



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, May 8, 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, 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, Ramsey Salem, Danyuell Newkirk (late arrival) and Monty Selim (late arrival)

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

Staff Present: Ed Randolph, Executive Director; Karen Nasrallah, Redevelopment Manager; Wendy Khan, Director of Operations; Brian Wheeler, Renew Arlington Design Review; Casey Peyton, Recording Secretary

Representing the Office of General Counsel: Carla Lopera

Representing the Office of City Council: Councilman Ken Amaro, Council District 1 and ECAs Joe Johnson

Others Present: Erin Abney, Chief of Current Planning; Jacquelyn Williams with the Planning and Development Department; Ryan Hoover representing Vestcor and the Consideration of Permit for RA CRA CDN and Consideration of Application For AD-24-33; Steve Diebenow and Alex Harden with DMH&D representing Application For AD-24-33

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 FEBRUARY 14, 2024

A MOTION WAS MADE BY ADVISORY BOARD VICE CHAIR S. MATCHETT AND SECONDED BY ADVISORY BOARD MEMBER BANDELE ONASANYA APPROVING THE RENEW ARLINGTON CRA

ADVISORY BOARD FEBRUARY 14, 2024, MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 5-0-0.

CONSIDERATION OF MEETING MINUTES FOR APRIL 10, 2024

A MOTION WAS MADE BY ADVISORY BOARD MEMBER RAMSEY SALEM AND SECONDED BY ADVISORY BOARD VICE CHAIR S. MATCHETT APPROVING THE RENEW ARLINGTON CRA ADVISORY BOARD APRIL 10, 2024, MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 5-0-0.

CONSIDERATION OF PERMIT FOR RA CRA CDN 9996.018- FSER

Mr. Wheeler provided a slideshow showing two different architect options for an Arlington Emergency Hospital on Merrill Road. Mr. Wheeler explained that the images demonstrated have no site plan and he only asks for feedback and which option the Advisory Board prefers.

Advisory Board Member Deedee Harper asked if the buildings have the same canopies. Mr. Wheeler showed that Option 2 is taller since it has concrete windows for the public to see through it.

Councilman Ken Amaro noted that he prefers Option 2 and if there was a traffic study yet. Mr. Wheeler commented that a pole will need to be removed and a median added to keep the traffic flow on Hartsfield Road. This extension would allow cars to drive to the gas station and to Madison Palms as well. Advisory Board Ramsey Salem agreed with Councilman Ken Amaro on needing to see a traffic study.

Chief of Current Planning, Erin Abney asked if there is a deviation, what would be the request in the future application. Mr. Wheeler replied that the application might need an exception of additional projection views of the building. For example, showing the canopies and all the architectural angles of the medical facility.

Chair Tuohy asked each Advisory Board which option they preferred.

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

A MOTION WAS MADE UNANIMOUSLY BY THE ADVISORY BOARD RECOMMENDING APPROVAL OF OPTION 2 IN CONSIDERATION OF PERMIT FOR RA CRA CDN 9996.018. THE MOTION PASSED 7-0-0.

Advisory Board Member Danyuell Newkirk arrived at the meeting at approximately 3:41 p.m. and Advisory Board Member Monty Selim arrived at the meeting at approximately 3:47 p.m.

CONSIDERATION OF APPLICATION FOR AD-24-33

Steve Diebenow with DMH&D presented an overview that the application is asking to move their building 22 feet farther South due to a JEA pole being on and leaning very close to their buildings. Mr. Diebenow informed the Board that they noticed this during a utility survey, and that the overlay requires a building to be no closer than 10 feet away from power lines. He continued to pass around photos of the poles and the site plan announcing if they relocated the poles, it would take months and it would be very expensive.

Chair M. Touhy asked if they move the buildings farther, would this remove their parking space. Ryan Hoover with Vestcor replied that their A/C will be placed on the side of the building and that no parking spaces will be removed.

Advisory Board Member Onasanya asked what would be in the front yard with all that space. Mr. Diebenow replied that landscaping and a sidewalk would fit. Advisory Board Member Salem asked if they kept their building at the height of 35 feet, would this be an issue still. Mr. Diebenow said the height of the building had no effect on them needing to move farther.

Councilman Ken Amaro commented that he thinks this situation is unavoidable and this deviation must be moved forward.

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

A MOTION WAS MADE BY ADVISORY BOARD BANDELE ONASANYA AND SECONDED BY ADVISORY BOARD MEMBER RAMSEY SALEM RECOMMENDING APPROVAL OF CONSIDERATION OF APPLICATION FOR AD-24-33. THE MOTION PASSED 7-0-0.

III. GENERAL INFORMATION

JACKSONVILLE CLASSICAL ACADEMY EAST PUD

Alex Harden with DMH&D presented that the Jacksonville Classical Academy plans to place two portables behind their school to accommodate the number of students they have. They also plan to request a PUD-to-PUD rezoning, but first wanted to get insight from the Advisory Board.

Mr. Harden passed around their proposed site plan and stated that the portables would have the same style as their main building but with different material. Mr. Harden included that they plan on connecting the lot next door for potential access to it. As of now, they have no plans for that property yet.

Mr. Wheeler commented that currently the property does not allow the use of portables and it is important to know whether the portables will be temporary or permanent on the site plan. Mr.

Wheeler made note that when their proposal is submitted, it might be processed like a school system application since they have their own codes.

Advisory Board Member Newkirk advised that the school should add trees as a buffer between them and the homes next door. The trees would help with privacy and reduce flooding from damaging the portables and play area.

The Advisory Board said they are happy to comply once they submit an application.

III. NEW BUSINESS

No New Business was discussed.

IV. OLD BUSINESS

Chair M. Tuohy asked Vice Chair Matchett how the lawsuit for the Arlington Federal Savings & Loan Building was. Vice Chair Matchett replied that they are still waiting on the Judge.

Vice Chair Stephen Matchett invited the Agency Board to Scenic Visions: Panel on Arlington's Future on May 29th at Jacksonville University. He explained how the panel discussion will feature Arlington's local investors, ambassadors, and civic leaders. Vice Chair Matchett requested that they all let him, or Ms. Nasrallah, know if they are attending. Ms. Nasrallah asked them to file the messages they share together to avoid an ethics violation.

Ms. Nasrallah invited the Agency Board to the CRA Agency Board Meeting on May 14th at 4:00 p.m.

Vice Chair Stephen Matchett followed with another invitation to a Planning Committee Meeting on May 9th at 1:00 p.m. The last item on the agenda will be about a PUD-to-PUD rezoning for the shops on Fort Caroline Road.

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 4:44 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.