



***KINGSOUTEL CROSSING CRA (KSC/CRA) ADVISORY BOARD
HYBRID VIRTUAL AND IN-PERSON MEETING
CITY HALL, MEZZANINE LEVEL – EXAM ROOM 1
THURSDAY, MARCH 24, 2022 - 3:30 P.M.***

MEETING MINUTES

Location: The KSC/CRA Advisory Board meeting was held as a hybrid virtual and in-person meeting. The KSC/CRA Advisory Board Members met in person at City Hall, 117 West Duval Street, Mezzanine Level – Exam Room 1.

KSC/CRA Advisory Board Members Present: Chair Kemal Gasper, Vice Chair Russell Jackson, Tony Robbins, Vanessa Cullins Hopkins and Leola Williams

KSC/CRA Advisory Board Members Absent: Dr. Mary Jackson

Staff Present: Kirk Wendland, Executive Director; Paul Crawford, Director of Operations; Karen Nasrallah, Redevelopment Manager; Michelle Stephens, Recording Secretary

Representing the Office of General Counsel: Natalie Frandsen

Others Present: Bruce Lewis with the Planning and Development Department (via Zoom), Paul Harden, Robin Smith, Chief of Engineering Construction Management with Public Works

I. CALL TO ORDER

Chair Gasper called the KingSoutel Crossing Advisory Board Meeting to order at 3:30 p.m. A quorum was confirmed.

II. ACTION ITEMS

APPROVAL OF THE FEBRUARY 24, 2022 KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES

A few corrections were noted to the February 24, 2022 KingSoutel Crossing Advisory Board Meeting Minutes on page 3, 7th paragraph replace Tony with Board Member Robbins; page 5, 1st paragraph – 2nd line replace sematic with programmatic and page 5, under Old Business – 4th paragraph replace voided with poorly lit.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER CULLINS HOPKINS AND SECONDED BY CHAIR GASPER APPROVING THE FEBRUARY 24, 2022 KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 5-0-0.

CONSIDERATION OF WLD-22-13 (5522 SOUTEL DRIVE)

Bruce Lewis with the City's Planning and Development Department reviewed Application WLD-22-13 Waiver of Minimum Distance Requirements for a Liquor License Location. The applicant is requesting to reduce the required minimum distance between the proposed location (5522 Soutel Drive) and Friendship Missionary Baptist Church (7141 New Kings Road), from 500 feet to 401 feet.

Mr. Paul Harden, representative for the landowner reviewed the rule related to a Waiver of Minimum Distance Requirements for a Liquor License Location and provided a handout for the particular request. Mr. Harden advised that a package store has to be 500 feet from a church, and they are requesting it be waived by Section 656.133(a) ORD Code. The ORD Code, provides that, with respect to action upon Applications for Waivers, the Planning Commission shall grant a waiver for minimum distance requirements from a church or school for a liquor license location, if there exists one or more circumstances which negate the necessity for compliance with the distance requirements. Mr. Harden noted that the request for waiver meets two factors. The alcoholic beverage use is not directly visible along the line of measurement defined in Section 656.806 of the ORD Code and is physically separated from the church or school, thereby negating the distance requirements as a result of the extra travel time; or there are other existing liquor license locations of a similar nature in the immediate vicinity of the proposed location. However, no waiver shall be granted pursuant to this criterion if the proposed liquor license location is closer to the church or school than other existing locations.

Mr. Harden noted that there is currently an operating retail sale (Bar and Grill) that has on site consumption of alcohol between the applicant and the church that is much closer to the church than the applicant's location. He added that the applicant's location is not directly visible along the line of measurement defined in Section 656.806 ORD code. The front door of the license location faces New Kings Road. The Zoning Code requires the measurement be from the proposed business to the nearest property line of the church. However, the nearest church property is undeveloped grassy area and the church building is actually 802 feet away. He added that to drive or walk to the location is a distance of 1,000 feet via Soutel Drive then along New Kings Road. Mr. Harden requested the Advisory Board's approval of Application WLD-22-13 Waiver of Minimum Distance Requirements for Liquor License.

Vetting questions from the Advisory Board, Mr. Harden clarified the following points.

- Waivers are typically only granted to one person and are not transferrable to another user.
- The handouts (pictures) provided by Mr. Harden were taken earlier in the day today.
- Right next store to the proposed business is an open and operating bar and grill that serves on site alcohol that is closer to the church than the proposed business.
- The proposed retail, the already operating bar and grill next door and Friendship Missionary Baptist Church are all located in the Commercial Community, General-2 (CCG-2) Zoning District that offers a wide range of uses.

- The Planning Commission has one or more requests for waivers on practically every agenda. It is a very common activity for the Planning Commission.
- Mr. Harden will let the owner of the building and the Planning Commission know that the site needs to be cleaned up.

Advisory Board Member Cullins Hopkins commented for the record that she is against having any additional liquor/package stores within this particular KingSoutel Crossing area especially on Soutel because there is another liquor store near the Shoppes of Sherwood. She noted that they are trying to move the community in the direction of a healthier lifestyle adding that there are numerous liquor stores within a two to three mile radiuses of this one.

Vice Chair R. Jackson commented for the record that he is concerned with the request because there are children in the area around the church. He added that there are vagrants in the area and there is already a bar and grill operating next door to the proposed store and the location. It is also near to Paradise Retreat where there is a lot of homeless people with mental issues that walk up and down Soutel and Moncrief and an operating daycare center is nearby.

Mr. Harden replied that the people that are there are there already adding he advocates for people's property rights and has a different viewpoint from the Advisory Board Members. He added that the daycare is not part of the distance and is located in Zoning CCG-2 and a waiver is not needed.

Advisory Board Member Cullins Hopkins asked if requiring the liquor store to not open until 1:00 p.m. on Sundays was something the Advisory Board could include in their motion. Mr. Harden replied that the Planning Commission would have to make it a condition. Mr. Harden relayed to Bruce Lewis that the Advisory Board wants to condition the approval that the liquor store will not open before 1:00 p.m. on Sundays. Advisory Board Member Cullins Hopkins advised that with that condition she would support a motion for approval.

Chair Gasper opened the floor for comments from the public. There were no comments from the public.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER ROBBINS AND SECONDED BY ADVISORY BOARD MEMBER CULLINS HOPKINS RECOMMENDING APPROVAL TO THE PLANNING COMMISSION OF APPLICATION WLD-22-13 (5522 SOUTEL DRIVE) FOR WAIVER OF MINIMUM DISTANCE REQUIREMENTS FOR A LIQUOR LICENSE LOCATION WITH THE CONDITION THAT THE LICENSE IS MADE PERSONABLE TO THE BUSINESS AND CANNOT BE TRANSFERRED, THE LICENSE IS FOR OFF PREMISES CONSUMPTION ONLY AND THAT THE BUSINESS SHALL NOT BE OPEN BEFORE 1:00 P.M. ON SUNDAYS. THE MOTION PASSED 4-1-0 (ADVISORY BOARD VICE CHAIR R. JACKSON VOTED IN OPPOSITION OF THE MOTION).

Chair Gasper noted that the Planning Commission meetings are open to the public and that they have speaker cards available if anyone is interested in attending the meeting and speaking on the topic.

CONSIDERATION OF PROPOSED FY 2022/2023 BUDGET

Mr. Wendland provided an overview of the KingSoutel Crossing CRA FY 2022/2023 Proposed Budget. He noted that the proposed budget numbers can change prior to the budget being finalized. He added that the proposed revenue of \$1.6 million is a preliminary estimate based on FY 2021/2022 annualized actuals and would change when the final revenues are available after July 1, 2022. Staff is recommending everything after Administrative Expenses go into the Unallocated Plan Authorized Expenditures line item adding that these funds are not available until October 1, 2022. He advised that the proposed budget will be presented to the CRA Agency Board on May 10, 2022 for approval and then submitted to the Mayor's Office by the submission deadline set by the Budget Office.

Vice Chair R. Jackson asked if there was money set aside in the budget for a member of the KSC/CRA Advisory Board to attend the Florida Redevelopment Association (FRA) Annual Conference.

Mr. Wendland replied that there is money in the KSC/CRA FY 2021/2022 Budget for travel, which would allow for one Advisory Board Member to attend the FRA Annual conference.

Chair Gasper commented that he thinks it would be suitable for the Vice Chair to attend the conference since the conference is in October and a new chair will be selected for the Advisory Board in January 2023. Ms. Nasrallah advised that the conference is going to be held in Daytona Beach, FL starting from Wednesday, October 19, 2022 – Friday, October 21, 2022.

Chair Gasper opened the floor for comments from the public. There were no comments from the public.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER CULLINS HOPKINS AND SECONDED BY ADVISORY BOARD MEMBER ROBBINS RECOMMENDING ADOPTION BY THE KSC/CRA AGENCY BOARD OF THE FY 2022/2023 PROPOSED BUDGET AND FUTHER RECOMMENDS TO THE KSC/CRA AGENCY BOARD THAT ANY EXCESS THAT REMAINS AFTER ADJUSTMENTS TO THE PROPOSED BUDGET REGARDING REVENUES AS WELL AS ADMINISTRATIVE EXPENSES HAVE BEEN FINALIZED SHOULD BE PLACED WITHIN THE UNALLOCATED PLANNED AUTHORIZED EXPENDITURE LINE ITEM FOR FY 2022/2023. THE MOTION PASSED UNANIMOUSLY 5-0-0.

III. GENERAL INFORMATION

GENERAL DISCUSSION ON POTENTIAL PROJECTS FOR FY 2021/2022

Mr. Wendland commented that the focus for today's meeting is on the Soutel/New Kings Road Intersection Gateway Project. He noted that there is some CIP work scheduled for the area (not the intersection itself).

Mr. Wendland noted that there is approximately \$1.5 million available in the current year's budget and approximately \$1.5 million the next fiscal year, about \$3 million combined. Mr. Wendland commented that the Advisory Board could choose to do a \$5 million project (as an example), but if they did, they would have to put all of the current fiscal year balance and next years and it would not be until FY 2023/2024 budget that you would have enough to fully fund the project. He

suggested they think about something \$3 million or less and then you can always add onto the project as a Phase II in future years otherwise you are going to be waiting two years to procure enough money for a larger scale project.

Mr. Robin Smith, Chief of Engineering Construction Management with Public Works advised that they do have some planned work coming up on the intersection near Soutel and New Kings Road. On the east side of New Kings Road there are going to be turn lanes on Soutel to get onto New Kings Road. The Design Build Team has just started the process and the contract is being signed now. The same team will be designing and building the project. If the Advisory Board was interested in using the same Design Build Team for their project, they would need to decide soon in order for the two projects to work together. He added that once funding for a project is available it takes six months to a year before a project starts.

Mr. Smith ask the Advisory Board what ideas they have for projects. He commented that if they are talking about beautification projects like trees, signs, and things like that \$3 million will cover that.

Mr. Smith described a preliminary concept. For reference of scale, the design and construction just to do the roadway work is roughly \$3 million. As you can see this is all on the east side of New Kings Road. His question to the Advisory Board is the project they are thinking of on both sides of New Kings Road or one side because that will change what is possible in the area.

Advisory Board Member Cullins Hopkins asked where the city rights-of-way were. Mr. Smith noted that there is very little room to do much at that particular intersection depending on what the Advisory Board wants to do adding that his team will be looking at the project from the standpoint of how it will fit.

Mr. Smith referencing Soutel Drive commented that it is a city right-of-way. The City of Jacksonville controls that road. New Kings Road is FDOT and they cannot do anything in that right-of-way without FDOT's approval. If you look on the east side of the road, the FDOT right-of-way goes to just east of where there is a Popeye's sign. All of that sign, all that grass area is actually in FDOT's right-of-way.

Mr. Smith commented that it is a relatively simple process, but FDOT is extremely reluctant to allow anything nonstandard in their right-of-way. If we have that discussion with them, they will make sure that the CRA will be paying for it and we would need to have discussions about providing future funding to maintain it.

Mr. Smith noted that there is not even a median on Soutel and with additional curb lanes there will not be the possibility to put one in. There is substantial median in the FDOT right of way and FDOT does have many projects around the state where they could enhance in their rights-of-way. It was noted that the City's JSEB Program could not be involved in a FDOT project.

Mr. Smith knowing what the Advisory Board is thinking suggested he could spend some time with their design team to see what may work noting that landscaping and trees are relatively inexpensive to put in, but can be a maintenance problem. Signage can be impactful depending on the size of the sign, where it goes and what it would say. He noted that there are a lot of third party overhead and transmission powerlines in the area, but that they are very costly to put underground.

Mr. Smith suggested that medians are a place that you can do a lot and make an area look good. He is happy to reach out to FDOT regarding the New Kings Road median noting that it can be a very long time before it would come to fruition with FDOT's process.

Vice Chair R. Jackson commented that it sounds like doing anything in that intersection is going to be hard to do unless we get FDOT involved and that can be one or two years for funding. If we are looking at doing a project relatively soon (5-6 months) it is either going to be very costly or we are looking five to six years down the road at this particular intersection. Mr. Smith agreed.

Mr. Smith suggested that the CRA provide some funding for a small study that says this is what we want you to look at in this area and they will come back with possibilities and cost estimates.

Mr. Wendland commented that the Advisory Board has six months left in the current fiscal year. Whatever the project is they are going to select an amount this year (\$500,00 for example only) that will go towards the planning and design and then take \$1 million and put it into a construction account knowing it can't all be funded yet, but could get transferred into that account this year and then next year add the additional \$1.5 million to the construction account and you would have \$2.5 for construction starting in October 2022.

Vice Chair R. Jackson commented that if they really want to target this area, he thinks they do need to take the necessary steps for a study to make sure what they envision fits and alternatives.

Ms. Nasrallah commented for consideration if you look at the map of the CRA, New Kings Road goes through I-295 and down to the very end of Soutel. Noting that it is a FDOT roadway, could we consider putting trees along New Kings Road from one end to another. She commented that is an area of focus as described in the 2017 Plan Update where you have three or four opportunity sites. You could start dressing it up.

The Advisory Board agreed that a study would be something they would be interested in funding with CRA funds.

Ms. Nasrallah suggested that staff will get with Mr. Smith and look at the Soutel/Moncrief intersection and see what we can do there and then maybe look at what we can do on New Kings Road and come back at the next meeting with updated information.

Advisory Board Member Cullins Hopkins suggested an update and pictures related to the tree mitigation project discussions.

Advisory Board Member Robbins asked Mr. Smith to find out about the sidewalk situation on Soutel for the next meeting. He suggested enhancing the cross walks similar to what has been done in Springfield recently. Mr. Smith agreed that cross walks can always be improved.

It was agreed that Public Works would attend the next meeting and provide an update on what may be appropriate at one or two intersections and information related to a study and scope of work for the study.

IV. NEW BUSINESS

Advisory Board Member Cullins Hopkins distributed a Northwest Jacksonville Connects Flyer related to JTA's First Coast Flyer Green Line. She commented that the Green Line does not currently run in the KingSoutel Crossing area and she would like for a special line to be considered for the KingSoutel area similar to the Northwest. She noted that there are meeting dates and times on the flyer if anyone is interested in attending a meeting. Staff agreed to invite JTA to a future meeting in the fall.

V. OLD BUSINESS

In response to the inquiry regarding vacant Advisory Board Members, Ms. Nasrallah advised that Dr. Mary Jackson's position on the Advisory Board is a community representative position and is a Mayoral appointment. The Mayor's Office is aware of the vacancy and is working with CW Priestly Jackson to find a replacement.

VI. PUBLIC COMMENT

There were no comments from the public.

VII. ADJOURNMENT

There being no further business, Chair Gasper adjourned the KingSoutel Crossing Advisory Board meeting at 5:01 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 Karen Nasrallah at (904) 255-5449, or by email at karenn@coj.net.