



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 13, 2017 – 3:30 p.m.

ONE CITY. ONE JACKSONVILLE.

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; Steven Berry-Chairman, Ann Burt- Vice Chair, Dr. Ronald Salem, Matthew Tuohy,

Advisory Board Members Absent: Danyuell Newkirk, Jim Tullis, Randy Goodwin

Others Present: Kirk Wendland-Executive Director, Karen Nasrallah-Redevelopment Manager, Angie Slayton-Administrative Support, Taylor Meija-IGS, Susan Grandin-OGC, Jim Gilmore-IGS, Andy Hetzel-Planning and Development, Councilmember Joyce Morgan

I. CALL TO ORDER

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

II. ACTION ITEMS

Approval of the July 12, 2017 Meeting Minutes

A MOTION WAS MADE BY ADVISORY BOARD MEMBER TUOHY TO APPROVE THE MINUTES AS DISTRIBUTED. THE MOTION WAS SECONDED BY ADVISORY BOARD MEMBER SALEM. MEETING MINUTES FROM JULY 12, 2017 WERE PASSED UNANIMOUSLY 4-0.

Jackson Commons Zoning Exception Application

Ms. Grandin reviewed the Jackson Commons Zoning Exception Application. The North, East and South parcels are land use – CGC (Commercial General Commercial) and Zoning CCG-1 (Commercial Community General).

- The different uses and business options were discussed.
 - Actual liquor sale requires an exception. Currently only beer and wine are permitted.

- The developer is requesting Multi-Family Residential with Permitted Use.
 - Permitted use in this site plan is for a retail establishment and multi-family.
- Page 14 of the CRA plan shows what a “college town” might look like.
- The Renew Arlington CRA Advisory Board members should discuss what they would like to see in this area.
- Ms. Grandin advised that due to this application requesting an exception, conditions for the development could be included/suggested:
 - The design of area buffers
 - Landscape
 - Elevations
- Mr. Tuohy asked, if the Planning Commission set performance standards now, and the Zoning Overlay states different criteria, which plan will take precedence?
 - Ms. Grandin replied, the approved exception.
- Advisory Board Member Salem questioned the entrances into the development.
 - Ms. Grandin replied there are two on University and one on Ft. Caroline. The two entrances on University are for the retail only and not connected to the residential side.
- Advisory Board Member Salem stated he does not believe emergency vehicles will be able to enter the property. Additionally, he asked if there are restrictions on what business can be put into that space.
 - There was discussion about what restaurants could be allowed.
 - Mr. Hetzel, Planning Department, advised there will be a development review to ensure that the driveway widths meet the criteria of distance, width and turning radius.
- Advisory Board Member Burt asked if the developer has a previous track record.
 - During phone discussions with the developer, it was stated that they do have other multi-family projects in Tallahassee, South Carolina, and a few other cities.
- Advisory Board President Berry asked if the developer decided to decrease the number of units/rooms, would the plan have to come back for a new exemption.
 - Mr. Hetzel replied no, they would be allowed fewer units under this exemption.
- Advisory Board member Tuohy stated that he does not feel that the retail development at this location is going to affect the number of students that live here.
- The developer was scheduled to be in attendance, but was not present to address questions and concerns.
- It was decided to request for a deferral on this project from the Planning Commission Board.

A MOTION WAS MADE BY ADVISORY BOARD VICE CHAIR BURT TO ASK THE PLANNING DEPARTMENT TO DEFER THEIR REPORTS UNTIL QUESTIONS CAN BE ANSWERED BY THE DEVELOPER. THERE BEING NO DISCUSSION, MOTION WAS PASSED UNANIMOUSLY 7-0.

III. INFORMATION/DISCUSSION ITEMS

Update Complete Streets Project

Zoning Overlay Discussion

A list of future Zoning Overlay meetings was distributed. There was no update from Planning and Development available at this time.

Update on RFP Stormwater Master Plan

Stormwater RFP contract was distributed. Cost will be less than budgeted. Public Works will oversee the project.

Façade Renovation Grant Program

This program will assist in the enhancement of distressed areas. A copy of the Façade Renovation Grant Program Goals, Policies and Guidelines for the Distressed Areas Program was distributed. The Advisory Board will need to edit it, adhere to the Arlington CRA and decide how to review, approve and distribute grants.

A meeting recording is available upon request for the complete discussion.

IV. OLD BUSINESS

There was no old business to report.

V. NEW BUSINESS

There was no new business to report.

VI. PUBLIC COMMENTS

There were no public comment.

VII. ADJOURNMENT

There being no further business, Chair Berry adjourned the meeting at approximately 5:04 p.m.

Next Renew Arlington CRA meeting is scheduled for Wednesday, October 11, 2017 at 3:30 p.m.

Next Renew Arlington CRA meeting is scheduled for Wednesday, May10, 2016 at 4:00 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.