



RENEW ARLINGTON COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD

City Hall at St. James
117 West Duval Street, 2nd Floor, Conference Room 2C
Jacksonville, FL 32202
Wednesday, August 8, 2018 – 3:30 p.m.

MEETING MINUTES

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

Advisory Board Members Present; Matt Tuohy-Chairman, Steven Berry, Ann Burt, Randy Goodwin - Vice Chair, Danyuell Newkirk, Raj Adhikari, Dr. Ron Salem

Others Present: Kirk Wendland-Executive Director, Paul Crawford-Deputy Director, Karen Nasrallah-Redevelopment Manager, Angie Slayton-Administrative Support, Susan Grandin-OGC, Taylor Meija-IGS, Mike Fleming-JU, Joyce Morgan-City Council, Steve Matchett, Tamera Branam, Carol Harris, Roberta Thermos (FCCESCA), Shirley George-UPCA, Robert McCab, Mike Anania – Pnes ABS, Steve Tye, William Cesery, Roland Hernandez, Steve Turner- Ace Hardware, Richard Burnett-Cesery Co's, Folks Huxford-Planning and Development, Dona Davis, Derek Holmes Sr., Gary Brennan, Uriel Rubiner, Joseph George, Michael Short, Maurice Wallace, Woodard Holland, Connie Patterson-Planning and Development, Susan Kelly-Planning and Development, Woody Holland, Randy Miller, Amy Ingles, Planning and Development

I. CALL TO ORDER

Renew Arlington Advisory Board Chairman Tuohy called the Renew Arlington Advisory Board meeting to order at approximately 3:30 p.m.

II. ACTION ITEMS

Approval of the June 13, 2018 Meeting Minutes

A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER BERRY TO APPROVE THE MINUTES AS DISTRIBUTED. THE MOTION WAS SECONDED BY RENEW ARLINGTON ADVISORY BOARD MEMBER GOODWIN. MEETING MINUTES FROM JUNE 13, 2018 WERE PASSED UNANIMOUSLY 7-0.

III. INFORMATION/DISCUSSION ITEMS

Renew Arlington Zoning Overlay Review

Chair Tuohy provided a brief overview for the purpose of this meeting. Chair Tuohy then introduced Mr. Bill Killingsworth, Director of the Planning and Development Department, to explain the Renew Arlington Zoning Overlay Plan.

Mr. Killingsworth provided a brief overview to the Renew Arlington CRA Advisory Board Members on the Zoning Overlay within the Renew Arlington CRA boundaries. A few key points include:

- If a parcel of land is within the CRA boundary or partially within the CRA boundary, it is considered to be completely within the Zoning Overlay area.
- Adding value to a property of more than 50% of the property value over a three year period of time will be considered “major renovations” and will require immediate compliance of the Zoning Overlay.
- All areas within the CRA boundary will be required to make stormwater retention ponds aesthetically appealing to meet the Zoning Overlay.
- New businesses and development projects will be expected to conform to the Zoning Overlay immediately. Existing businesses will have five years from the point of adoption to conform to the Zoning Overlay for fences, landscaping and signage.

Public Comments

Mr. Cesery voiced concerns of heightened crime in the area and requested more officers to be brought into the area as well as dedicated Code Enforcement Officers. Mr. Cesery would like to see utilities moved to underground and feels this would relieve some of the blight issues better than removing or changing signage as well as updating landscaping and traffic patterns. Mr. Cesery also stated he does not agree with the Zoning Overlay Plan and feels this will hurt business owners more than help. Mr. Cesery voiced concerns with the requirement of ten feet for landscaping and fencing. He explained that behind his shopping centers there are around ten feet of pavement that he owns and twenty feet of alleyway. In the alleyway there are stormwater and sewer lines, water and electric lines, access for deliveries and garbage collection. In his ten feet are, dumpsters, grease traps and clean outs, water and electric meters, a backflow, etc. Mr. Cesery stated that he could comply with the fencing regulations, but he could not comply with the landscape requirement. Mr. Cesery also feels that the restrictions being placed on sign usage will hurt businesses as this will make them less viewable from the street and could cause some anchor store to pull out of these shopping centers. Mr. Cesery also provided a handout for the members with the concerns he voiced.

Mr. Woodard Holland, J.E. Holland Properties, owns property at the corner of Arlington Expressway and Cesery Blvd and stated that it has been an issue to find tenants for this property due to the condition of the area. Mr. Holland feels the additional constraints of the Zoning Overlay will increase the burden on current business and property owners and increase the amount of vacancies in the area.

Mr. Steve Turner, owner of Turner Ace Hardware, voiced concerns that only a portion of the Arlington area is included in the CRA boundaries and feels that the entire Arlington area should receive a makeover. Mr. Turner also feels there should be more security in the area.

Mr. Mike Anania, CPAC member and Arlington Business Society President, raised concerns of business owners not being able to conform to the new Zoning Overlay Plan within the five year timeframe and a lack of return of investments. Mr. Anania asked if there will be grants and funding assistance available for businesses to conform. Mr. Anania advised the Advisory Board Members that the businesses in this area are not profitable enough to afford the upgrades and financial investments. Mr. Anania previously provided a more detailed version of his concerns as well and a printout was provided to the Renew Arlington Advisory Board Members.

Mr. Robert Hart voiced concerns of increased alcohol sales in the area and feels this will lead to higher drug use and crime in the area. Mr. Hart does not agree with the Zoning Overlay and feels that the existing regulations should be enforced more aggressively and that would eliminate the crime and distressed areas within the CRA boundaries.

Ms. Roberta Thomas is supportive of the Zoning Overlay. Ms. Thomas feels the alcohol waiver should be removed from the Zoning Overlay Plan. Also, inside goods should not be allowed in the right of way. Empty signs should be removed from properties and there is a need for stronger code compliance enforcement within the CRA Boundary.

There was additional discussion among the Renew Arlington Advisory Board Members to have the language in the Zoning Overlay Plan cleaned up to include some of the previously mentioned concerns. There was also discussion of the differences in liquor stores and microbreweries. Ms. Nasrallah presented to the Advisory Board members the growth opportunities available with the addition of microbreweries to the area.

A final draft with flexibility and compromises was requested to be provided to the Renew Arlington Advisory Board Members to address some of the issues that were brought up in today's meeting.

Chair Tuohy suggested that an additional workshop meeting with the planning department to address some concerns within the community. Mr. Killingsworth agreed there should be an additional meeting and requested not to provide an updated draft until after the additional workshop.

A recorded version of this meeting is available upon request.

Introduction Bethelite Property Project

There was no discussion as the presenter did not attend the meeting.

IV. OLD BUSINESS

No old business

V. NEW BUSINESS

No new business

VI. PUBLIC COMMENTS

No additional public comments

VII. ADJOURNMENT

There being no further business, Chair Tuohy adjourned the meeting at approximately 5:15 p.m.

There will be a special meeting of the Renew Arlington Advisory Board on Thursday, September 6, 2018 at 3:00 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.