



## 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, May 9, 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, Steven Berry, Dr. Ronald Salem, Ann Burt, , Randy Goodwin - Vice Chair

**Advisory Board Members Absent:** Danyuell Newkirk, Raj Adhikari

**Others Present:** Kirk Wendland-Executive Director, Karen Nasrallah-Redevelopment Manager, Angie Slayton-Administrative Support, Taylor Meija-IGS, Susan Grandin-OGC, Katrin MacDonald-CM Morgan Representative, , Mike Fleming-JU, Michael Sulayman-JEA, Steve Tye-JEA, Michael Short-JEA, Shawn Parnell-JEA, J. Maceo George, Shirley George, Michael-JEA, Sonya Tallon, Carol Harris, Paula Webster, Gabor Acs-JEA, Nancy Veasey-JEA, Natalie Jackson, Mary William, Sandra Davis-Quinney, Connor Corrigan,

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

Renew Arlington Advisory Board Chairman Tuohy called the Renew Arlington Advisory Board meeting to order at approximately 3:05 p.m.

#### **II. ACTION ITEMS**

Approval of the April 11, 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 APRIL 11, 2018 WERE PASSED UNANIMOUSLY 4-0.***

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

##### JEA Presentation

Shawn Parnell presented a power point showing the current plan for expected improvement and growth in the Arlington corridors. These improvements currently include:

- Merrill Road from University Blvd. to I-295
- University Blvd. from Arlington Expressway to Ft. Caroline Rd.

The JEA facilities that currently run along the transportation corridors and the main roads were established in the late fifties to mid-sixties and consist of aging transmission and distribution lines. JEA standard has since evolved into a more aesthetic standard utilizing vertical construction. To improve roadway safety, the city and state regulators introduced a clear zone, which is a setback standard that affects the location of the pole lines.

Improvements that are currently in JEA plans for improvement include:

- Merrill Road – Replace the transmission structures as needed, rebuild the aging distribution system in accordance with the latest construction standards. The new distribution systems will be built at the back of the city right-of-way to meet the road clearance requirements.
- University Blvd – Proposal to replace distribution poles as needed between Arlington Expressway and Justina Terrace. This will consist of removing the cross arms and reframing poles to the new vertical construction.

Regarding underground utilities near Jacksonville University, please consider the following:

- Roadway lighting
- Joint utilities – communication utilities that attach to JEA poles
- Easements
- Feeding existing overhead laterals and overhead services in the area

Renew Arlington CRA Advisory Board Member Burt asked what the difference is in a transmission and a distribution line. Mr. Parnell responded it is a voltage difference. A transmission line carries a higher voltage, up to 138 kv and runs from the generating stations to the substations. The distribution lines are the poles and lines more commonly seen on the roadways.

Renew Arlington CRA Advisory Board Chair Tuohy asked for a definition of vertical construction. Mr. Parnell advised vertical construction is when the lines are attached to the poles in a vertical pattern. Mr. Parnell then drew an example.

Renew Arlington CRA Advisory Board Member Salem asked if there is a possibility for sidewalk expansion or bike paths. Would JEA work with JTA to coordinate so that work does not need to be corrected a few years later? Mr. Parnell responded there is a coordination team that works together to try to foresee future plans.

Renew Arlington CRA Advisory Board Member Salem asked if there is a current estimated cost to place underground utilities in this area. Mr. Gabor Acs responded that the estimated cost for above ground utilities is approximately \$300,000 per mile and underground is approximately \$1.2 million per mile. Renew Arlington CRA Advisory Board Member Salem

asked for an estimated cost estimate for above ground verses underground utilities from Arlington Expressway to Ft. Caroline and possibly Merrill road as well.

Renew Arlington CRA Advisory Board Member Goodwin asked if in the new plan, will all or most of the utilities be moved to one side of the roadway. Mr. Parnell responded the current plan is to put as much of the service as possible on only one side of the road.

Ms. Susan Grandin asked if the estimated cost of \$1 million per mile only included the distribution lines and would there be an additional cost for the connection to each property. Mr. Acs responded the cost to replace the service along University Blvd and Merrill Road will vary by:

- distance of residences and businesses to the transmission boxes
- the difference in cost of above ground verses underground utilities
- how many service boxes need to be updated and moved

Ms. Nasrallah asked, if the Complete Streets Project was in place with conceptals and funded, would that prompt JEA to move forward with improvements and would JEA absorb the cost? Mr. Parnell responded, yes JEA would then begin the improvements; the cost coverage would depend on the scenario. If there is conflict in an area then, yes, JEA would absorb the cost.

Ms. Nasrallah asked if it is decided to incorporate underground utilities into the Complete Streets Project, using JEA's program to initially cover the cost to underground utilities and the property owners agreed to pay the cost back to JEA over time, how would the program work? Ms. Nancy Veasey-JEA, responded, JEA would perform a census type survey in the affected area and at least seventy-five percent of that area agreed to the charges, JEA would front the cost of moving all lines. A separate line on each property tax bill would show as a special assessment to pay back the cost over a 20 to 30 year period.

### **Exception Application E-18-28**

Mr. Connor Corrigan-COJ Planning Department presented the Application for Zoning Exception for HopesNDreams Academy LLC. Chairman Matt Tuohy asked if there was previously a daycare facility in this location? What is the need for an exception? Mr. Corrigan responded all childcare facilities require an exception.

Renew Arlington Advisory Board Member Ann Burt asked if there is an expected impact on traffic in the area during drop-off and pick-up times? Chair Tuohy advised this daycare is in a strip mall and, therefore, should have plenty of parking and should not block traffic.

**A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER SALEM TO APPROVE THE APPLICATION FOR ZONING EXCEPTION E-18-28. THE MOTION WAS SECONDED BY RENEW ARLINGTON ADVISORY BOARD MEMBER GOODWIN. THE MOTION WAS PASSED UNANIMOUSLY 5-0.**

#### **FY 18/19 Budget**

Chair Tuohy reviewed the preliminary budget for Fiscal Year 18/19. The estimated budget for Fiscal Year 18/19 is \$565,369. There was discussion on upcoming and possible future projects.

**A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER SALEM TO APPROVE THE FISCAL YEAR 18/19 BUDGET AS PRESENTED TO THE RENEW ARLINGTON ADVISORY BOARD ALSO AUTHORIZING THE OFFICE OF ECONOMIC DEVELOPMENT TO MAKE NECESSARY CHANGES TO THE FISCAL YEAR 18/19 BUDGET. THE MOTION WAS SECONDED BY RENEW ARLINGTON ADVISORY BOARD MEMBER BERRY. THE MOTION WAS PASSED UNANIMOUSLY 5-0.**

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

##### **Façade Grant Update**

Ms. Nasrallah provided an update for the RFP for the Façade Grant Program that was presented last year to assist in the creation of architectural design guidelines for of the program. There was only one proposal received in response to the RFP. Currently, we are still working through the Procurement process to determine the possibility of entering into negotiations with the proposer.

##### **Tire Ordinance 2017-231**

Councilman Crescimbeni provided an update on Ordinance 2017-231. It was passed by the Planning Commission last week by a vote of 5-3. The Ordinance will go before the LUZ Committee next Tuesday. Councilman Crescimbeni confirmed this is a citywide ordinance, not just relevant in the Renew Arlington Area. This Ordinance, if approved, will require all tires to be behind some sort of screen ten feet in depth and they must be kept thirty feet from any right-of-way or boundary. If a visual screen of ten feet is used, tires must be 20 away from right-of-ways or boundaries. New businesses will be required to comply with the new ordinance upon opening. Existing businesses will have five years to comply with the new ordinance. Councilman Crescimbeni handed out a copy of the proposed ordinance to the Renew Arlington Advisory Board Members.

## **V. NEW BUSINESS**

### **Norman Studios**

Renew Arlington Advisory Board Member Burt requested the restroom addition be removed from the proposed project list. CPACS for this area were asked what capital improvement projects they would like to see funded. The requirements were, the project must be at least \$100,000.00 and be on city-owned property. Renew Arlington Advisory Board Member Burt encouraged other board members and the public to speak with their CPAC leaders and City Council representatives for support.

## **PUBLIC COMMENTS**

Mr. Mike Fleming, a consultant for Jacksonville University, presented a program that Jacksonville University would like to implement. The plan is to invest \$200,000 for the creation of art in the new round-about. JU has been working with FDOT, the Cultural Council and stakeholders to put together a proposal to present to artists and look forward to the upcoming project.

Mr. Fleming reported the Urban Land Institute is working with JU to establish a Renew Arlington Technical Assistance Panel. Funding for this project was approved yesterday. There will be public meetings, planning for reusing existing vacant properties, and revitalizing corridors.

## **VI. ADJOURNMENT**

There being no further business, Chair Tuohy adjourned the meeting at approximately 4:33 p.m.

Next Renew Arlington CRA meeting is scheduled for Wednesday, June 13, 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).