



**KING/SOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY  
ADVISORY BOARD  
ZOOM VIRTUAL MEETING (NO PHYSICAL LOCATION)  
THURSDAY, JULY 30, 2020 - 3:30 P.M.**

**MEETING MINUTES**

**Location:** Due to COVID-19, the KSC/CRA Advisory Board meeting was held via Zoom.

**Advisory Board Members Present:** Advisory Board Chair Vanessa Cullins Hopkins, Vice-Chair Kemal Gasper, Russell Jackson and Leola Williams

**Advisory Board Members Absent:** Dr. Mary Jackson

**Staff Present:** Kirk Wendland, OED Executive Director; Karen Nasrallah, Redevelopment Manager; Michelle Stephens, Recording Secretary

**Representing the Office of General Counsel:** Susan Grandin

**Representing City Council:** Mercedes Parker on behalf of Council Member J. Pittman, Council District 8

**Also Present:** Ed Lukacovic, Planning & Development Department/Community Planning Division; Bill Byers, VP Almond Engineering, Agent for the Clients and Applicants; Ryan Gottsegen, Landowner

**I. CALL TO ORDER**

A quorum was confirmed and Chairwoman Cullins Hopkins called the KingSoutel Crossing Community Redevelopment Agency Advisory Board meeting to order at approximately 3:33 p.m.

**II. ACTION ITEMS**

**APPROVAL OF THE JULY 30, 2020 KING SOUTEL CROSSING AGENCY ADVISORY BOARD MEETING MINUTES**

Advisory Board Member L. Williams noted a correction to the July 30, 2020 KingSoutel Crossing Agency Advisory Board Meeting minutes on page 7, 4<sup>th</sup> paragraph, 1<sup>st</sup> sentence. Replace Duval Road with Sibbald Road.

***A MOTION WAS MADE AND SECONDED APPROVING THE JULY 30, 2020 KING SOUTEL CROSSING AGENCY ADVISORY BOARD MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 4-0.***

**CONSIDERATION OF SMALL SCALE LAND USE AMENDMENT L-5390-19C**

Mr. Lukacovic with the Planning and Development/Community Planning Division provided a brief overview of Application (L-5390-19C) for a proposed Small-Scale Land Use Amendment. The current land use for the property is Low Density Residential and the proposed land use change for the use of the property is Light Industrial. The subject property is located at 6607 Old Kings Road along Soutel Drive between Pritchard Road and New Kings Road. The applicant proposes to rezone approximately 0.95 acres to PUD to combine the parcel with the adjacent property that is also owned by the applicant. Referencing the Land Utilization Map provided, he noted that in 2009 the site north of the subject property was approved for Open Storage – Trucks. On the west side of Old Kings Road, another ordinance was passed in 2019 for Open Storage - Trucks. He noted that uses in the immediate area are IL, CCG-1 and Residential adding that the highway Intersection on I-295 is not far from the subject property noting that new development in the area is predominately warehousing or truck storage.

Mr. Lukacovic noted that a Site Plan has been submitted as part of the Zoning Application. The required applications and relative information for Zoning and Land Use has been submitted to Legislative Services for introduction to City Council. Preliminary dates for Public Hearings:

09/03/2020 – Planning Commission

09/08/2020 – Introduction to City Council for consideration (Public Hearing)

09/15/2020 – LUZ Committee (Public Hearing)

09/22/2020 – City Council vote

Advisory Board Member L. Williams asked if the area of expansion would extend to the end of Pritchard Road.

Mr. Byers, agent for the clients and applicants, replied that they are a reasonable distance from the intersection of Pritchard Road, Soutel Drive and Old Kings Road adding that the driveway is approximately 60 feet from the intersection along Old Kings Road. The existing driveway on Soutel Drive will continue to be utilized and is over 800 feet from the intersection to the easterly driveway access on Soutel Drive. Mr. Byers noted that the subject area is heavily involved in the logistics industry adding that logistics is an important economic base for the area and that the proposed new facility will generate jobs.

Advisory Board Member R. Jackson asked how many additional jobs the expansion project would bring to the community. Referencing the aerial map provided he asked what was going to happen to the property to the side of the area outlined in white.

Mr. Byers responded that he cannot speak specifically to the number of jobs being added noting that the current operation would be expanding by approximately 20 percent. He clarified that the area outlined in white is the subject parcel being considered before the Advisory Board today.

He added that the applicants own the area shown on the aerial map that looks like a construction site noting that more recently the construction on that particular site is complete and the site is currently operating as an existing trailer storage operation. Mr. Byers explained that the remaining property shown on the aerial map (the tree area) is not a part of today's consideration and is not owned by the applicant.

Chairwoman Cullins Hopkins requested additional information regarding the buffers and jobs.

Mr. Byers replied that along Soutel Road, there will be a ten (10) foot wide natural buffer. On the southwest corner of the subject property there is an occupied single-family home. Where the property is contiguous to the single-family home, there will be a 25-foot wide buffer.

Ms. Grandin referencing Exhibit E provided noted that the entrance off of Soutel Drive is going across someone else's property asking if there was an agreement with Soutel One, Inc. related to that entrance and if there is not has the applicant considered coming out twice on Old Kings Road.

Mr. Byers replied that the driveway was already in place when the property was purchased adding that they can verify, but his estimation that there is a non-exclusive ingress/egress easement for that property. He added that the pond that exists that serves the stormwater facility that exist as the project stands today is likely not going to be relocated to reconstruct a driveway. Additionally, they would not suggest having two driveways that close in proximity to each other adding that it is not practical or safe.

Chairwoman Cullins Hopkins asked about the number of jobs and type of jobs currently being provided by the existing trailer storage facility.

Mr. Gottsegen the landowner replied that the current operation has a security guard on site and with the additional proposed storage facility they will be increasing their security on the property.

Mr. Wendland clarified that with this type of project the impact is going to be more indirect in terms of employment. He added that the proposed new facility will help in the way of supporting the number of logistical operations in the area.

Mr. Byers commented that the Pritchard Road interchange is the logistics hub that supports the area adding that the proposed additional trailer storage will increase the City's Ad Valorem tax base.

Advisory Board Member R. Jackson commented that he thinks the project is a great opportunity and beneficial to the City considering there is going to be additional revenue for the City. He noted that there is a lot of logistical activity in the area adding that UPS has had a presence in the area for some time.

Mr. Wendland clarified that the additional tax revenue from the proposed project and with the change in land use will also benefit the CRA as the valuation increase over time. He added that OED has legislation before City Council for approval for UPS to add a couple hundred million dollars into their facility and add over a couple hundred jobs to the facility. Some of the jobs will be from people within the immediate area.

Chairwoman Cullins Hopkins opened the floor for public comment. There were no comments from the public.

***A MOTION WAS MADE AND SECONDED TO APPROVE LAND USE APPLICATION I-5390-19C; ALLOWING THE APPLICANT TO REZONE APPROXIMATELY 0.95 ACRES TO PUD TO COMBINE REAL ESTATE NUMBER 003459-0210 (6607 OLD KINGS ROAD) ("SUBJECT PROPERTY") WITH THE ADJACENT LAND THAT THE APPLICANT CURRENTLY OWNS. THE PURPOSE OF THE PUD IS TO UNIFY THE TWO PARCELS ALLOWING FOR THE EXISTING BUSINESS TO EXPAND ONTO THE SUBJECT PARCEL. THE PUD SEEKS TO FOLLOW THE ORIGINAL LEAGUE / SOUTEL PUD (ORD 2009-664) TO ALLOW FOR THE SAME APPROVED USES WITHIN THE ORIGINAL PUD. IN THE IMMEDIATE AREA ARE IL, CCG-1 AND RESIDENTIAL USES. THE SUBJECT PROPERTY IS LOCATED IN THE INDUSTRIAL SANCTUARY. NEW DEVELOPMENT IN THE AREA IS PREDOMINATELY WAREHOUSING. THE SITE WILL BE DEVELOPED IN ACCORDANCE WITH THE KING SOUTEL CROSSING (CORRIDOR) COMMUNITY REDEVELOPMENT PLAN. THE MOTION PASSED UNANIMOUSLY 4-0.***

### **III. GENERAL INFORMATION**

There were no items for general information discussed.

### **IV. NEW BUSINESS**

No new business was discussed.

### **V. OLD BUSINESS**

Advisory Board Member R. Jackson requested the status of the FY 2020/2021 budget.

Mr. Wendland replied that there is a CRA Agency Board meeting on Tuesday, August 11, 2020 at 2:30 pm. Mr. Wendland noted that City Council Members serve as the Community Redevelopment Agency Board. The Agency Board will consider the FY 2019/2020 Amended and Restated Budgets in addition to the FY 2020/2021 Proposed Budgets. He noted that after the Agency approves the budgets, they are forwarded to the Budget Finance Committee for consideration that will take place on Friday, August 14, 2020 in conjunction with OED's Operating Budget. In September, the City Council takes up the entire FY 2020/2021 COJ Budgets for vote.

Chairwoman Cullins Hopkins encouraged all KSC/CRA Advisory Board members to attend the August 11, 2020 Agency Board meeting. Ms. Nasrallah will send an email reminder to the Advisory Board.

Chairwoman Cullins Hopkins requested a copy of the resolutions regarding the KSC/CRA Advisory Board FY 2019/2020 Amended and Restated Budget and the FY 2020/2021 Proposed Budget being forwarded to the Agency Board for consideration. Ms. Nasrallah will get the packages out to the Advisory Board.

Advisory Board Member R. Jackson requested for the record that the August 11, 2020 KSC/CRA Agency Board Resolutions be read aloud at the next KSC/CRA Advisory Board meeting.

Advisory Board member L. Williams asked about the Soutel Road Diet.

Chairwoman Cullins Hopkins referenced the June 25, 2020 Advisory Board meeting where a motion was written to allow flexibility regarding beautification and safety for the project. She added that the first task was to have the funding appropriated and then meet with the design team once they start designing the project adding that the design team has not started the design on the project to date. When the project is designed the Advisory Board will have an opportunity to provide input regarding the project.

Chairwoman Cullins Hopkins suggested for the next meeting having a tentative timeline of next steps in terms of community involvement and speaking with the District Council Member and more specifically having conversations with the Planning Department regarding the King Soutel Road Diet project.

Advisory Board Member L. Williams asked about the FRA Conference in October.

Chairwoman Cullins Hopkins referenced the June 25, 2020 Advisory Board meeting where a motion was made and seconded approving an increase to the FY 2020/2021 Proposed Budget increasing the Employee Training line item to allow for two Advisory Board Members and one staff person to attend the 2020 FRA Conference.

Advisory Board Member R. Jackson asked for additional information related to the 2020 FRA Conference.

Chairwoman Cullins Hopkins replied that at this time information regarding the conference has not been announced if they are going to hold it, hold it virtually or cancel it. Mr. Wendland confirmed no update on the conference has been provided by the Florida Redevelopment Association.

#### **VI. PUBLIC COMMENTS**

Ms. Eunice Barnum commented that she needs something in writing as to what the plans are and what is going on within KSC/CRA boundaries.

Chairwoman Cullins Hopkins referred Ms. Barnum to past meeting minutes of the Advisory Board.

#### **VII. ADJOURNMENT**

The next meeting will be held on Thursday, August 27, 2020 at 3:30 p.m.

There being no further business, Chairwoman Cullins Hopkins adjourned the King/Soutel Crossing CRA Advisory Board meeting at 4:25 pm.

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 Karen Nasrallah at (904) 255-5449, or by email at [karenn@coj.net](mailto:karenn@coj.net).