



**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, September 12, 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, Randy Goodwin - Vice Chair, Danyuell Newkirk, Raj Adhikari, Dr. Ron Salem

Advisory Board Members Absent: Steven Berry, Ann Burt

Others Present: Kirk Wendland-Executive Director, Karen Nasrallah-Redevelopment Manager, Angie Slayton-Administrative Support, Susan Grandin-OGC, Taylor Meija-IGS, Joyce Morgan-City Council, Carol Harris, Steve Tye - JEA, Connie Patterson-Planning and Development, Katrine Macdonald – ECA City Council, Chris Ledew – Chief of Traffic Engineering, Shawn Parnell – JEA, Ryan Heaton – JEA Distribution Projects Manager, William Michealis- Rogers Towers PA, Jim Gilmore – IGS, John Crescimbeni-Council Member

I. CALL TO ORDER

Renew Arlington Advisory Board Chairman Tuohy called the Renew Arlington Advisory Board meeting to order at approximately 3:33 p.m.

II. ACTION ITEMS

Approval of the August 8, 2018 Meeting Minutes

A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD VICE-CHAIR GOODWIN TO APPROVE THE MINUTES AS DISTRIBUTED. THE MOTION WAS SECONDED BY RENEW ARLINGTON ADVISORY BOARD MEMBER ADHIKARI. MEETING MINUTES FROM AUGUST 8, 2018 WERE PASSED UNANIMOUSLY 4-0.

Approval of the September 6, 2018 Meeting Minutes

A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD VICE-CHAIR GOODWIN TO APPROVE THE MINUTES AS DISTRIBUTED. THE MOTION WAS SECONDED BY RENEW ARLINGTON ADVISORY BOARD MEMBER ADHIKARI. MEETING MINUTES FROM SEPTEMBER 6, 2018 WERE PASSED UNANIMOUSLY 4-0.

Rezoning Application 2018-521

Mr. William Michealis of Rogers Towers PA., presented a Rezoning Application on behalf of Lennar Homes. The rezoning application requests the property located at 8300 Merrill Road, RE # 120735-0015, be rezoned as RLD50. Lennar Homes would like to add 26 lots to the existing subdivision that Lennar is currently developing in the adjacent subdivision off Southside Connector. Mr. Michealis stated access to the added subdivision will be through the existing subdivision, meaning no new access points will be added to Merrill Road. Mr. Michealis advised the Renew Arlington Advisory Board Members that he has previously spoke with City Council Representative Joyce Morgan and she has given her support for this project.

A MOTION TO APPROVE REZONING APPLICATION 2018-521 WAS MADE BY RENEW ARLINGTON CRA ADVISORY BOARD MEMBER SALEM. THE MOTION WAS SECONDED BY RENEW ARLINGTON CRA ADVISORY BOARD MEMBER GOODWIN AND PASSED UNANIMOUSLY 4-0.

III. INFORMATION/DISCUSSION ITEMS

JEA Presentation

Mr. Ryan Heaton – JEA Distribution Projects Manager, gave a short presentation to review the status of ongoing designs and expectations. Current designs include placing transmission and distribution utility lines at the back edge of the right-of-way along Merrill Road and University Boulevard.

In areas along Merrill Road, there are currently double transmission and distribution lines. The goal in the new designs will be to reduce the footprint and incorporate both transmission and distribution lines onto one pole using an Underbuilt System on the north side of the roadway. An Underbuilt System places the transmission line at the top of the utility pole and the distribution line underneath the transmission line. On the south side of Merrill Road, a single line distribution would need to be implemented due to available right-of-way.

On University Boulevard, currently, around 85 percent of the existing utility poles have been updated, however, the wires are not up to current standards from Arlington Expressway to Justina Road. The design goal on University Boulevard would be to rebuild to single vertical lines at the back of the right-of-way.

Current concerns and considerations for this project include:

- Area facilities – there is some concern there is not ample room in the right-of-way and the Utilities may need to be placed on easements.
- Other utilities – JEA is responsible only for the movement of their lines. AT&T, Comcast and any other utility would need to agree to move their utility lines.

- Road lighting – JEA does not provide lighting design. Lighting designs are usually completed by an outside source then JEA will implement road lighting designs if they are up to JEA standards.

Renew Arlington CRA Advisory Board Member Salem asked if the JEA presentation was in response to a previous meeting/presentation with JEA when the Renew Arlington CRA Advisory Board Members requested a cost estimate for undergrounding utilities. Chair Tuohy responded yes.

- Renew Arlington CRA Advisory Board Member Salem reiterated he previously requested a cost estimate to implement underground utilities along Arlington Expressway to Merrill Road and on Merrill Road from University Boulevard to I-295.
- Mr. Heaton responded he did not believe it would be possible to install underground utilities in this area without acquiring at least a twenty-by-twenty foot easement from each property owner in the area. Mr. Heaton advised that the manhole sizes alone are around seven by 13 feet outside in diameter.
- Renew Arlington CRA Advisory Board Member Salem again voiced his desire for an estimate to have underground utilities installed.
- Mr. Steve Tye with JEA advised a rough cost would be around 50 percent of the total and the final total would depend greatly on the cost of purchasing the easements from property owners. A very rough estimate is currently \$2 million per mile, plus the cost of real estate.
- Council Member John Crescimbeni requested that Mr. Heaton come back in one month with a cost estimate to have the utilities placed underground.
- After some discussion, it was decided JEA will attend the November 14th meeting with a new presentation and a cost estimate for underground utilities or a reason utilities cannot be placed underground.

There was discussion of the Jacksonville Transportation Authority (JTA), Complete Streets road projects that are beginning in the Renew Arlington CRA. JEA representatives advised that if there are road developments planned in the area, installing underground utilities may be more feasible and a different cost estimate. Renew Arlington CRA Advisory Board Member Salem asked JEA representatives to speak with Ms. Nasrallah on the upcoming projects and review all possibilities prior to the November 14th meeting.

- Council Member Crescimbeni requested that JEA provide a list of all underground utility projects that have been completed in the past five years. Mr. Heaton responded he would put a report together and present it at the November 14th meeting.

Traffic Study Findings

Mr. Chris Ledew, Chief of Traffic Engineering, provided a handout highlighting a status report. The handout included a summary page, a review of the Task Work Order 04 highlighting the Scope, and a project schedule.

Mr. Ledew advised part of the scope is directed at locating state funding available and applying for FDOT grants, especially those funds focused on improving safety on roadways. The scope provided today is considered Phase II of this road project, and the application must be completed by December 2018. The cost of this traffic study is estimated at \$15,000. A few findings so far include:

- Schedule – Due dates:
 - First draft 9/21/2018
 - Preliminary FDOT review 10/15/2015
 - Final Submittal 11/07/2018
- Crash data – Including 130 crashes between 2012-2016
- Field review notes – The design is no longer ADA compliant
- Next steps – Cost estimate, conceptual design, submission.

Ms. Nasrallah asked Mr. Ledew how long it should take after a grant is awarded, for those funds to be released as this will affect the upcoming budgets for the Renew Arlington CRA Board. Mr. Ledew replied FDOT's physical year begins on July 1st and funds should be awarded by that time.

There was additional discussion towards the aesthetics of the area including landscaping, wider sidewalks and medians. Ms. Nasrallah advised Mr. Ledew that we would like to design the medians as stormwater treatment mechanisms. Chairman Tuohy asked Ms. Nasrallah to provide a copy of the stormwater treatment plan to Mr. Ledew. Ms. Nasrallah agreed she would when it is available.

IV. OLD BUSINESS

Project Updates

Ms. Nasrallah advised the Renew Arlington Advisory Board Members that the structures on the Bethelite property have been condemned by the City of Jacksonville as of August 26, 2018. A Code Enforcement Officer advised Ms. Nasrallah there are currently 14 counts of unsafe and condemned buildings, and one master board up case, these two offenses are on a 33 day cycle to remedy or demonstrate improvement on the property. In addition there is a graffiti and nuisance case on an 18 day cycle. If not completed with 18 days, the City of Jacksonville can send crews to clean the property and invoice the owner for work performed on the property.

The Turbo Roundabout Project is scheduled to begin in March or April 2019.

Stormwater Management Project - Ms. Nasrallah has requested the consultant attend the October 10th meeting for an update.

The Façade Grant Program – OED staff has meet with the consultants and they plan to attend the October 10th meeting as well.

Chairman Tuohy advised the art work for the roundabout is in the works. Chairman Tuohy also stated that Code Enforcement is spending time in the Arlington area trying to help clean it up.

Chairman Tuohy reminded the Renew Arlington Advisory Board Members there will be a Renew Arlington CRA Agency Board meeting on November 13th and all Renew Arlington CRA Advisory Board members are encouraged to attend. Mr. Wendland advised that the date and time are subject to change due to the nature of the meeting. A calendar invite will be sent to all Renew Arlington CRA Advisory Board Members.

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, October 10, 2018 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.