



**RENEW ARLINGTON COMMUNITY REDEVELOPMENT AREA  
ADVISORY BOARD**

City Hall at St. James  
117 West Duval Street, 2<sup>nd</sup> Floor, Conference Room 2C  
Jacksonville, FL 32202  
Wednesday, March 13, 2019 – 3:30 p.m.

**MEETING MINUTES**

**Location:** City Hall at St. James, located at 117 West Duval Street, 2<sup>nd</sup> Floor, Conference Room 2C, Jacksonville, FL 32202

**Advisory Board Members Present;** Matt Tuohy-Chairman, Dr. Ron Salem, Dee Dee Harper, Danyuelle Newkirk

**Advisory Board Members Absent:** Steven Berry, Raj Adhikari, Randy Goodwin - Vice Chair

**Others Present:** Karen Nasrallah-Redevelopment Manager, Kirk Wendland – Executive Director, Angie Slayton-Administrative Support, Taylor Meija-IGS, Susan Grandin-OGC, Jim Gillmore-IGS, Chet Aikens, Chris LeDew-Chief of Traffic Engineering, Mike Anania, Mike Herzberg, Connor Corrigan-Planning and Development Department, Connie Patterson-Planning and Development Department

**I. CALL TO ORDER**

Renew Arlington CRA Advisory Board Chairman Tuohy called the Renew Arlington CRA Advisory Board meeting to order at approximately 3:37 p.m.

**II. ACTION ITEMS**

Approval of the February 13, 2019 Meeting Minutes

***A MOTION WAS MADE BY RENEW ARLINGTON CRA ADVISORY BOARD MEMBER SALEM TO APPROVE THE FEBRUARY 13, 2019 MINUTES WITH CORRECTION TO SHOW THE JANUARY 30, 2019 MINUTES WERE APPROVED AS DISTRIBUTED. THE MOTION WAS SECONDED BY RENEW ARLINGTON CRA ADVISORY BOARD MEMBER NEWKIRK. MEETING MINUTES FROM THE FEBRUARY 13, 2019 RENEW ARLINGTON ADVISORY BOARD MEETING WERE APPROVED UNANIMOUSLY 4-0.***

Consideration of Application E-19-13

Mr. Connor Corrigan-Planning and Development Department, presented application E-19-13, located at 5918 Commerce Street, Jacksonville, FL. 32211. The applicant, Mike Anania, is requesting to change the zoning of this property from CCG-2 to CCG-1 to allow for automobile, bus and tractor outdoor storage.

Ms. Susan Grandin-Office of General Counsel, provided a handout to the Advisory Board Members as an explanation of a Zoning Exception and typical conditions that can be placed on zoning exceptions.

Renew Arlington Advisory Board Chair Tuohy gave the floor to Mr. Mike Anania and Mr. Mike Herzberg for discussion of the E-19-13 Application.

Mr. Mike Anania, property owner/applicant, explained, under the current CCG-2 zoning, the exception they are seeking allows for commercial vehicles on the property by exception, not by right. Within that requirement, it also refers to Part 4 and has fencing and landscaping requirement that has to be fulfilled to follow the exception and Mr. Anania stated they were fine with that requirement. Mr. Anania stated that the current google map photos of the property were not appealing as his previous tenant kept 65 automobiles in differing states of disrepair and it took Mr. Anania 18 months to evict the tenant from the property. Mr. Anania reported that he would not allow another automotive repair shop to lease this property.

Mr. Anania stated that he has spoken with several landscaping companies and an electrical company that would like to park their commercial vehicles on the property for storage when not in use. Mr. Anania stated the property is large enough to have a fairly big footprint to be able to park bigger trucks there that would be behind a fence. Mr. Anania stated this is what he would like to do with this property, but he cannot legally park commercial vehicles here without a zoning exception. Mr. Anania stated again that he will not allow another car repair shop to lease this property. Currently, there has not been a tenant on the property in two and a half years.

Renew Arlington Advisory Board Chair Tuohy asked what the building on the property would be used for. Mr. Anania responded the space is a small office complex including two bay doors to allow for automobile entry and stated there would be no automobile repairs outside of the fencing. Mr. Anania advised he is in the process of selling the car lifts that are currently on the property. Mr. Anania stated that he assumes the landscaping company that would like to store its vehicles will use the space for their business office needs.

Renew Arlington Advisory Board Chair Tuohy asked if this Zoning Exception would be affected by or effect the proposed Zoning Overlay? Ms. Susan Grandin, Office of General Counsel, responded that the proposed Zoning Overlay would not affect the Zoning Exception Application. Renew Arlington Advisory Board Chair Tuohy asked if the fencing, landscape, etc., requirements for the Zoning Overlay would apply to this property if the zoning exemption is approved. Ms. Grandin replied yes, the Zoning Overlay guidelines would still be required to be met.

Renew Arlington Advisory Board Member Salem asked if the Renew Arlington Advisory Board would be able to enforce Mr. Anania's claim not to lease to an automobile repair shop in the future? Ms. Grandin replied no, this was not possible. If there was a future issue with the use of the property it would become an Office of Code and Compliance issue. Mr. Anania responded that throughout this past process he has had many dealings with Code and Compliance and the many ways the office does and does not do their job.

Renew Arlington Advisory Board Member Salem asked if the new use for this property is consistent with what the Renew Arlington CRA is trying to do.

Mr. Anania stated the surrounding area properties include an automotive store, an office building/light industrial building and a small shopping strip to the east. There is a vacant lot and a cell tower to the west and a church to the northwest. Mr. Anania stated the whole area is heavy commercial property.

Ms. Nasrallah asked how the property was ultimately going to be used. Mr. Anania responded the landscaping company will park their commercial vehicles, trailers and equipment on the property when they are not in use. There may also be pest control and electrical company trucks and equipment parked on the property when not in use. Ms. Nasrallah asked if this storage would be for commercial vehicles that could not be taken to the drivers' homes overnight and on the weekends. Mr. Anania replied yes. The vehicles and equipment would only be parked when not in use over night and on the weekends. Renew Arlington Advisory Board Member Salem compared this property to a dispatch location for school buses.

Renew Arlington Advisory Board Member Salem asked how this will affect the fencing and other issues. Ms. Nasrallah replied fencing, landscaping and other guidelines were still being set in the Zoning Overlay. Renew Arlington Advisory Board Member Salem asked Mr. Anania did he understand that due to the pending Zoning Overlay, he would still be required to comply with the fencing, landscaping and signage requirements set forth at a future date? Ms. Grandin advised that the Advisory Board could issue any stipulations to the Zoning Exception Application they felt should be required including, how many trees and how far apart, a particular types and style of fencing, no parking on the right of way and so on. Ms. Grandin suggested the Advisory Board look at the screening and buffering on this property. Ms. Grandin asked Mr. Anania what he read in Part 4 about fencing. Mr. Anania replied in Part 4 exception requirements outlined a six foot wood fence and landscaping. Mr. Anania did not remember reading there was a requirement for trees to be placed every 25 feet, but advised he has plans to do this due to his desire for the property owner to take care of the property. Mr. Anania stated that he has spent \$1,800-\$2,000 on the Zoning Exception to ensure the property use suits their business needs and in return, the tenants' investment responsibility will be to provide any upgrades to the property as required.

Renew Arlington Advisory Board Member Salem asked the Office of Economic Development staff to put together reasonable requirements for fencing, landscaping etc. Ms. Nasrallah responded the proposed Zoning Overlay states; in existing structures on non-residential properties abut a residential property, a minimum of a five foot landscape buffer is required. A six foot tall, wood, brick, stone, masonry, precast, vinyl or similar material will be required. Ms. Nasrallah asked if the Renew Arlington Advisory Board Members would like to see this on this property. Renew Arlington Advisory Board Member Salem responded yes. Ms. Nasrallah then added a five foot setback on the right of way and evergreen trees placed every 20 foot, with a three inch caliper and a 12 foot height at the time of planting. Ms. Grandin added that if the trees were live oak trees they would need to be 40 feet apart.

In summary, Ms. Susan Grandin, Office of General Counsel, outlined the conditions as follows:

1. Minimum five foot set back from the property line.
2. At the setback line, installation of a wood fence that is 95 percent opaque material.
3. On the right of way side of the fence, installation of one evergreen on the center, three inch in caliber, 12 feet in height, every 25 feet or one live oak on the center every 40 feet.
4. The Advisory Board requests that this condition be enforced throughout the regulatory review and development process.

Mr. Anania advised the landscaping company will be installing a fence for security purposes. Renew Arlington Advisory Board Chair Tuohy reminded Mr. Anania that per the Zoning Overlay, the fence is required to be 95 percent opaque. Mr. Anania added he would like to see green hedges along the fence line as well.

Renew Arlington Advisory Board Member Newkirk asked for an explanation of building trades storage, listed on the Exception Application. Mr. Anania responded this means any material including wood and any other building material a contractor may need. Renew Arlington Advisory Board Member Newkirk asked if additional storage units would be required on the property. Mr. Anania responded this could include additional storage units but may also be storage racks or just outside materials. This would, however, be screened behind a six foot fence.

***A MOTION WAS MADE BY RENEW ARLINGTON CRA ADVISORY BOARD MEMBER SALEM TO APPROVE THE EXEPTION APPLICATION E-19-13 WITH THE FOLLOWING CONDITIONS: THERE MUST BE A MINIMUM FIVE FOOT SET BACK FOR THE FENCE FROM THE PROPERTY LINE. A WOODEN FENCE AT LEAST SIX FEET IN HEIGHT AND 95 PERCENT OPAQUE MATERIAL, MUST BE ERECTED AROUND THE PROPERTY AND ON THE RIGHT OF WAY SIDE OF THE FENCE THERE MUST BE A HEDGE OF AT LEAST TWO AND A HALF FEET AT THE TIME OF PLANTING AND AN EVERGREEN TREE OF THREE INCH CALIPER AND 12 INCH HEIGHT AT THE TIME OF PLANTING, EVERY 25***

***FEET ON CENTER OR FRACTION THERE OF OR IF A LIVE OAK, IT MAY BE EVERY 40 FEET ON CENTER. THE MOTION WAS SECONDED BY RENEW ARLINGTON CRA ADVISORY BOARD MEMBER NEWKIRK. EXEMPTION APPLICATION E-19-13 WAS APPROVED WITH CONDITIONS UNANIMOUSLY 4-0.***

### **III. INFORMATION/DISCUSSION ITEMS**

#### Complete Streets Mobility Project

Ms. Nasrallah gave a brief overview of the history of Complete Streets. JTA, JSO, the Fire Department, Public Works, Planning and Development have all worked on this project. The goal has always been to create a safe, walkable environment not only for the students in the area but the community as a whole.

She reminded the Advisory Board that University Blvd. from Arlington Expressway to Justina Road is owned by the Florida Department of Transportation (FDOT). From Justina Road forward is city-owned roadway. Merrill Road from JU to I-295 is city-owned. City-owned roadways mean we have a little more flexibility for planning and implementing projects.

Phase 1 of the Complete Streets Program is the Turbo Roundabout Project in front of JU at University Blvd and Merrill Road. The design is 100 percent complete however, there has been a slight delay as FDOT is working with the City to transfer the footprint of the Turbo Roundabout Project and the roadway from JU to Justina Road to the City. This will require time for the transfer and the drainage design to be changed from FDOT standards to meet City standards causing the project to be slightly delayed. This could reduce the total project cost slightly as certain items will no longer be required in the design.

Additionally, Ms. Nasrallah reported that she learned that we could possibly implement a stormwater component to the project because it appears that we could be eligible for Community Development Block Grant (CDBG) funding for stormwater infrastructure. She is also looking for other grant funding for stormwater implementation using the Complete Streets project funding as the match.

Mr. Chris LeDew, Chief of Traffic Engineering, added that the overhead flashing pedestrian beacons that were required by FDOT can now be replaced with flashers in several places in the crosswalk for a lower cost and still be as effective.

Ms. Nasrallah reported they have begun working on Phase II. It has been recommended that the Renew Arlington CRA consider piggy-backing on an existing contract and hire a contractor to move forward on Phase II. There is an existing JTA contract that Ms. Nasrallah researched, but it is not possible to utilize due to the Competitive Consultant Negotiation Act. Ms. Nasrallah

then suggested creating an RFP to hire a consultant to begin the planning, design and conceptals for Phase II using existing funding that has been set aside for Compete Streets. JEA is also looking to partner with the City on a road project where they could begin to update the electric. Mr. LeDew advised they would be able to oversee some of the design and planning on a small scale.

The Advisory Board agreed that it would be a good idea to move forward with a RFP to begin Complete Streets Phase II.

#### **IV. OLD BUSINESS**

##### Zoning Overlay

Ms. Nasrallah reported the Zoning Overlay was challenged by the Renew Arlington CRA Agency Board during the February 12, 2019 meeting. It was approved, however, six of the Agency Board Members did not vote to approve the Zoning Overlay. To respond to their concerns, OED staff, JU representatives and Planning and Development have done field work to take inventory of the condition of the parcels in the area. It was determined that due to the state of some of the properties some concessions may need to be made in order to move the Zoning Overlay forward. These concessions could include, but are not limited to, fencing behind the buildings and between the businesses and the residential properties. The group though it made sense to allow the use of different fencing with a more cost effective material. Additionally, the elimination of buffering landscaping behind the buildings should be considered because it is not visible and could be expensive.

Mr. Wendland reminded the Renew Arlington Advisory Board Members that the Renew Arlington Agency Board Members requested a workshop be conducted to discuss possible changes to the proposed Zoning Overlay. This workshop will include staff from OED, Planning and Development, Public Works, City Council Members and Arlington property owners.

There was further discussion of when to make changes to the proposed Zoning Overlay. The Renew Arlington Advisory Board Members along with Ms. Grandin would like to see the changes that have been discussed today and are expected to be discussed during the workshop be made to the proposal prior to its submission to City Council for approval. It was not understood how any changes would be implemented at this time. Ms. Nasrallah reported staff is trying to have the legislation introduced by March 26<sup>th</sup> or April 9<sup>th</sup> so there is ample time for a deferral if needed for the document to be approved in June.

**V. NEW BUSINESS**

No New Business

**VI. PUBLIC COMMENTS**

No Public Comment

**VII. ADJOURNMENT**

There being no further business, Chair Tuohy adjourned the meeting at approximately 5:01p.m.

Next Renew Arlington CRA Advisory Board meeting is scheduled for Wednesday, April 10, 2019 at 3:30 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 Angie Slayton at (904) 630-1858, or by email at [aslayton@coj.net](mailto:aslayton@coj.net).