



## **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  
Thursday, September 6, 2018 – 3:00 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, 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, Joyce Morgan-City Council, Maceo George-UPCA, Shirley George-UPCA, Mike Anania – Pnes ABS, Richard Burnett-Cesery Co's, Connie Patterson-Planning and Development, Susan Kelly-Planning and Development, Katrin MacDonald-ECA City Council, Christian Popoli – Planning and Development, Margaret Dees-JU

### **I. CALL TO ORDER**

Renew Arlington Advisory Board Chairman Tuohy called the Renew Arlington Advisory Board meeting to order at approximately 3:02 p.m.

### **II. ACTION ITEMS**

#### **Renew Arlington Zoning Overlay**

Chair Tuohy thanked all parties for the continued work on the Zoning Overlay Project.

Chair Tuohy reminded the Advisory Board Members and the public audience that the purpose of the Renew Arlington CRA Advisory Board Special Meeting was for the Advisory Board members to provide recommendations for the proposed Zoning Overlay Ordinance. Chair Tuohy briefly reviewed the numerous AD HOC Committee, Public Community, and Stakeholders meetings that have taken place during the prior year. Chair Tuohy referred the Renew Arlington Advisory Board Members to the Arlington CRA Zoning Overlay white paper entitled "Possible Revisions" stating these were the areas of concerns that were previously discussed. The Planning Department prepared some alternatives to current language for consideration as possible revisions.

Each subject matter of concern was discussed at length prior to a motion and vote.

Alcohol Distance Limitations

**A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER SALEM TO APPROVE Revision 1 TO INCLUDE:**

**All alcohol in conjunction with food**

**a. Alcohol Distance Limitations**

**i. Unless otherwise superseded by State Regulations, for permitted and permissible uses, any and all distance limitations and prohibitions found in Part8 of the Zoning Code are waived and do not apply with regard to the distance between any and all location(s) selling and/or serving all alcoholic beverages for on-premises consumption, ~~with or without the service of food~~ in conjunction with a restaurant, microbrewery or brewpub, as defined in this Subpart, and the location of any and all established faith institutions or schools (inclusive of Jacksonville University).**

**The following definitions would be added:**

**Brewpub – an establishment or facility in which beer is produced, sold, and served in conjunction with a restaurant. At least 25% of the beer produced is sold on-site in conjunction with the restaurant use. Subject to State Regulations, brewpubs may sell beer for off-premises consumption, where sales for off-premises consumption does not exceed 75% of the establishment’s production.**

**Microbrewery – an establishment or facility in which beer is produced for on-site consumption where production does not exceed 10,000 barrels per year and for off-site consumption where sales do not exceed 75% of production.**

**THE MOTION WAS SECONDED BY VICE-CHAIR GOODWIN. THE MOTION WAS APPROVED 5-0.**

Amortization Date (fencing, landscaping, and signage in all character areas)

**A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER SALEM TO APPROVE REVISION 1 RECOMMENDING A 5-YEAR AMORTIZATION; THE OFFICE OF GENERAL COUNCIL WOULD REVISE THE “JANUARY 1, 2023” DATE AS STATED IN THE DRAFT TO READ ON THE EFFECTIVE DATE OF THAT THE ZONING OVERLAY ORDINANCE BECOMES EFFECTIVE. THE MOTION WAS SECONDED BY VICE-CHAIR GOODWIN. THE MOTION WAS APPROVED 5-0.**

Signage

**A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER SALEM TO RETAIN THE CURRENT LANGUAGE WITH A CHANGE TO SECTION II. FROM SINGLE POLE SIGNS ARE PROBITTED TO ALL POLE SIGNS ARE PROHIBITTED. THE MOTION WAS SECONDED BY VICE-CHAIR GOODWIN. THE MOTION WAS APPROVED 5-0.**

Types and Locations of Buffers in Relation to Vehicle Use Area

**A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER SALEM TO APPROVE REVISION 1 TO INCLUDE:**

***f. Landscaping/Landscaped Buffers***

***Landscaping and tree protection shall be provided in accordance with Part 12 of the Zoning Code with the following additional and superseding provisions:***

***i. Uncomplimentary Use Buffer***

***(1) Where the Vehicle Use Area (VUA) of a Non-residential properties adjacent to abuts a conforming residential uses shall maintain a minimum 10-foot landscaped buffer and six-foot high masonry wall, pre-cast panel, or similar shall be located between the non-residential use and the required landscape buffer.***

***(2) Where existing structure(s) of a non-residential property abut a conforming residential use, a minimum 5-foot landscaped buffer and six-foot high wood, stone, brick, vinyl, masonry, pre-cast panel, or similar fence or wall shall be located between the non-residential use and the required landscaped buffer.***

***ii. Perimeter Vehicle Use Area Buffer***

***(1) A minimum five-foot landscape buffer shall be provided along the boundary of all non-residential vehicular use areas abutting public right of-way. No more than 25 % of the landscaped area may be grass or mulch, the balance shall be landscaped with trees, shrubs or ground covers.***

***iii. Lawfully existing landscaping at the time of the effective date of these regulations shall meet the requirements herein within five years of approval of this legislation.***

**THE MOTION WAS SECONDED BY VICE-CHAIR GOODWIN. THE MOTION WAS APPROVED 5-0.**

Outdoor Display in Catalyst Character Area (Additional Performance Standards)

**A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER SALEM TO APPROVE REVISION 1 AS AMENDED TO INCLUDE: OUTDOOR DISPLAY OF MERCHANDISE, SUBJECT TO AN APPROVED EXCEMPTION, REMOVES: AUTOMOBILES, TRUCKS, BOATS AND TRAILERS FROM THE LANGUAGE.**

***No outdoor display of indoor merchandise***

***d. Outdoor display of merchandise. Only merchandise typically used and stored outdoors may be displayed outdoors subject to permitting City of Jacksonville requirements. Such merchandise shall include outdoor landscape structures (garden sheds, arbors, gazebos, etc), plant materials,***

- agricultural products, lawn maintenance equipment, and outdoor furniture.*
- i. Merchandise shall not be placed on the public sidewalk or within the right-of-way.*
  - ii. Areas designated for vehicular parking may not be used as outdoor display areas.*

**THE MOTION WAS SECONDED BY VICE-CHAIR GOODWIN. THE MOTION WAS APPROVED 4-0.**

Additional Concerns Received by Staff

- 1. A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER SALEM TO APPROVE REVISION AS STATED BELOW.**

*Major renovation means a total cumulative expansion, repair, or renovation of existing development, not including improvements made in order to comply with this Subpart, that is greater than or equal to 50% of the assessed value of the lot improvements at the start of any three-year period, according to the Property Appraiser within any three-year period or the total square footage of a structure is expanded to 50% or greater, as well as any cumulative square footage expansions totaling 50%.*

**MOTION WAS SECONDED BY RENEW ARLINGTON ADVISORY BOARD VICE-CHAIR GOODWIN TO APPROVE. MOTION APPROVED 4-0.**

- 2. CONCERN REGARDING MINIMUM ONE ACRE LOT SIZES, NO CHANGES TO CURRENT LANGUAGE**
- 3. A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER SALEM TO APPROVE AS STATED BELOW.**

*Where landscaping and buffering requirements are in conflict with parking requirements, it is the intent of this Subpart that the landscaping and buffering requirements are met and relief from the parking regulations are requested by the property owner as necessary.*

**MOTION WAS SECONDED BY RENEW ARLINGTON ADVISORY BOARD VICE-CHAIR GOODWIN TO APPROVE. MOTION APPROVED 4-0.**

- 4. REGARDING OPEN BAY DOORS AND OTHER SIMILAR LARGE DOORS, NO CHANGES TO CURRENT LANGUAGE**
- 5. REGARDING THE DEFINITION OF HIGH INTENSITY USES, NO CHANGES TO CURRENT LANGUAGE.**

The Planning and Development Department suggested to the Advisory Board members to also include a clause requiring businesses to provide documentation showing an effort to bring the property into compliance when requesting an extension to the five- year deadline.

### III. PUBLIC COMMENTS

#### Public Comments

Mr. Mike Anania offered there are approximately 1,300 businesses that will be affected by the sign language in the Zoning Overlay Plan. Mr. Anania requested that bay doors be allowed on the side of the buildings that are not visible to the road way.

***A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER SALEM TO APPROVE THE RECOMMENDATIONS TO THE DRAFT ZONING OVERLAY PROJECT, MADE BY THE ADVISORY BOARD MEMBERS. MOTION WAS SECONDED BY RENEW ARLINGTON ADVISORY BOARD VICE-CHAIR GOODWIN TO APPROVE. MOTION APPROVED 4-0.***

### IV. ADJOURNMENT

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

The next Renew Arlington Advisory Board meeting will be on Wednesday, September 12, 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](mailto:aslayton@coj.net).