



***KINGSOUTEL CROSSING CRA (KSC/CRA) ADVISORY BOARD
HYBRID VIRTUAL AND IN-PERSON MEETING
CITY HALL, MEZZANINE LEVEL – EXAM ROOM 1
THURSDAY, MAY 26, 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 and Leola Williams

KSC/CRA Advisory Board Members Absent: Dr. Mary Jackson and Vanessa Cullins Hopkins

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

Representing the Office of General Counsel: Susan Grandin

Representing the Office of City Council via Zoom: CW Brenda Priestly Jackson, District 10

Others Present via ZOOM: Marcus Salley and Connor Corrigan with the Planning and Development Department, and Amber Williams representing the applicant on behalf of James Pearce with Heekin Law, P.A.

I. CALL TO ORDER

Chair Gasper called the KingSoutel Crossing Advisory Board Meeting to order at 3:36 p.m. A quorum was confirmed.

II. ACTION ITEMS

APPROVAL OF THE APRIL 28, 2022 KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES

Two corrections were noted to the April 28, 2022 KingSoutel Crossing Advisory Board Meeting Minutes on the first page in the header change the date to April 28, 2022 versus March 24, 2022 and on page 4, 2nd to last paragraph, first line replace “the” with “he”.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER TONY ROBBINS AND SECONDED BY VICE CHAIR RUSSELL JACKSON APPROVING THE APRIL 28, 2022 KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 4-0-0.

CONSIDERATION OF APPLICATION L-5693-22C/COMPANION REZONING APPLICATION 2022-0351

Mr. Salley with the Planning Department provided a brief overview of Land Use Amendment Application L-5693-22C located at 0 (zero) Old Kings Road between Soutel Drive and Millwright Court (2.24 acres). The applicant is requesting that the Land Use be changed from LDR (Low Density Residential) to LI (Light Industrial) and requesting the zoning be changed from RR-Acre (Residential Acre) to IL (Industrial Light). The applicant's justification for the Land Use Amendment is to match the adjacent and surrounding land use designations and allow the company's intended use of the property for a truck storage and maintenance facility. The Planning and Development Department staff has recommended approval of the application and the request for rezoning. It was noted that Ms. Amber Williams representing the applicant on behalf of James Pearce with Heekin Law, P.A. was present to answer any questions.

Ms. Grandin explained the Advisory Board's role as it relates to approving Land Use Amendments and requests for Rezoning Applications when presented to them adding that the role of the Advisory Board is different from that of the Planning Commission. The Advisory Board's role is to review the applicant's request as it relates to the KSC/CRA Redevelopment Plan and if the subject property in this case being the intersection of Old Kings Road, Soutel Drive and Willwright Court meets the goals of the Plan and the character of the area the community and the Advisory Board desires to see in developing the KSC/CRA area.

Chair Kemal Gasper commented that he is not in support of the applicant's request because there is already a truck storage and maintenance facility not far from the proposed location and another truck storage and maintenance facility is not in character of the vision the KSC/CRA Advisory Board is trying to achieve for the area. The Advisory Board encourages projects that will bring businesses to the area and make the area more attractive to investors and in line with the general consensus of the community in District 10.

Councilwoman Priestly Jackson commented that she agrees with Chair Gasper adding that the priority of the Advisory Board is to look specifically at the area of Soutel near US-1 and what the Plan articulates about this specific area in terms of what type of development is appropriate for the area including the community's aspirations for the subject area in District 10 for the KSC/CRA area.

Councilwoman Priestly Jackson added that she is concerned with environmental issues as relates to an existing truck storage and maintenance facility further down US-1. She advised that we do not want an overabundance of any type of industry like this in any one section of District 10 expressing the environmental concerns with another truck storage and maintenance facility that has the potential to stiffen future development. She commented that this is a wonderful opportunity for the Advisory Board to be clear about what their aspirations are for the area and if the business does not line up with the Advisory Board's aspirations for the area, then it is their role to share and

articulate that. She commented that the Advisory Board are the keepers and the creators of the vision for the area. She added that she is happy to advocate for the position of the Advisory Board.

Vice Chair Russell Jackson commented that he also has concerns with the proposed use of the subject property. They want to drive businesses that are going to bring job opportunities and attract people to the community. He envisions District 10 as a lively community with businesses and mentioned the investment of funds that have been allocated to the US-1 Watermain Project. He wants to see the area aesthetically appealing and inviting to attract viable businesses into the area that will bring jobs and higher wages to the area.

After ample discussion, it was the consensus of the KSC/CRA Advisory Board to deny approval of the Application for Rezoning, Ordinance 2022-0351, and the Application for Land Use Amendment to the Future Land Use Map Series – 2030 Comprehensive Plan, L-5693-22C due to the following concerns:

1. The subject property is located at the intersection of two major roads within the KSC/CRA: Old Kings Road and Soutel Drive. There is no justification for approval of the Land Use Amendment when the applicant's only reasoning is to match the adjacent and surrounding land use categories. While the existing category of Rural Residential is probably not the best category for the property, Industrial Light is too intense. The Advisory Board rejects the applicant's request for approval regardless of the status of the surrounding parcels.
2. The rezoning application mentions that the intended use of the property is for a truck storage and maintenance facility. It is not the desire of the Advisory Board to have multiple truck storage and maintenance facilities along Old Kings Road in addition to any type of similar industry in any one section of District 10.
3. With the storage and repair of trucks on the property, the Advisory Board is concerned with potential environmental issues that truck storage and maintenance facilities pose to property and the surrounding area that could potentially impede further viable economic development in the area.
4. Multiple truck storage and maintenance facilities do not meet the vision of the KingSoutel Crossing CRA (KSC/CRA) Redevelopment Plan and the character of the area that the Advisory Board and the community desires to see in the future development of the KSC/CRA. In both the 2008 CRA Plan and the 2017 Update, the "District" in which the subject property lies (the "Old Kings District") is described as "well situated to provide workforce housing to the surrounding industrial areas." There is no mention of encouraging or allowing more industrial uses in this District.
5. The goal of the Advisory Board is to encourage projects that will bring businesses to the area, create job opportunities, make the area lively and more attractive to investors and in-line with the consensus of the community in City Council District 10.

Chair Kemal Gasper opened the floor for comments from the public of which there were none.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER TONY ROBBINS AND SECONDED BY CHAIR KEMAL GASPER THAT THE KSC/CRA ADVISORY BOARD DENY APPROVAL OF APPLICATION 5693-22C AND COMPANION REZONING APPLICATION 2022-0351, AS PRESENTED BECAUSE THE REQUEST IS NOT COMPATIBLE WITH THE VISION FOR THE AREA OR THE REDEVELOPMENT PLAN SPECIFICALLY THE OLD KINGS DISTRICT DESCRIPTION AND POTENTIAL PROJECTS THAT ARE BETTER SUITED FOR THE AREA AND DOES NOT MEET THE ADVISORY BOARDS DESIRES FOR THE COMMUNITY. THE MOTION PASSED UNANIMOUSLY 4-0-0.

Ms. Nasrallah advised that staff will prepare a memorandum from the Executive Director to the Director of the Planning Department expressing the Advisory Board's concerns and recommendation for denial of both applications and requesting that their concerns be considered and implemented throughout the regulatory review and development process.

III. GENERAL INFORMATION

POTENTIAL PROJECTS FOR FY 2021/2022

Mr. Wendland advised that Robin Smith was not available to attend today's meeting adding that Karen has been in communication with Robin.

Ms. Nasrallah commented that follow-up to the last meeting, staff has worked with Robin who has been working with the Florida Department of Transportation (FDOT) to do an overall project. She noted that a KingSoutel Crossing CRA FY 2021/2022 Amended Budget was provided in the Board's packages for reference. She advised that the Advisory Board has \$1,613,397 in Unallocated Plan Authorized Expenditures. Some of the work that will need to be done initially as we talked about was assessed to figure out what was out there and related costs.

She explained to start, Public Works would kick off a study with an existing contractor that they currently have under contract. To do an Availability Assessment Study is between \$100,000 - \$150,000. She recommends going with the higher amount to avoid having to go back to the Agency Board for additional funding. She added that whatever is not spent goes back into the Unallocated Plan Authorized Expenditures, or if there are any dollars remaining, they can be applied towards construction and design of the project. Some of the things they talked about were a right-of-way survey, an Availability Assessment, a sidewalk assessment, pedestrian connectivity, landscaping, hardscaping, cross walks, neighborhood design type things. She advised budgeting an estimated amount of \$500,000 - \$600,000 for assessments and approximately \$1 million (conservative estimate) for design and construction of the project.

Mr. Wendland recapped that they need a project name suggesting New Kings Road Corridor Improvement Project. \$150,000 would be allocated towards the Availability Assessment Study; the balance of \$1,463,397 would be towards the project itself because those determinations will not be done until the Availability Assessment Study is complete. The next steps. With the remaining funds you can do the design that will get you to the construction phase. It may be determined that enough

has not been allocated and need to allocate some funding towards the project from the next fiscal year's budget. At least this gets the project started.

Karen advised that landscaping often requires maintenance for the duration of the CRA, irrigation, etc. adding that it is one of the premier corridors and recommended dressing it up to make it look attractive for redevelopment. She commented that they will want to focus a good portion of money because it will extend from Soutel Drive to Trout River Blvd., which is a long area to cover. She noted that this will get the project started until assessments come back mid-September telling us what other things cost.

Mr. Wendland commented that he thinks the new project will take the current year's budget and a reasonable portion of next year's budget for the new project.

Ms. Nasrallah reviewed a document that was provided to the Advisory Board regarding the KSC/CRA Building Renovation Grant Program spending to date.

Ms. Nasrallah advised that one grant project has gone through the process, is approved and executed by the city. The project cost is \$21,948.00 for property located at 8428 New Kings Road. They are doing roofing, painting and driveway repair.

Ms. Nasrallah has one application pending on her desk for property located at 5626 Soutel Drive. They are replacing their roof.

Ms. Nasrallah noted that she has one application pending for a learning center that is not included on the document provided today. They are looking at doing some driveway repairs and awnings. They are having issues with contractors and getting the required bids.

Ms. Nasrallah advised that the current program balance is \$384,299.44 not including the learning center project that is pending, as mentioned. She clarified that funding for the program was approved and allocated for in last year's budget.

Chair Kemal Gasper opened the floor for comments from the public of which there were none.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER TONY ROBBINS AND SECONDED BY CHAIR KEMAL GASPER MAKING A RECOMMENDATION TO THE KINGSOUTEL CROSSING CRA AGENCY BOARD FOR THE TRANSFER OF \$1,613,397 MILLION FROM THE KINGSOUTEL CROSSING FY 2021/2022 AMENDED BUDGET/UNALLOCATED PLAN AUTHORIZED EXPENDITURES TO PLAN AUTHORIZED EXPENDITURES TO BE USED FOR A NEW PROJECT (THE NEW KINGS ROAD CORRIDOR IMPROVEMENT PROJECT) FROM TROUT RIVER BLVD. TO SOUTEL DRIVE, SPECIFICALLY \$200,000 FOR AN AVAILABILTY ASSESSMENT THROUGH PUBLIC WORKS AND ONE OF THEIR CONTRACTORS AND THE BALANCE FOR FDOT RIGHT OF WAY ASSESSMENT, DESIGN AND CONSTRUCTION. THE MOTION PASSED 4-1-0 (ADVISORY BOARD MEMBER LEOLA WILLIAMS VOTED IN OPPOSITION OF THE MOTION).

IV. NEW BUSINESS

Chair Kemal Gasper referenced an email sent by Eunice Barnum commenting that the Advisory Board Members should not respond due to the FL in the Sunshine Law. He asked if someone from staff answers this type of email. Mr. Wendland responded that if it is a true public records request staff goes through the Public Affairs Office and responds. However, if it is an email with comments and opinions often times we do not respond.

V. OLD BUSINESS

Ms. Nasrallah advised that the contract for the Cultural Council has been executed and they attended a CPAC meeting and circulated surveys and some responses were returned. They are working with Councilwoman Priestly Jackson's office to get on the agenda for her next town hall meeting.

Advisory Board Member Leola Williams asked about the process regarding her term of appointment to the Advisory Board that expired on December 31, 2021.

Ms. Nasrallah responded that the Advisory Board Members serve until their successor has been appointed and confirmed, or the member resigns their position or is unappointed from their position. She added that staff has been working with the Mayor's Office to fill vacancies on the Advisory Board.

Ms. Grandin advised that if Advisory Board Members wish to be reappointed, they have to make their request known. She summarized the section of the Ordinance that refers to members being appointed to the Advisory Board.

Category 1: One member representing the planning, landscape architecture or architecture field – Tony Robbins (term expires 12/31/2023)

Category 2: One member being in the banking, insurance or finance profession – Kemal Gasper (term expires 12/31/2023)

Category 3: One member from the engineering or construction management profession. (Vacant)

Categories 1, 2 and 3 are appointed by the Council President and confirmed by City Council.

Category 4: Four members shall be citizens representing the general public that live within one (1) mile of the CRA boundary. 1) Russell Jackson (Term expires 12/31/2022), 2) Leola Williams (Term expired 12/31/2021), 3) Vanessa Cullins Hopkins (Term expired 12/31/2021), 4) Vacant (was Mary Jackson (Term expired 12/31/2021)

Members are appointed for four year staggered terms. Of the initial appointments, two members (Category 1 and 2) serve four year terms; two members (Category 3 and one member from Category 4) serve three year terms and three members (from Category 4) shall serve two year terms. No member shall serve for more than two consecutive full terms.

Advisory Board Member L. Williams distributed two pages of black and white photos showing trees as planted as part of the Norfolk-Soutel Intersection Project.

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 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.

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