



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, September 11, 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 Wade Alliance, DeDee Harper, Bandele Onasanya, and Ramsey Salem

RA/CRA Advisory Board Members Not Present: Advisory Board Members Danyuell Newkirk, Cantrece Jones, and Monty Selim

Staff Present: Nasrallah, Redevelopment Manager; Brian Wheeler, Renew Arlington Design Review; and Krista Fogarty, CRA Coordinator

Representing the Office of General Counsel: Shannon MacGillis

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

Others Present: Bruce Lewis, Kaysie Cox representing Planning Department; Steve Diebenow, Mike Sittner with DMH&D; Stacy Folkers with R. Dean Scott Architect, LLC.

I. CALL TO ORDER

Chair M. Tuohy called the meeting to order at 3:34 p.m. A quorum was present.

II. ACTION ITEMS

CONSIDERATION OF MEETING MINUTES FOR MAY 8, 2024 AND JUNE 12, 2024

A MOTION WAS MADE BY VICE CHAIR MATCHETT TO APPROVE THE MAY 8, 2024, AND JUNE 12, 2024 MEETING MINUTES. BOARD MEMBER SALEM SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED (5-0).

CONSIDERATION OF ZONING EXCEPTION Z-5706

Mr. Wheeler presented the application and explained the site plan, green space and traffic queuing concerns with regards to the Overlay. However, he mentioned that these concerns are typically handled by Traffic Engineering and fundamentally, the site plan is showing that it can meet the Overlays requirements. The Overlay requires adjacency or an internal location for dumpsters for new construction. The applicant does not want to place the dumpster either internally or adjacency. The applicant may need to go through an additional process for that. Potentially an Administrative Deviation. We received some information from the Fire Marshall regarding the storage of combustible materials being placed under a building. These items need to be resolved, but they're outside the scope of the exception.

Ms. Cox explained that the application is for a daycare in the CRO zoning district and will need to go before Planning Commission.

Ms. Folkers, representative of the applicant, stated the Mr. Wheeler explained the application well, and that they would continue working with the Fire Marshall on the dumpster issue.

Board Member Salem had questions regarding the locations of the ingress and egress on the site.

Mr. Wheeler explained that the proposed ingress and egress of the site are there to comply with the City's provisions on interconnectivity between parcels.

Vice Chair Matchett asked Mr. Wheeler if the proposed exception was consistent with the current Overlay Ordinance, as well as the proposed changes to the Ordinance (Currently pending as Ordinance 2024-699). Mr. Wheeler answered in the affirmative.

Councilmember Amaro was wondering what Ordinance was being referenced. Vice Chair Matchett and Ms. Nasrallah explained that it is Ordinance 2024-699, which will clean up the language in the Overlay.

Councilmember Amaro had some additional questions regarding the design of the school and its setbacks.

Mr. Wheeler explained that it meets setbacks, but the school has a unique design due to regulations in the Interlocal Agreement (ILA).

Mr. Lewis noted that Ordinance 2024-699 was scheduled to go before the Planning Commission on September 19th. Presuming that it gets approved there, it will go to LUZ on October 1st. Ms. Nasrallah and Mr. Johnson followed up and stated that the Ordinance will also be heard by Neighborhoods and Rules.

A MOTION WAS MADE BY VICE CHAIR MATCHETT TO RECOMMEND APPROVAL ON Z-5706 AND WAS SECONDED BY BOARD MEMBER ALLIANCE. THE MOTION WAS UNANIMOUSLY APPROVED (6-0).

CONSIDERATION OF APPLICATION OF REZONING TO PUD ORDINANCE 2024-414

Mr. Wheeler explained the application has been amended to remove the commercial component that was part of the original PUD. For the school portion, the original PUD did not allow portables, and the application is to allow that. Mr. Wheeler suggested two PUD Conditions in the event that the charter school is no longer in operation. These conditions are:

1. All site development habitable buildings and ancillary structures not exempt by school board interlocal agreements for charter schools shall comply with all applicable requirements of Chapter 656 Subpart S.
2. Termination of the school charter by the governing body of the charter school or the Duval County School Board shall require removal of the portable buildings.

Mr. Diebenow, representative of the applicant, explained the changes that had been made to the application since the board had last seen it, including the removal of the commercial component. Mr. Diebenow stated that he was fine with the two proposed conditions but would need to check with the owner of the property for final confirmation.

Councilmember Amaro expressed concern with the traffic of the proposed development, and the queuing of vehicles along Ft. Caorline Road.

Mr. Diebenow stated that during permitting, Traffic Engineering would review the site, and if they require a traffic study, the applicant will comply with that request.

Councilmember Amaro mentioned that Condition 2 would prevent the portables from becoming permanent, which would otherwise happen under Florida Statutes, if the portables are in use for a set number of years.

Mr. Lewis stated that the Transportation Planning Division requires a meeting between the school and Traffic Engineering to see if there is a need for an updated traffic study.

Vice Chair Matchett asked Mr. Diebenow how many students would be attending the school.

Mr. Diebenow doesn't know the exact number, but he does not anticipate that all the portables would immediately be necessary and that they would be added as demand rises. However, he will find out prior to the City Council meeting.

Board Member Salem asked for clarification on the removal of the Commercial portion being removed and asked about future access to Peeler Road, which is next to this property.

Mr. Diebenow confirmed the commercial removal from the PUD and explained that potential access would only happen in the future if it was an expansion of the school.

Vice Chair Matchett asked Mr. Diebenow for clarification on the size of the uncomplimentary buffer.

Mr. Diebenow explained that is a combination of a fence and landscaping with a minimum opacity and a distance requirement. The application is going for the maximum height of fence that is permitted.

A MOTION WAS MADE BY VICE CHAIR MATCHETT TO RECOMMEND APPROVAL WITH THE CONDITIONS RECOMMENDED BY MR. WHEELER. THE MOTION WAS SECONDED BY BOARD MEMBER HARPER. THE MOTION WAS UNANIMOUSLY APPROVED (6-0).

III. GENERAL INFORMATION

Ms. Nasrallah introduced Ms. Fogarty as the new CRA Coordinator.

Chair Tuohy welcomed Ms. MacGillis, who was filling-in for Ms. Lopera as OGC Staff.

IV. NEW BUSINESS

Councilmember Amaro brought up concerns with the US Postal Service coming into compliance with the Overlay and how we can contact them to bring the site into compliance prior to the Overlay Deadline in April.

The Board discussed ideas to contact them, including sending a letter to their regional office, or through their local Congressman.

Vice Chair Matchett re-affirmed his concerns with the traffic for the PUD Application 2024-414, particularly since it involves children, and asked Mr. Lewis to reiterate those concerns back to the Transportation Planning and Transportation Engineering. Mr. Johnson suggested the implementation of a school zone.

Ms. Nasrallah announced that OED would be sending out a 5th mailing to property owners regarding the upcoming compliance deadline, but this time the site addresses would be included as well to help ensure that everyone is getting the notices.

V. OLD BUSINESS

Chair Tuohy asked if we had a status update on the Bank. Ms. Nasrallah confirmed that we have not received an update on this yet.

Chair Tuohy reminded board members to complete their Ethics Training.

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 4:12 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.