



**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, October 10, 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, Danyuell Newkirk, Dr. Ron Salem

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

Others Present: Karen Nasrallah-Redevelopment Manager, Paul Crawford-OED Director of Operations, Angie Slayton-Administrative Support, Taylor Meija-IGS, Joyce Morgan-City Council, Carol Harris, Jeremy Marquis-Marquis, Latimer & Halbeck, Carter Gresham-Marquis, Latimer & Halbeck, Elijah George- Marquis, Latimer & Halbeck, Jose Perez-PQH Group, Sonya Tallon, Charles Mann

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 Revised September 6, 2018 Meeting Minutes

Ms. Nasrallah provided a brief explanation of the revision. In the previously approved minutes under the heading: All alcohol in conjunction with food; a. Alcohol Distance Limitations, in the 5th line there is a strike through of "with or without the service of food". This strike through was not included in the original minutes.

A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER SALEM TO APPROVE THE MINUTES AS REVISED. THE MOTION WAS SECONDED BY RENEW ARLINGTON ADVISORY BOARD MEMBER BERRY. REVISED MEETING MINUTES FROM SEPTEMBER 6, 2018 WERE PASSED UNANIMOUSLY 4-0.

Approval of the September 12, 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 SALEM. MEETING MINUTES FROM SEPTEMBER 12, 2018 WERE PASSED UNANIMOUSLY 4-0.

III. INFORMATION/DISCUSSION ITEMS

Façade Grant Program Project Kickoff

Mr. Jeremy Marquis with Marquis, Latimer & Halbeck (ML&H) gave a presentation for the upcoming Façade Grant Program. Mr. Marquis stated that they, as consultants, would like to know what the Renew Arlington Advisory Board is looking for aesthetically and would like feedback on the examples that are provided in today's meeting.

ML&H would like to bring a "neighborhood" feel back into the Renew Arlington area. Mr. Marquis advised the initial focus of the redesign will include the R1 and R2 commercial properties. These are the buildings more like to be renovated rather than demolished and rebuilt. The group provided initial sketches of a few of the existing buildings to show how landscaping could soften the look and feel of the area.

Mr. Carter Gresham, MH&L, expressed how efficient it is for the Renew Arlington Advisory Board to plan for stormwater management into the future landscaping.

Mr. Marquis suggested to the Renew Arlington Advisory Board Members that their initial focus be on signage and landscaping. Mr. Marquis advised that by making the focal point lower to the ground it would take the eye away from the overhead utility line. Bringing signage lower to the ground will also have an aesthetically appealing eye line that will create a safer pedestrian atmosphere as drivers will slow down to appreciate the landscaping.

Fencing in the area was discussed. Under the new Zoning Overlay, many of the current fences will need to be removed or updated. As an example, many of the privacy fences that were put into place as some residential buildings became commercial, could be removed or partially removed and enhance the landscape instead to create a more inviting area.

ML&H created the tagline, "Traditional Values, New Vibe". They presented 5840 Arlington Road as an example. By adding just a few trees, pavers in the parking lot and paint on the building, a new look was created. Renew Arlington Advisory Board Member Salem requested an estimated cost for the work used as an example.

There was discussion on the monetary limits of each Façade Grant awarded. There was discussion on if it is possible to have a consultant give a presentation at a district Town Hall meeting to provide a visual guide for the property owners to help encourage the renovation process and quell some of the trepidation. Ms. Nasrallah commented that it was not part of the consultants' scope of work.

Ms. Nasrallah addressed the timeframe of the Façade Grant Program. The current estimated rollout date for the Façade Grant Program is late January to February 2019. The current goal is to have the Façade Grant Program ready to implement when the Zoning Overlay is approved. The Renew Arlington Advisory Board should consider the maximum amount of grant funds that will be made available for each grant application.

Mr. Crawford asked that the Advisory Board Members also consider, if a business owner has more than one property, do they qualify for more than one grant. Also will business owners have the option to apply more than once for the same property?

Ms. Nasrallah asked the Advisory Board Members to also consider, in the past 501(c)3, such as churches and non-profit organizations, have not been included in grant programs as they do not pay taxes and grants are funded by taxpayer dollars. Ms. Nasrallah feels in the best interest of the corridor, churches and non-profits should be included in this Façade Grant Program.

IV. OLD BUSINESS

Ms. Nasrallah provided an update on the structures at the Bethelite property that were condemned August 26, 2018. As of October 10, 2018, no work has been started by the owners. The Municipal Code Compliance Office will have contractors start to clean up the property and will invoice the owners of the property to recover the cost.

Ms. Nasrallah provided the Renew Arlington Advisory Board Members with a copy of Ordinance 2018-555 to review. This legislation was passed and now allows funds that have been previously approved in the CRA budget by City Council, to be redirected by the Advisory and Agency Board without introducing legislation to City Council.

V. NEW BUSINESS

No new business.

VI. PUBLIC COMMENTS

Mr. Charlie Mann, a real estate broker, is representing two developing projects in the Arlington area. The first is located at the southwest corner of Arlington Expressway and Cesery Blvd. This property is outside of the Renew Arlington CRA boundary however, he wanted the Advisory Board members to know they would like to change the zoning code to CCG-1 to a PUD.

The second property is located on the north side of Merrill Road between the Publix Shopping Center and Lake Lucina Elementary School at the corner of Woodtop Drive and Merrill Road. Dr. Patel would like to use half of the building at 6919 Merrill Road as a professional office and the remaining space as a pharmacy, the existing lot would be used for parking.

Renew Arlington Advisory Board Member Salem voiced concerns of this practice becoming a pain clinic. The Renew Arlington Advisory Board would like to know more about the doctor and the future plan before giving support for this business. Renew Arlington Advisory Board Member Salem agreed to speak with Mr. Mann further on the subject.

Chairman Tuohy reminded the Renew Arlington Advisory Board Members there will be a Renew Arlington CRA Agency Board meeting on November 13th from 1:30 p.m. to 3:00 p.m. in City Council Chambers in City Hall on the first floor. All Renew Arlington CRA Advisory Board members are encouraged to attend. A calendar invite will be sent to all Renew Arlington CRA Advisory Board Members.

VII. ADJOURNMENT

There being no further business, Chair Tuohy adjourned the meeting at approximately 5:00 p.m.

Next Renew Arlington CRA meeting is scheduled for Wednesday, November 14, 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.