



**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, February 14, 2018 – 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, Randy Goodwin, Danyuell Newkirk

Advisory Board Members Absent: N/A

Others Present: Kirk Wendland-Executive Director, Karen Nasrallah-Redevelopment Manager, Angie Slayton-Administrative Support, Taylor Meija-IGS, Susan Grandin-OGC, Joe Muller-community member, Jerome Maples-community member, Amy Ingles-Bicycle/Pedestrian Coordinator, Connie Patterson-Planing & Development, Firas Yazji-Zoning Exception E-18-04 applicant, Katrin MacDonald-CM Morgan Representative, Joseph George-UPCA, Michelle Stephens-OED

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 December 13, 2017 Meeting Minutes

A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER TUOHY TO APPROVE THE MINUTES AS DISTRIBUTED. THE MOTION WAS SECONDED BY RENEW ARLINGTON ADVISORY BOARD MEMBER SALEM. MEETING MINUTES FROM NOVEMBER 8, 2017 WERE PASSED UNANIMOUSLY 6-0.

Election of Officers

A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER SALEM TO NOMINATE; RENEW ARLINGTON ADVISORY BOARD MEMBER TUOHY AS CHAIR FOR THE CURRENT TERM YEAR. THE MOTION WAS SECONDED BY RENEW ARLINGTON ADVISORY BOARD MEMBER BURT. MOTION WAS APPROVED 5-0.

A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER SALEM TO NOMINATE; RENEW ARLINGTON ADVISORY BOARD MEMBER GOODWIN AS VICE-CHAIR FOR THE CURRENT TERM YEAR. THE MOTION WAS SECONDED BY RENEW ARLINGTON ADVISORY BOARD MEMBER TUOHY. MOTION WAS APPROVED 5-0.

Final Report and Application for Zoning Exception E-18-04

Mr. Firas Yazeji, Zoning Exception Applicant, presented to the Renew Arlington Advisory Board Members, the package liquor store he would like to open at 5566 Fort Caroline Road, Jacksonville, FL 32277. Mr. Yaeji proposes job creation and capitol investment.

Ms. Katrine MacDonald, assistant to Councilwoman Morgan, and Ms. Susan Grandin, Office of General Council, reviewed the concerns of Councilwoman Morgan. They sated that when reviewing the Redevelopment Plan and the criteria for an exception, there are eight criteria to be met for an exception. Councilwoman Morgan has concerns with three of the criteria:

- Will this establishment be compatible with the existing continuing uses for zoning? Compatibility with the general character of the area, considering population, density, design, scale and orientation to the structures in the area, property values and existing similar uses.
- Will this establishment be consistent with the general character of the area, as well as will it have an effect on future development of continuous properties or general area according to the Comprehensive Plan?
- Will it result in the creation of objectionable noise, lights, vibrations, fumes, odors, dust, or physical activities, taking into account existing uses or zoning in the vicinity?

Renew Arlington Advisory Board Member Goodwin asked if a market study has been completed to show a need for another liquor store in the area. Renew Arlington Advisory Board Chair Berry replied no study has been completed.

Renew Arlington Advisory Board Member Salem advised he would not support a liquor store in this area.

Renew Arlington Advisory Board Member Goodwin questioned if other business options were available for this shopping center.

- Ms. Nasrallah advised there are several interests in this shopping center including: restaurants, a small grocer, and other mixed use projects.

Renew Arlington Advisory Board Member Newkirk asked if the property owners are willing to contribute to upgrades to the property?

Renew Arlington Advisory Board Member Burt stated that she would not support a liquor store.

Public Comments

Joe Muller, community resident, stated he does not want to see establishments in this area that need to include protective barriers or bullet proof glass or acrylic. Mr. Muller would like to see this request written into the overlay plan.

Mr. Joseph George, community resident, also spoke against this establishment. He would prefer to see a new restaurant.

RENEW ARLINGTON ADVISORY BOARD MEMBER SALEM MADE A MOTION NOT TO SUPPORT ZONING EXCEPTION APPLICATION E-18-04 BASED ON THIS ESTABLISHMENT DOES NOT FIT THE CHARACTERISTICS FOR THIS AREA. MOTION WAS SECONDED BY RENEW ARLINGTON ADVISORY BOARD MEMBER BURT. MOTION WAS APPROVED 6-0.

III. INFORMATION/DISCUSSION ITEMS

Update on RFP Stormwater Master Plan

Renew Arlington Advisory Board Chair Berry advised there was a project kickoff meeting on January 29, 2018. The purpose creating the Stormwater Master Plan is to embrace a community wide stormwater treatment system renovation instead of completing the renovation in pieces. At the April 2018 Renew Arlington Advisory Board meeting, Public Works will present the progress of the work performed to the Renew Arlington Advisory Board.

Zoning Overlay Update

Ms. Nasrallah advised the Planning Department is working to complete legislation late February early March 2018. The proposed legislation will then be vetted by the ADHOC Committee, the CPAC Community meetings, Planning Commission, Renew Arlington Advisory Board and Renew Arlington Agency Board before going to City Council.

Update Complete Streets Project

Ms. Nasrallah recently attended a meeting with FDOT, JU, JTA, JEA and others. FDOT has reviewed JTA's plans and made comments which JTA is implementing now. FDOT is still denying the request to close this intersection to decrease the project length due to the amount of traffic in this area. There was continued discussion on the timeline difference of closure of the intersection versus non-closure of the intersection.

Ms. Taylor Meija-IGS advised per a meeting today, FDOT is considering a full closure of the intersection during one weekend during the project.

RENEW ARLINGTON ADVISORY BOARD MEMBER SALEM MADE A MOTION TO CREATE A RESOLUTION TO SHOW SUPPORT OF MINIMAL ROAD CLOSURE IN THIS AREA TO SHORTEN THE CONSTRUCTION TIMELIME, SAVE COSTS AND REDUCE DISRUPTION TO LOCAL BUSINESS' DUE TO CONSTRUCTION. RENEW ARLINGTON ADVISORY BOARD MEMBER TUOHY SECONDED THE MOTION. THE MOTION FOR A RESOLUTION WAS APPROVED 6-0.

Update Façade Grant Program

Ms. Nasrallah advised that City Council approved the \$50,000 budget proposed by the Renew Arlington Agency Board. The Renew Arlington Advisory Board requested a portion of these funds be used for a consultant to establish criteria based on the CRA Plan, the Zoning Overlay and other Arlington Plans. The RFP criterion previously approved by the Renew Arlington Advisory Board has been formatted by Procurement and is ready to be reviewed by the Renew Arlington Agency Board. The RFP will be presented to the Renew Arlington Agency Board prior to the first City Council meeting on March 13. When approved the procurement process should begin by the following Thursday.

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 Berry adjourned the meeting at approximately 4:40 p.m.

Next Renew Arlington CRA meeting is scheduled for Wednesday, March 14, 2018 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.