



***KINGSOUTEL CROSSING CRA (KSC/CRA) ADVISORY BOARD
HYBRID VIRTUAL AND IN-PERSON MEETING
CITY HALL, MEZZANINE LEVEL – EXAM ROOM 1
THURSDAY, JANUARY 26, 2023 - 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 Vanessa Cullins Hopkins

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

Staff Present: Karen Nasrallah, Redevelopment Manager and Ella Sherrod, Recording Secretary

Representing the Office of General Counsel: Carla Lopera

Representing the Office of City Council via Zoom: Brenda Priestly Jackson, District 10 and Markello Spivey, ECA

Others Present: Kat Wright, Assistant Director of Public Art for the Cultural Council of Greater Jacksonville; Bruce Lewis, City Planner Supervisor with the City of Jacksonville’s Current Planning Department; Janis Fleet, President of Fleet & Associates and John Allen, of Jones Creek Commercial, Inc.

I. CALL TO ORDER

Chair Gasper called the KingSoutel Crossing CRA Advisory Board Meeting to order at 3:38 p.m. A quorum was confirmed.

II. ACTION ITEMS

APPROVAL OF THE DECEMBER 1, 2022 KINGSOUTEL CROSSING CRA ADVISORY BOARD MEETING MINUTES

A MOTION WAS MADE BY ADVISORY BOARD MEMBER VANESSA CULLINS HOPKINS AND SECONDED BY ADVISORY BOARD MEMBER TONY ROBBINS APPROVING THE DECEMBER 1, 2022, KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES, AS WRITTEN. THE MOTION PASSED UNANIMOUSLY 4-0-0.

APPROVAL OF APPLICATION 2022-0855 REZONING TO PUD

Bruce Lewis, City Planner Supervisor with the Department of Current Planning summarized the PUD-to-PUD rezoning application (“application”). Mr. Lewis detailed the differences in the existing zoning and how the updated PUD zoning would differ. Mr. Lewis noted that the key distinction of the new zoning was to include tractor trailer parking on the southwest quadrant of the property.

Chair Gasper recognized Janice Fleet, a representative of the applicant. Ms. Fleet communicated to the KingSoutel Community Redevelopment Area Advisory Board (“KSC/CRA”) that the purpose of the application was to add an additional permitted use to the existing 2006 zoned use, as well as to update the PUD to abide by the current planning regulations.

Advisory Board Member Cullins Hopkins communicated her concerns of the condition of surrounding similar businesses to this property. She stated her request for the property owner to continue the landscaping buffer to remain consistent with the aesthetics of the KSC/CRA. Advisory Board Member Robbins agreed with Advisory Board Member Cullins Hopkins. Advisory Board Member Robbins agreed that Strategic Objective 2 of Jacksonville Design Guidelines Handbook Section 1.6 be noted in reference when Mr. Lewis communicates with the Planning Committee in relation to this PUD application.

Chair Gasper recognized John Allen. Mr. Allen addressed the KSC/CRA Advisory Board. Mr. Allen spoke of the history of this property, as well as his personal investment of time and resources to the KSC/CRA. Mr. Allen communicated to the Advisory Board Members that his intentions for the property extend past the proposed development and his continued effort to provide necessary businesses to the KSC/CRA.

After some discussion Advisory Board Member Cullins Hopkins proposed a motion to amend Advisory Board Member Robins motion for recommendation. The Office of General Council opined that an amendment striking certain PUD uses offered to the property owner by right and previously approved PUD application are not within the KingSoutel Advisory Board purview to recommend.

Chair K. 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 ADVISORY BOARD VICE CHAIR RUSSELL JACKSON TO SUPPORT APPLICATION 2022-0855 FROM PUD-TO-PUD SINCE THE APPLICATION IS CONSISTENT WITH THE PRITCHARD DISTRICT CHARACTERISTICS, THE KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AREA STRATEGIC OBJECTIVES PLAN, SECTION 2 OF THE JACKSONVILLE DESIGN GUIDELINES AND BEST PRACTICES HANDBOOK. THE UMBRELLA RECOMMENDATION FOR PILOT PROJECTS TO ENCOURAGE ECONOMIC DEVELOPMENT IS ALSO CONSISTENT WITH THE STRATEGIC DEVELOPMENT PLAN. THE MOTION PASSED UNANIMOUSLY 4-0-0.

ART IN PUBLIC PLACES PROJECT

Kat Wright, Assistant Director of Public Art for the Cultural Council of Greater Jacksonville (“Cultural Council”) updated the KSC/CRA Advisory Board of the progress of the Art in Public Places Project (“Project”). The Cultural Council has deemed the past plans of the project not suitable to progress. Ms. Wright presented the Advisory Board a revised plan regarding the site of the art and management of the project which would result in an increase to the project budget. Ms. Wright proposed an updated plan utilizing the Castano Group as a sole source commission for the project at the Legends Community Center as well as the structural accommodations that would have to be constructed to facilitate the delivery of the digital art.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER RUSSELL JACKSON AND SECONDED BY ADVISORY BOARD MEMBER VANESSA CULLINS HOPKINS RECOMMENDING AN INCREASE TO THE ART IN PUBLIC PLACE BUDGET AMENDING THE ORIGINAL BUDGET FROM \$100,000.00 BUT NOT TO EXCEED \$120,000.00, WITH ANY REMAINING FUNDS TO BE RETURNED TO THE UNALLOCATED PLAN AUTHORIZED EXPENDITURES AT THE COMPLETION OF THE ARTS IN PUBLIC PLACES PROJECT. ADVISORY BOARD MEMBER TONY ROOBINS OFFERED AN AMENDMENT WHICH WAS SECONDED BY ADVISORY BOARD MEMBER VANESSA CULLINS HOPKINS TO INCLUDE APPROVAL OF A SOLE SOURCE COMMISSION FROM A CALL TO ARTIST TO THE CASTANO GROUP TO INCLUDE THE CONTENT, MATERIAL, AND MAINTENANCE. THE AMENDMENT PASSED 4-0-0. THE MOTION PASSED AS AMENDED 4-0-0.

ELECTION OF OFFICERS

A MOTION WAS MADE BY VICE CHAIR RUSSELL JACKSON AND SECONDED BY TONY ROBBINS TO NOMINATE CHAIR KEMAL GASPER TO REMAIN AS CHAIR. THE MOTION PASSED UNANIMOUSLY 4-0-0.

A MOTION WAS MADE BY CHAIR KEMAL GASPER AND SECONDED BY TONY ROBBINS TO NOMINATE VICE CHAIR RUSSELL JACKSON TO REMAIN AS CHAIR. THE MOTION PASSED UNANIMOUSLY 4-0-0.

III. GENERAL INFORMATION

There was no general information to be discussed.

IV. NEW BUSINESS

Advisory Board Member Cullins Hopkins inquired how the matter of a redistricted City Council boundary would change the Advisory Board. Kirk Wendland, Executive Director of the Office of Economic Development communicated to Board Member Cullins Hopkins that there would be minimal changes to the KSC/CRA Advisory Board due to the redistricting of City Council districts.

V. OLD BUSINESS

No new business was discussed

VI. PUBLIC COMMENT

There were no comments from the public.

VII. ADJOURNMENT

There being no further business, Chair K. Gasper adjourned the KingSoutel Crossing CRA Advisory Board meeting at approximately 4:57 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.