



***KINGSOUTEL CROSSING  
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING  
COUNCIL CHAMBERS  
117 WEST DUVAL STREET, JACKSONVILLE, FL 32202  
TUESDAY, AUGUST 8, 2023***

**MEETING MINUTES  
TUESDAY, AUGUST 8, 2023 – 4:00 P.M.**

**Location:** Council Chambers, 1<sup>st</sup> Floor, City Hall at St. James, 117 West Duval Street, Jacksonville, FL 32202

**Agency Board Members Present:** Agency Board Chair Ron Salem, Agency Board Vice Chair Ju’Coby Pittman, Advisory Board Members Ken Amaro, Raul Arias, Michael Boylan, Joe Carlucci, Matt Carlucci, Kevin Carrico, Tyrona Clark-Murray, Terrance Freeman, Michael Gay, Nick Howland, Rahman Johnson, Will Lahnen, Chris Miller, Jimmy Peluso, Reggie Gaffney, Jr. and Randy White

**Agency Board Members Excused:** Agency Board Member Rory Diamond

**I. CALL TO ORDER**

Chair Salem called the KingSoutel Crossing Community Redevelopment Agency (KSC/CRA) Board meeting to order at approximately 4:00 p.m. A quorum was confirmed.

Ms. Nasrallah provided an overview of the Community Redevelopment Areas.

**II. ACTION ITEMS**

**APPROVAL OF THE MAY 9, 2023 KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES**

***A MOTION WAS MADE AND SECONDED APPROVING THE MAY 9, 2023, KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 18-0-0.***

**CONSIDERATION OF \$2,210,193.57 IN FUNDING FOR THE NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT (RESOLUTION KSC/CRA-2023-03)**

Ms. Nasrallah provided an overview of KingSoutel Crossing Community Redevelopment Agency Board Resolution KSC/CRA-2023-03.

Ms. Nasrallah advised that the New Kings Road Capital Improvements Project is a Complete Streets project adding that there is no better way to attract retail and restaurants to an area than to do a Complete Streets project. She noted that best way to do it, is also the most expensive adding that it will take several years of TIF to accumulate enough funding to create the project.

Ms. Nasrallah advised that on June 22, 2023 the KSC/CRA Advisory Board voted unanimously to recommend to the Agency Board that the balance of “Unallocated Plan Authorized Expenditures” (\$2,210,193.57) remaining in the FY 2022/2023 Amended Budget be allocated to the New Kings Road Capital Improvement project bringing the total project balance to date of \$3,826,123.57.

Chair Salem opened the floor for public comment of which there was none.

***A MOTION WAS MADE AND SECONDED TO APPROVE THE KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY BOARD RESOLUTION KSC/CRA-2023-03 APPROVING THE ALLOCATION AND TRANSFER OF \$2,210,194 WITHIN THE FY 2022/2023 AMENDED BUDGET AS ADDITIONAL FUNDING FOR THE KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AREA NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT; DIRECTING THAT ADDITIONAL INVESTMENT POOL EARNINGS AND EXCESS FUNDS BE ALLOCATED TO THE NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT; AUTHORIZING THE MAYOR AND CORPORATION SECRETARY TO EXECUTE AND DELIVER ALL CONTRACTS; PROVIDING FOR OVERSIGHT BY THE PUBLIC WORKS DEPARTMENT IN CONJUNCTION WITH THE OFFICE OF ECONOMIC DEVELOPMENT; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED UNANIMOUSLY 18-0-0.***

### **III. NEW BUSINESS**

Ms. Nasrallah commented that the Advisory Boards are responsible for reviewing and opining on rezoning applications. She advised that there is a rezoning application (ORD 2023-0296) currently in the Council process assigned to the LUZ Committee. She advised that the rezoning application was denied by the KSC/CRA Advisory Board because they look at the Community Redevelopment Plan to make sure that the applicant is in compliance with the Plan. If they are not, they have no choice, but to deny the application.

Ms. Nasrallah noted that the applicant is requesting to rezone a commercial office use zoning area, which is highly desired to a CCG-2, which is the most liberal for a used car lot. She advised that the KSC/CRA Advisory Board requested denial of the application. She asked for the Agency Board Members who also sit as the City Council for their support so as the application travels through the City Council process they can vote accordingly. She added that it is recommended that as the City Council they follow the recommendations of the KSC/CRA Advisory Board going forward.

Ms. Nasrallah noted that a memo is put together that goes to the Planning Department that is included in their Planning Report that outlines why an application was either approved or denied. Going forward, she will include a copy to the Agency Board Members so they will know what the Advisory Board is on an application and vote accordingly.

### **IV. OLD BUSINESS**

No old business was discussed.

**V. PUBLIC COMMENTS**

There were no comments from the public.

**VI. ADJOURNMENT**

There being no further business, Chair Salem adjourned the KingSoutel Crossing CRA Agency Board meeting at approximately 4:13 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 upon request. Please contact Michelle Stephens at (904) 255-5452, or by email at [msteph@coj.net](mailto:msteph@coj.net).