



***KINGSOUTEL CROSSING CRA (KSC/CRA) ADVISORY BOARD
HYBRID VIRTUAL AND IN-PERSON MEETING
CITY HALL, OED SUITE 250, LARGE CONFERENCE ROOM
THURSDAY, JULY 25, 2024 - 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, OED Suite 250, Large Conference Room.

KSC/CRA Advisory Board Members Present: Chair Russell Jackson, Vanessa Cullins Hopkins, Palecia Crawford-Maddox, and Tony Robbins

KSC/CRA Advisory Board Members Absent: Vice Chair Bill Price and Advisory Board Member Kemal Gasper

Staff Present: Ed Randolph, Executive Director; Karen Nasrallah, Redevelopment Manager; and Casey Peyton, Recording Secretary

Representing the Office of General Counsel: Shannon MacGillis

Representing the Office of City Council: Councilwoman Ju 'Coby Pittman (via phone)

Others Present: Erin Abney, Planning and Development; Kat Wright, Director of Public Art for the Cultural Council of Greater Jacksonville

I. CALL TO ORDER

Chair Jackson called the KingSoutel Crossing CRA Advisory Board Meeting to order at 3:42 p.m.

Due to time constraints, the Advisory Board took up with New Business and Old Business before General Information.

ACTION ITEMS

APPROVAL OF THE JUNE 27, 2024, KINGSOUTEL CROSSING CRA ADVISORY BOARD MEETING MINUTES

A MOTION WAS MADE BY ADVISORY BOARD MEMBER TONY ROBBINS AND SECONDED BY ADVISORY BOARD MEMBER VANESSA CULLINS HOPKINS APPROVING THE JUNE 27, 2024, KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES, AS AMENDED. THE MOTION PASSED 4-0-0.

CONSIDERATION OF APPLICATION FOR REZONING TO PUD ORDINANCE 2024-0535

Erin Abney with Planning and Development, representing the applicant for the consideration of rezoning to PUD ordinance 2024-0535, asked the Advisory Board announced the application to rezone 2.6 acres of property from CCG-2 to PUD on New Kings Road, North of Grant Avenue. This would allow outdoor storage for overnight parking of trucks and trailers.

Advisory Board Tony Robbins stated that the application fails to comply with the CRA Redevelopment Plan and the Zoning Overlay. He cited the Redevelopment Plan to support why the application would not benefit future residential and retail opportunities. He stated the following reasons for denial:

- As stated in the Redevelopment Plan Update, Page III-9, “the New Kings District is a gateway to Downtown Jacksonville and will continue to be primarily an automobile-oriented commercial environment. This district is proposed to continue to provide highway commercial services and related uses, including drive-thru facilities, but also offers some potential new residential elements that can increase the CRA’s population to support area retail/service establishments.” The proposed PUD does not meet this standard.
- As stated in the Redevelopment Plan Update, Page IV-1, “the Redevelopment Concept Plan (attached) depicts improvements, and Opportunity Sites which are based upon fundamental planning principles and contemporary urban design elements.
- As stated in the Zoning Code, Section 656.399.52 – KingSoutel Crossing Commercial Design Guidelines: All commercial structures and development shall be designed in conformance with the "Jacksonville Design Guidelines and Best Practices Handbook." The proposed PUD does not meet this Code requirement.

Chair Jackson opened the floor for public comments. There were no speakers.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER TONY ROBBINS AND SECONDED BY ADVISORY BOARD MEMBER VANESSA CULLINS HOPKINS DENYING THE CONSIDERATION OF APPLICATION FOR REZONING TO PUD ORDINANCE 2024-0535. THE MOTION PASSED UNANIMOUSLY 4-0-0.

III. GENERAL INFORMATION

UPDATE CULTURAL COUNCIL

Kat Wright, Director of Public Art for the Cultural Council of Greater Jacksonville, presented to the KingSoutel Advisory Board a PowerPoint of various vignettes and abstract animations to be projected on the Bob Hayes Athletic Sports Complex.

Ms. Lee noted that all the highlighted topics and icons were chosen by the community. Councilwoman Ju 'Coby Pittman asked when the project would be finished. Ms. Lee said she intends to have the project installed by September 30th, 2024. The Advisory Board expressed their appreciation and look forward to seeing the examples come to life.

IV. NEW BUSINESS

Ms. Nasrallah provided the current KSC/CRA Schedule that included all the update on projects, programs, and fund balances.

V. OLD BUSINESS

Ms. Nasrallah announced that the Agency Board approved the termination of the U.S 1 Watermain Project Funding and allocated the funds to the New Kings Road Capital Improvements Project. She continued to announce that the New Kings Road Capital Improvements Project has a new balance of \$8,030,095.

Advisory Board Member Tony Robbins asked if Public Works could show their potential New Kings Road improvement projects slideshow again. Ms. Nasrallah said she would reach out to Mr. Tablada to get a PDF file of their past presentation to send to the Advisory Board.

VI. PUBLIC COMMENT

There were no comments from the public.

VII. ADJOURNMENT

There being no further business, Chair Jackson adjourned the KingSoutel Crossing Advisory Board meeting at approximately 4:43 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.