



***KINGSOUTEL CROSSING CRA (KSC/CRA) ADVISORY BOARD
HYBRID VIRTUAL AND IN-PERSON MEETING
CITY HALL, MEZZANINE LEVEL – EXAM ROOM 1
THURSDAY, OCTOBER 28, 2021 - 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 Vanessa Cullins Hopkins; Advisory Board Vice-Chair Kemal Gasper and Russell Jackson.

KSC/CRA Advisory Board Members Participated via Zoom: Leola Williams

KSC/CRA Advisory Board Members Absent: Tony Robbins (excused) and Dr. Mary Jackson

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

Representing the Office of General Counsel: Kealey A. West

Representing City Council District 10: Councilwoman Priestly Jackson participated via Zoom.

Others Present: William Michaelis with Rogers Towers, P.A. and Christopher Goodin with the Coastland Group, LLC

Others Present via Zoom: Andrew (Andy) Rogers, JTA Assistant Vice-President; Bruce Lewis; Eric Hinton and Conner Corrigan all with the City of Jacksonville Planning Department.

I. CALL TO ORDER

Chair Cullins Hopkins called the KingSoutel Crossing CRA Advisory Board Meeting to order at approximately 3:30 p.m. A quorum was not confirmed.

II. ACTION ITEMS

APPROVAL OF THE SEPTEMBER 23, 2021 KINGSOUTEL CROSSING CRA ADVISORY BOARD MEETING MINUTES

The meeting minutes from the September 23, 2021, KingSoutel Crossing CRA Advisory Board were not approved because a quorum was not confirmed.

The agenda order was revised to take up the JTA Project Status 2021/2022 overview being presented by Andy Rogers with JTA.

JTA PROJECT STATUS 2021/2022

Mr. Andy Rogers with JTA provided an overview of what JTA has scheduled for the Kings Road/Soutel/Moncrief area. He commented that ridership overall is down fifty percent from ridership prior to the pandemic. He noted that they are short on bus driver operators. They are making some changes in January 2022 that will hopefully bring ridership back to higher numbers. They will not be making any decisions on bus stop improvements for a year until they have a better idea of need when ridership returns.

Chair Cullins Hopkins asked what area of town has the highest percentage of ridership. Mr. Rogers replied that while he did not have an exact number with him, the highest percentage of users are from within the NW quadrant of the City (Kings Road/Soutel area). He offered to follow-up with ridership numbers.

Chair Cullins Hopkins asked Mr. Rogers if JTA could specifically target and put an emphasis on the NW quadrant and in particular the KSC/CRA area as they consider grant funding opportunities from both state and federal sources. Mr. Rogers replied that they will continue, as they already do for funding opportunities for the NW quadrant of the city.

CONSIDERATION OF APPLICATIONS 2021-0691 AND L-5602-21C

Mr. Bruce Lewis with the Planning and Development Department provided an overview of Rezoning Ordinance 2021-0691 request and companion Small Scale Amendment Application L-5602-21C. The subject property is located at 0 Soutel Drive in the Northwest quadrant between New Kings Road and Old Kings in City Council District 10 and Planning District 5, located within the KSC/CRA.

It was noted that since a quorum was not confirmed the KSC/CRA Advisory Board would not be able to vote on the proposed request for rezoning.

Rezoning Ordinance 2021-0691

- The Planning and Development Department recommend that the Application for Rezoning Ordinance 2021-0691 be approved.
- Request is to rezone from Commercial Office (CO) District to Residential Medium Density-A (RMD-A) District.
- Parcel is split zoned with 4.6 acres zoned CO and 9.8 acres zoned RMD-A.
- Requesting to have the parcel under one zoning district for residential development of the property.
- The property is an undeveloped parcel surrounded by existing residential uses and single family dwellings and mobile home parks are the predominate land uses surrounding the property.
- The proposed rezoning is consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.
- The proposed rezoning is not in conflict with any portion of the City's land use regulations.
- If approved, the property will be rezoned from CO to RMD-A Zoning District.

Chair Cullins Hopkins opened the floor for questions/comments from the KSC/CRA Advisory Board.

Chair Cullins Hopkins asked if the project would consist of only single-family homes? Mr. Goodin replied that the RMD-A District allows for single family homes, townhomes and mobile homes.

Advisory Board Member R. Jackson asked what the price range of the homes that they were selling. Mr. Goodin replied in the \$200,000 or lower range.

Advisory Board Vice-Chair Gasper asked if the homes could be bought and then turned around and rented and he also asked about the estimated start time for the project. Mr. Goodin estimated that the project would start in July 2022 and the homes will be for purchase.

Advisory Board Chair Cullins Hopkins asked who decides if there will be a Homeowners Association (HOA) for the proposed project. Mr. Gooden replied that there will be a HOA.

Chair Cullins Hopkins asked the developer if they would mind coming back to the KSC/CRA Advisory Board when final review is complete for the project. She is interested in seeing what type of monument they are planning for the entrance to the proposed project. The developer replied that they would consider coming back to the KSC/CRA Advisory Board down the road for informational purposes only adding that any plans for the development would not be considered amendable.

III. GENERAL INFORMATION

UPDATE LIGHTING PROJECT

Ms. Nasrallah provided an update regarding JEA and lighting in the KSC/CRA. She advised that JEA has surveyed the entire area and work has begun to repair broken fixtures, replace old units and add lighting where needed.

Chair Cullins Hopkins asked for a map of where the lights are being installed. Ms. Nasrallah replied that when JEA completes their work it should be noticeable in areas where lighting was needed. Once the project is completed the KSC/CRA Advisory Board Members and the general public will be able to drive the area and if any lighting deficiencies are noted in a particular area they can be reported.

Chair Cullins Hopkins opened the floor for questions/comments from the KSC/CRA Advisory Board and there were none.

UPDATE KSC/CRA BUILDING RENOVATION GRANT PROGRAM

Ms. Nasrallah provided an update on the progress of the KSC/CRA Building Renovation Grant Program.

- A one-page introduction letter to the community has been prepared with Kirk's signature and on the reverse side is information relative to the KSC/CRA Building Renovation Grant Program and separately a map.
- There are approximately 277 properties that were identified on the Property Appraiser's website that may be eligible for the program.
- Eligible properties include churches, nonprofits, and properties that are nonresidential.
- Once the package is approved through OGC and an application available it will be ready to mail.
- The letter, program details, map and fillable application will be available on the OED website.
- Refer all inquiries to the Office of Economic Development/Karen Nasrallah who is the lead contact person for the KSC/CRA Building Renovation Grant Program.

Chair Cullins Hopkins noted that she recently attended a Sherwood Forest Community meeting and shared information regarding the new program with those in attendance.

Chair Cullins Hopkins opened the floor for questions/comments from the KSC/CRA Advisory Board. Advisory Board Member R. Jackson mentioned that the Façade Renovation Grant Program has a brochure. It was the consensus of the KSC/CRA Advisory Board Members present that a similar brochure be created for the KSC/CRA Building Renovation Grant Program.

IV. NEW BUSINESS

Chair Cullins Hopkins mentioned items of concern to her and requested updates from representatives of the responsible City departments.

- Enhancing Municipal Code Enforcement related to the reduction of blight in the KSC/CRA as it relates to trash, weeds, dangerous buildings, etc.
 - Ms. Nasrallah offered to invite Code Enforcement to a future meeting to provide a general overview of the area highlighting problem areas where neglected properties have blighted the area and solutions to remedy those problem areas.
- Requested an update on the City of Jacksonville's trash collection/recycle and lawn pick up issues that have impacted concerned residents City wide.
 - Council Member Priestly Jackson replied that she addressed and provided an update on the city-wide garbage/recycle and lawn pick up issues at a recent community meeting she hosted at the Lincoln Villa Senior Center.

V. OLD BUSINESS

No old business was discussed.

VI. PUBLIC COMMENT

There were no public comments.

VII. ADJOURNMENT

There being no further business, Chair Cullins Hopkins adjourned the KingSoutel Crossing CRA Advisory Board meeting at approximately 4:46 p.m.

Due to the upcoming holidays, The KSC/CRA Advisory Board agreed to combine the November and December meetings. The next meeting is scheduled for Thursday, December 2, 2021, at 3:30 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.