebenow (DMHD); Michael Sittner, Associate Attorney at DMHD; Ryan Hoover, President of TVC Development; and Jim Gilmore, Strategic Advisor at the Southern Group on behalf of Jacksonville University and Chris Profera

Participating via Zoom: John Meyer; Karen Meyer; Marlys Cassidey; Jim Walker and Dr. Anne Waldren

I. CALL TO ORDER

Chair Tuohy called the meeting to order at 3:34 p.m.

II. ACTION ITEMS

CONSIDERATION OF APPLICATION OF REZONING TO PUD 2022-0713

Chair Tuohy began the meeting by reading the motion from the October 12, 2022, Advisory Board meeting where they reviewed and recommended denial of Application for Rezoning to PUD (2022-0713) and requested an additional meeting to develop and articulate reasons for the denial, as they pertain to compliance with the Renew Arlington Community Redevelopment Area Masterplan (“Redevelopment Plan”) and the Renew Arlington Zoning Overlay (“Zoning Overlay”). Chair Tuohy stated that the purpose of this special meeting was to revisit the Advisory Board’s reservations and objections to the proposed project.

Steve Diebenow of Driver, McAfee, Hawthorne, and Diebenow, a representative for Vestcor Companies (the applicant), distributed a revised site plan and letter from the Architect. Mr. Diebenow referenced the revisions to the written description of the proposed project noting that the revisions made were in direct reference to the Redevelopment Plan adding that the details of the RA/CRA Overlay have been met in the updated site plan. Mr. Diebenow continued that the only criteria that the proposed project does not meet is mixed-use of retail and residential adding that a mixed-use development would further exaggerate traffic concerns for the surrounding area.

Chair Tuohy asked what the scope of the letter from the architect was. Mr. Diebenow responded that the letter addressed exclusively the design standards for the building form and finish from the standpoint of the RA/CRA Overlay.

Advisory Board Member Selim asked Mr. Diebenow if they had met with the City of Jacksonville’s Chief of Traffic Engineering. Mr. Diebenow replied that they had not met with the Traffic Engineer, but anticipate meeting with him before the November 1, 2022, Land Use & Zoning (LUZ) Committee meeting. He added that the expectations are such that after meeting with the Traffic Engineer they should have the specified requirements for the proposed project.

Vice Chair Matchett asked Brian Wheeler how well the revised site plan aligned with the objectives of the RA/CRA Redevelopment Plan. Mr. Wheeler referenced the RA/CRA Design Review Report and summarized the specific planning concerns observed in relation to the proposed project. Mr. Wheeler concluded that the updated site plan provided by the developer does not meet the statutory requirements of the RA/CRA Redevelopment Plan and referred to OGC to opine on next steps for the Advisory Board.

Ms. Lopera advised that since the site plan does not comply with the Zoning Overlay, the developer may need to request a waiver from the Zoning Overlay.

Mr. Wheeler voiced his concern regarding the lack of access to the property from the south. He provided an overview describing issues with noncompliance as presented by Mr. Diebenow. Mr. Diebenow responded to the concerns and specifically, Mr. Diebenow suggested they could add specific wording that the development “must provide access roads, water, sewer and vehicular access, if not otherwise provided,” regarding the ROW issue for the remainder of the site.

Kirk Wendland reiterated to Mr. Diebenow that some of the Advisory Board Members are concerned with the number of components of the development that are not in compliance with the Zoning Overlay and to define the reason for the variation so a standard can be created for future projects within the Zoning Overlay.

Councilwoman Morgan suggested that the Advisory Board Members attend the November 1, 2022, LUZ Committee meeting to convey their concerns for the impact the Vestcor project may have on the RA/CRA.

The floor was open for Public Comments: Two public speakers from the community spoke in opposition of the proposed project, for which Public Speaker cards are on file.

Vice Chair Matchett recognized the concerted effort of the petitioners to incorporate changes and address concerns of the Advisory Board; however, the proposed development is inconsistent with the Redevelopment Plan and the Zoning Overlay.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER BANDELE ONASANYA AND SECONDED BY ADVISORY BOARD MEMBER MONTY SELIM TO AMEND THE PREVIOUS RECOMMENDATION OF DENIAL TO APPROVAL OF APPLICATION FOR REZONING TO PUD (2022-0713) PENDING THE DISCUSSED CHANGES OF OBJECTIONS THAT WAS PROVIDED ON THE RECOMMENDED SITE PLANT ILLUSTRATING HOW THE APPLICATION COULD BE REVISED TO CONFORM WITH THE REDEVELOPMENT PLAN AND ZONING OVERLAY. BY A SHOW OF HANDS, THE MOTION FAILED 3-3-0.

Ms. Lopera asked the Advisory Board to state for the record their reasoning for the denial of the application so as it moves forward their concerns will be articulated and addressed through the appropriate channels. After discussion, the Advisory Board concluded that their denial was based on the project being inconsistent with the Redevelopment Plan and the Zoning Overlay as provided by Mr. Wheeler.

III. GENERAL INFORMATION

No general information was discussed.

IV. NEW BUSINESS

No new business was discussed.

V. OLD BUSINESS

No old business was discussed.

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

There being no further business, Chair Tuohy adjourned the RA/CRA Advisory Board Meeting at approximately 4:46 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.