



**KING/SOUTEL CROSSING CRA ADVISORY BOARD
HYBRID VIRTUAL AND IN-PERSON MEETING
MULTIPURPOSE ROOM
MAIN LIBRARY/DOWNTOWN – 303 NORTH LAURA STREET,
THURSDAY, FEBRUARY 25, 2021 - 3:00 P.M.**

MEETING MINUTES

Location: Due to COVID-19, the KSC/CRA Advisory Board meeting was held as a hybrid meeting. KSC/CRA Advisory Board Members met in person at The Jacksonville Public Library- Main Library/Downtown located at, 303 North Laura Street, Jacksonville, FL 32202 in the Multipurpose Room (Located in the Conference Center). The public was welcomed via ZOOM.

KSC/CRA Advisory Board Members In-Person: Advisory Board Chair Vanessa Cullins Hopkins, Vice-Chair Kemal Gasper, Russell Jackson, Leola Williams

RA/CRA Advisory Board Members Participating Via ZOOM: N/A

Advisory Board Members Absent: Dr. Mary Jackson

Staff Present: Kirk Wendland, Executive Director; Karen Nasrallah, Redevelopment Manager; Angie Slayton, Recording Secretary. Paul Crawford, Director of Operations-OED

Representing the Office of General Counsel: Susan Grandin

Representing City Council: Councilmember Brenda Priestly Jackson

Others Present: Scott Sailer, Roberta Tucker, Milton Tucker, Mark Frank, Marc Pisa, Kaysie Cox, Planning and Development

I. CALL TO ORDER

An in-person quorum was confirmed, and Advisory Board Chairwoman Cullins Hopkins called the King/Soutel Crossing Community Redevelopment Area Advisory Board meeting to order at approximately 3:03 p.m.

II. ACTION ITEMS

APPROVAL OF THE JANUARY 28, 2021 KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES

A MOTION WAS MADE AND SECONDED APPROVING THE JANUARY 28, 2021 KING SOUTEL CROSSING ADVISORY BOARD MEETING MINUTES AS AMENDED. THE MOTION PASSED UNANIMOUSLY 4-0.

CONSIDERATION OF ORDINANCE 2021-0042 (APPLICATION FOR REZONING PUD)

KSC CRA Advisory Board Chair Cullins Hopkins introduced Ordinance 2021-0042 (Application for Rezoning PUD). There being no representation from the Planning Department, KSC CRA Advisory Board Chair Cullins Hopkins asked for the applicant, Mr. Scott Sailer, to present the application.

Mr. Scott Sailer, American Legion Post Number 9 located at 6242 Old Soutel Court, Jacksonville, FL 32219, is requesting to have the property rezoned from IBP (Industrial Business Park) to PUD (Planned Unit Development) to allow for the sale and service of all alcoholic beverages because currently only beer and wine can be served. The American Legion would also like to have all the uses by right in IBP and Industrial Light Zoning.

KSC CRA Advisory Board Chair Cullins Hopkins opened the floor to questions from the KSC CRA Advisory Board Members.

KSC CRA Advisory Board Chair Cullins Hopkins stated the KSC CRA is focused on increasing business in the area and if this application moves forward, she hopes to see an increase in job growth. KSC CRA Advisory Board Chair Cullins Hopkins asked, unrelated to the PUD application, but related to the beautification of the area, will there be landscaping and beautification to the outside of the building with the goal of making the area more attractive to new business?

Mr. S. Sailer, in return, asked if there was an opportunity for American Legion to apply for a Commercial Façade Improvement Grant.

KSC CRA Advisory Board Chair Cullins Hopkins replied he would need to speak with the Office of Economic Development (OED) and asked Mr. Kirk Wendland, OED Director, to provide more information.

Mr. K. Wendland replied his office would need to look into the address to determine if the property is eligible for a Façade Grant. If it is in an eligible area, then there are two grants available. The first is for Economically Distressed Level One Areas and grants are available up to \$5,000 in matching grant dollars. In Economically Distressed Level Two Areas, grants are available up to \$10,000 matching grant dollars. Mr. K. Wendland advised Paul Crawford, OED Director of Operations, would be the person to review the application and let Mr. S. Sailer know if the property is eligible.

KSC CRA Advisory Board Chair Cullins Hopkins asked if there was any further comment or discussion from the KSC CRA Advisory Board Members. There being none, KSC CRA Advisory Board Chair Cullins Hopkins asked for Public Comment.

PUBLIC COMMENT

Mr. Milton Tucker, Post Commander for American Legion Post 9, shared the American Legion is not just a bar. They provide youth assistance including, school supply drives, youth sports, food drives as well as many other services. All “employees” are volunteers; no one receives any pay. Mr. Tucker just wanted to let the KSC CRA Advisory Board know of their activities.

Mrs. Roberta Tucker, American Legion Auxiliary Unit Non-President, also wanted to share that they are very involved with youth in the area and feels this change would allow their group to do more to reach out into the community. This Post also plans to host a drive-through food distribution for this area.

Mr. Mark Frank stated that the previous building they were using was recently burglarized and burned down. Due to their involvement in the community, they had to quickly relocate to continue their work. Mr. Frank stated there is currently a restaurant, The Magnolia Kitchen, that works out of part of this building. They are a separate entity, however, they do contribute to the rent and utilities. Mr. Frank stated this past weekend they hosted a Women’s VA Event and have several more events scheduled in the upcoming weeks.

A MOTION WAS MADE AND SECONDED APPROVING CONSIDERATION OF ORDINANCE 2021-0042, APPLICATION FOR REZONING PUD. THE MOTION PASSED UNANIMOUSLY 4-0.

CONSIDERATION OF ZONING EXCEPTION E-20-84/ZONING APPLICATION FOR ADMINISTRATIVE DEVIATION AD-21-05

Ms. Kaysie Cox, Planning and Development, stated this application for The Jacksonville Sports and Education Club located at 6655 Old Kings Road, Jacksonville, FL. 32219, was originally received in December 2020, but they were required to file a companion AD due to having less than the one acre required for a private club. Ms. Cox made the KSC CRA Advisory Board Members aware there is an open violation on the property because the club is currently in operation even though they have not been granted the Exception. There was no information provided on the application as to what kind of activities would be conducted at the club. Ms. Cox advised the information her office found online with the Division of Corporations stated, the Jacksonville Sports and Education Club will strive to provide our members a stable and challenging environment to enjoy the game of billiards while promoting a culture of respect, trust, and collaborations as a foundation for our members to succeed.

King Soutel Crossing CRA Advisory Board Chair Cullins Hopkins asked if the application could be approved with the open violation.

Ms. Cox replied that the Municipal Code and Compliance Division has been to the site and the property has been cited for operating without a Certificate of Use. The Certificate of Use was denied due to improper Zoning. They must come before the Planning Commission and no operations can continue until the Applications/Exceptions have been approved.

King Soutel Crossing CRA Advisory Board Member Cullins Hopkins asked who ultimately approves the Zoning Exception Application and Certificate of Use.

Ms. Cox replied the Exception is approved by the Planning Commission. There the applicant will provide more detail of the activities of the club. The Certificate of Use must be approved by the Planning Department, Zoning, Building Inspections, and the Fire Marshall.

King Soutel Crossing CRA Advisory Board Member R. Jackson asked if this application still had to go to the Planning Commission regardless of the outcome of the KSC CRA Advisory Board.

In response, Mr. Wendland asked if the Planning Department or the Office of General Counsel have seen situations like this in the past, where a business was in violation of operating prior to approvals and, if so, were there consequences.

Ms. Cox replied, yes, they have seen businesses that did not know they were required specific exceptions and approvals for their operations. Even if they have been operating previously, they would still be required to obtain the correct permits.

Mr. Wendland feels there is not enough information on this application for the KSC CRA Advisory Board to approve the Application of Exception to support or deny this business without knowing if it is conducive to the type of business we are trying to bring into the area.

Ms. Grandin replied due to the current zoning of CCG-1, the business is allowed by right to have sales and service of beer and wine, dancing entertainment establishment not serving alcohol. There is a need to know exactly what kind of club this is expected to be before moving forward.

King Soutel Crossing CRA Advisory Board Member Cullins Hopkins asked if the KSC CRA Advisory Board could approve the application for land size and ask that the application for the Zoning Exception come back to them with more information before it is approved.

Council Member Brenda Priestly Jackson stated that if the KSC CRA Advisory Board Members are not completely comfortable and can confirm that this business will better the area, they do not have to move on a recommendation for the application.

King Soutel Crossing CRA Advisory Board Member R. Jackson stated he is not supportive of moving forward with this application at this time.

Mr. Wendland suggested a deferral of this application until the next meeting and request the applicant be in attendance to provide more information on this business.

A MOTION WAS MADE AND SECONDED TO DEFFER ZONING EXEMPTION E-20-84/ZONING APPLICATION FOR ADMINISTRATIVE DEVIATION AD-21-05 TO THE MARCH 25, 2021 MEETING. THE MOTION PASSED UNANIMOUSLY 4-0.

CONSIDERATION OF BYLAWS

Ms. Susan Grandin, OGC, reviewed the proposed Bylaws including Election of Officers. Ms. Grandin proposed having elections for Chair and Vice-chair in the meeting preceding the January meeting as these seats are effective in January of each year. If there is an in-person quorum, members can attend a meeting and participate in voting if they cannot attend in person due to extenuating circumstances. An informational meeting can be attended completely via ZOOM as long as there are at least four members in attendance.

King Soutel Crossing CRA Advisory Board Member L. Williams asked if the process has been started to replace King Soutel Crossing CRA Advisory Board Member Dr. M. Jackson and when do we foresee additional members joining the Board.

Mr. Wendland replied Dr. Jackson's position is a Mayoral appointment. There has been discussion with the Mayor's staff in regard to her status, and they are actively searching for a replacement. There has also been discussion with the Council Member to have the remaining open positions filled, which are Council appointments.

King Soutel Crossing CRA Advisory Board Member R. Jackson asked what the requirements are for the open positions and is there a minimum amount of time/experience required for each field.

Mr. Wendland responded that the Mayoral appointments are community positions, therefore, the applicants must reside with one mile of the CRA boundary. The Council appointments are within certain industries. These industries include, the Planning or Architectural field, and the other must be in the Engineering or Construction Management Field. There is currently no minimum time or experience requirement.

Ms. Grandin advised that page 11 of the Bylaws packet the KSC CRA Advisory Board Members received also details each category and requirement for each perspective Board Member.

A MOTION WAS MADE AND SECONDED APPROVING THE PROPOSED BYLAWS AS PRESENTED. THE MOTION WAS PASSED UNANIMOUSLY 4-0

III. GENERAL INFORMATION

FY 2020-2021 OVERVIEW

Mr. Wendland reviewed the budget approval process, timeline, and the FY 21/22 Proposed Budget. At the next meeting, there will be further discussion on possible projects and allocations for the current FY 20/21 Budget and they will be taking action on the FY 21/22 Proposed Budget.

Fiscal Year 21/22 begins in October. Mr. Wendland does not feel the KSC CRA Advisory Board will have a definitive plan for the budget by the March/April deadline. The remaining balance after administrative expenses should be placed in the Unallocated Plan Authorized Expenditures.

Fiscal Year 20/21 had an approval for sidewalk improvement work of \$12,000. The remaining balance must have a final allocation by September 30, 2021. The CRA Agency Board and City Council will still have to approve the recommendations of the Advisory Board. There is typically a June deadline for the Advisory Board recommendations and the KSC Agency Board considers and approves these recommendations in August. These funds will not roll over into the next fiscal year budget, but into the General Fund if not allocated.

King Soutel Crossing CRA Advisory Board Chair Cullins would like to have continued discussions on sewer/septic tank replacement and beautification of the area as well as any other opportunities that may come up to be funded.

King Soutel Crossing CRA Advisory Board Member L. Williams asked if the KSC CRA Advisory Board approved funding for the septic tank replacement would it be used for the replacement of the septic tanks.

Ms. Nasrallah replied, that most septic tanks that need to be replaced are residential septic tanks and there is minimal residential area within the KSC CRA Boundary.

There was discussion on installation of sewer lines in the area. Ms. Nasrallah responded that Public Works advised that once a sewer line is installed, it cannot be moved so placement should be exact to the need, and, further, the cost is extremely high. Water lines, however, can be moved if needed. For example, the water main on New Kings Rd could be a project for consideration. Once those lines are installed, they are a little more forgiving and can be adjusted to the footprint of a construction project.

It was also mentioned that the Community has also expressed concern over lighting in the area.

King Soutel Crossing CRA Advisory Board Chair asked that Ms. Nasrallah provide estimates for water lines and lighting for the next meeting.

Ms. Nasrallah replied the cost of lighting would vary depending on the type of lighting structures The Advisory Board would like to see in the area. Ms. Nasrallah suggested the Advisory Board Members drive/walk around the area, take pictures and make notes about where the lighting needs to be placed and what kind of structure they would like to see.

The current estimated cost for the waterline on New Kings Road is estimated at \$1.2 million.

King Soutel Crossing CRA Advisory Board Member K. Gasper would like to see the Cultural Council invited back to discuss possible artwork for the area.

King Soutel Crossing CRA Advisory Board Member L. Williams would like to see a marquee to name/ commemorate the area.

King Soutel Crossing CRA Advisory Board Member R. Jackson asked if the King Soutel Crossing CRA Advisory Board Members could provide pictures to OED staff to create a presentation for the entire board to review together and discuss further.

Mr. Wendland replied that if the information is received one week prior to the next meeting this should be doable.

IV. NEW BUSINESS

King Soutel Crossing CRA Advisory Board Member L. Williams stated that Norfolk Blvd and Soutel Road Project looks to be almost completed and although the shrubbery has not been installed it looks very nice. She would like to see a left turn signal on Soutel Rd turning onto Norfolk Blvd.

Ms. Nasrallah replied there is a brand new mast arm signal there. She will check with Public Works on the turn signal.

King Soutel Crossing CRA Advisory Board Member R. Jackson asked about the tree mitigation previously discussed.

Ms. Nasrallah replied yes, and Ms. McGovern is currently working on the Project Design.

King Soutel Crossing CRA Advisory Board Chair V. Cullins Hopkins asked if the Community Reinvestment Act May help in the CRA Area.

Mr. Wendland replied this program does not related to the CRAs. It is related to banking practices and regulations and more directly tied to the financing of businesses and other lending opportunities.

King Soutel Crossing CRA Advisory Board Member K. Gasper confirmed what Mr. Wendland stated and expanded that it is a requirement to have a certain number of financial institutes in specific areas.

V. OLD BUSINESS

No Old Business

VI. PUBLIC COMMENTS

No Public Comments

VII. ADJOURNMENT

The next meeting will be held on Thursday, March 25, 2021 at 3:30 p.m.

There being no further business, Chairwoman Cullins Hopkins adjourned the King Soutel Crossing CRA Advisory Board meeting at 4:50 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.