



**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  
Wednesday, November 14, 2018 – 3:30 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, Steven Berry, Raj Adhikari, Danyuell Newkirk, Randy Goodwin - Vice Chair,

**Advisory Board Members Absent:** Ann Burt, Dr. Ron Salem

**Others Present:** Karen Nasrallah-Redevelopment Manager, Angie Slayton-Administrative Support, Taylor Meija-IGS, Carol Harris, Susan Grandin-OGC, Yaneth Esterling, Michelle Wadsworth, Connie Paterson –Planning and Development

**I. CALL TO ORDER**

Renew Arlington Advisory Board Chairman Tuohy called the Renew Arlington Advisory Board meeting to order at approximately 3:35 p.m.

**II. ACTION ITEMS**

Approval of the October 10, 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 OCTOBER 10, 2018 WERE PASSED AS PRESENTED UNANIMOUSLY 4-0.***

Application for Exception E18-94 and Companion Administration Deviation AD18-51

Ms. Connie Patterson-Planning and Development, presented Application for Exception E18-94 for property located at 2805 Wycombe Dr. W, Jacksonville, FL 32277. This property is currently zoned CRO with a land use of RPI. The exception request is to allow a daycare at this location.

Renew Arlington CRA Advisory Board Chair Tuohy requested further explanation on the parking request as the exception is asking that parking requirements be reduced from 11 to 0. Ms. Patterson explained currently there are about eight designated parking spots. The exception is requesting to make the current parking area a drive thru drop off area that can be

used as parking when necessary. Currently, the property has parking, but it is limited and does not meet the requirements of the proposed Renew Arlington Zoning Overlay.

Several Renew Arlington CRA Advisory Board Members shared concern for the anticipated increase in traffic in this area that will have the potential to back up into the neighborhoods at peak hours. There is not significant parking for staff members or parents who may need to enter the facility to drop off young children. The Advisory Board Members are also concerned that this property does not meet the current Overlay Project Plan. Due to safety concerns and compliance issues the Advisory Board could not support either application.

***A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER BERRY TO DECLINE APPLICATION OF EXCEPTION E18-94 AND COMPANION ADMINISTRATION DEVIATION AD18-51. THE MOTION WAS SECONDED BY RENEW ARLINGTON ADVISORY BOARD MEMBER GOODWIN. THE RECOMMENDATION TO DECLINE SUPPORT OF APPLICATION OF EXCEPTION E18-94 AND COMPANION ADMINISTRATION DEVIATION AD18-51 WAS APPROVED 4-0.***

Ms. Nasrallah will draft a resolution for review by Ms. Susan Grandin, Office of General Counsel.

### **III. INFORMATION/DISCUSSION ITEMS**

#### Stormwater Management Plan Review

Ms. Lisa Sterling – CDM Smith, provided a review of the Stormwater Management Plan including associated cost and design. Previous discussion among Renew Arlington CRA Advisory Board Members, of low-impact development features included:

- Stormwater planters
- Bio-retentions in medians
- Bio-swells
- Pervious pavement
- Underground detention

Ms. Sterling suggested using pervious pavement for areas with on street parking, bio-retention in the medians connected to underground pipes for overflow and drainage. The current design shows bike and pedestrian traffic is separated from vehicle traffic by a median makes pedestrian traffic safer.

CDM Smith has met with the St. Johns Water Management District. The Florida Administrative Code (FAC) does provide special rules for redevelopment in a CRA Boundaries. Once the new system is in place, the city will be required to maintain a Water Quality (WC) Ledger.

In Ms. Sterling's power point presentation included an estimated cost breakdown of around \$15 million per mile with street parking. With no street parking the estimated cost is reduced to around \$14 million per mile. In an effort to reduce to estimated cost, Ms. Sterling suggested using more traditional forms of materials that could potentially drop the estimated cost to \$8 million.

Renew Arlington CRA Advisory Board Chair Tuohy asked, what metrics are measured to show improvement in the system? Ms. Sterling replied the kilograms in Nitrogen and Phosphorus that are discharged to the river.

Ms. Grandin asked if there was cost estimate for the purchase of a parcel of land and construction of a pond. Ms. Sterling responded there are currently five discharge tributaries in use.

#### Façade Grant Guideline Development

Mr. Wendland and Ms. Nasrallah reviewed a draft of the Renew Arlington CRA Façade Renovation Grant Program, Goals, and Policies.

Ms. Nasrallah stated the purpose of the Façade Renovation Program is to make Arlington beautiful again. The grants may only be approved for buildings within the CRA Boundary. All approved buildings must be in compliance with state and federal building codes and regulations. All property taxes must be paid in current with no outstanding liens against the property. Funding will be limited to one award per address each fiscal year. The Office of Economic Development will be responsible for processing the grants. Ms. Nasrallah recommended the Renew Arlington Advisory Board consider using a consultant to review the applications, however, this would be paid for from the CRA budget.

Ms. Nasrallah reviewed the list of Eligible Expenditures. Renew Arlington CRA Advisory Board Chair Tuohy asked if the removal of chain link fence could be included as an ineligible expenditures. Ms. Nasrallah will add this suggestion to the draft as an eligible expense

There was discussion on ineligible businesses national big box chains, as well as could tenants apply for a grant for their individual business or would it need to be the property owner. The property owner would be required to agree to the modifications, however, the business could apply. As for larger businesses, such as Walmart, they will also be eligible for a façade grant.

There was discussion over the amount that will be made available to each business. An agreed to amount was a maximum amount of \$20,000 per address per year. There was also discussion of possibly maintain loans to a few of the businesses as needed. Mr. Wendland and Ms. Nasrallah will create newer versions of the Façade Grant draft for the Renew Arlington Advisory Board Members to review before the next meeting in December.

Due to time constraints, there will be further discussion for the Façade Grant at future meetings.

#### **IV. OLD BUSINESS**

No old Business

#### **V. NEW BUSINESS**

No new business.

## **VI. PUBLIC COMMENTS**

No Public Comment

## **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, December 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).