



***KINGSOUTEL CROSSING CRA (KSC/CRA) ADVISORY BOARD
HYBRID VIRTUAL AND IN-PERSON MEETING
CITY HALL, OED SUITE 250, LARGE CONFERENCE ROOM
THURSDAY, AUGUST 22, 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, Vice Chair Bill Price, Vanessa Cullins Hopkins, Kemal Gasper, and Tony Robbins

KSC/CRA Advisory Board Members Absent: Palecia Crawford-Maddox

Staff Present: Karen Nasrallah, Redevelopment Manager; Casey Peyton, OED Staff; and Krista Fogarty, OED Staff

Representing the Office of General Counsel: Carla Lopera

Others Present: Jacquelyn Williams, Planning and Development Department; Steve Diebenow, Cyndy Trimmer, and Mike Sittner with Driver, McAfee, Hawthorne and Diebenow, PLLC representing application Z-5791; Robert Simonds, Joe McSweeney, Sam Oates, Andrew Kenyon, representing application Z-5791; and LaGrace White, representing application Z-5739

I. CALL TO ORDER

Chair Jackson called the KingSoutel Crossing CRA Advisory Board Meeting to order at 3:41 p.m.

II. ACTION ITEMS

APPROVAL OF THE JULY 25, 2024, KINGSOUTEL CROSSING CRA ADVISORY BOARD MEETING MINUTES

A MOTION WAS MADE BY ADVISORY BOARD MEMBER TONY ROBBINS AND SECONDED BY ADVISORY BOARD MEMBER KEMAL GASPER APPROVING THE JULY 25, 2024, KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED 5-0-0.

CONSIDERATION OF APPLICATION FOR REZONING TO PUD, APPLICATION Z-5791

Jacquelyn Williams with Planning and Development, announced the application to rezone property from PUD to PUD. This would allow for outdoor storage for trailers, truck, tractors, busses, automobiles, RVs, boats, and other similar uses, and minor and major repair.

Steve Diebenow, representative for the applicant, who is also in attendance, spoke regarding the difference between the existing PUD and the proposed PUD. Which would allow the continued use of outdoor storage and allow the additional use of minor and major repair on site, inside a building.

Robert "Bob" Simonds, the applicant spoke about the exact plans for the site. The site is intended to be a site for the sales of motor coaches. The business is currently operating at a different site within the City but has outgrown the space and wishes to relocate to the site of the proposed rezoning.

Mr. Diebenow finished the presentation on the application by stating that the work that would be done on any of the motorcoaches that would be considered noisy, would take place inside the building, and he stated that the nearby uses are industrial, and the site is located next to the Pilot truck stop. He also stated that the proposed development would comply with the Zoning Overlay.

Chair Jackson opened the floor for questions and comments from the Advisory Board.

Advisory Board Member Vanessa Cullins Hopkins applauded the applicant on the proposed development, stating that it is exactly what the area needs, and asked the applicant how many jobs they are expecting to add.

Mr. Simonds stated that they would expect to add another twenty or so jobs, but in addition to that, they hire local businesses for the work they cannot do on their own.

Advisory Board Member Kemal Gasper asked Advisory Board Member Tony Robbins about the consistency of the proposed use with the Plan.

Advisory Board Member Tony Robbins addressed this question, by asking the applicant's representatives, to clarify that the proposed PUD is seeking to add the bus storage and the on-site maintenance to the existing PUD.

Cyndy Trimmer, one of the representatives for the applicant, answered in the affirmative, stating that the existing use allows for the outside storage, but it's the maintenance component that is new use.

Advisory Board Member Tony Robbins answered Advisory Board Member Kemal Gasper's question by stating that he did not see anything that was inconsistent with the redevelopment plan. However, he stated that his only concern is making sure that it meets the Jacksonville Best Design Guidelines and Practices.

Chair Jackson asked the applicant what the timeframe was for the completion of the proposed development. Mr. Simonds stated that the target is for Q4 of 2025.

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

A MOTION WAS MADE BY ADVISORY BOARD MEMBER VANESSA CULLINS HOPKINS AND SECONDED BY ADVISORY BOARD MEMBER TONY ROBBINS APPROVING THE CONSIDERATION OF APPLICATION FOR REZONING TO PUD APPLICATION Z-5791. THE MOTION PASSED UNANIMOUSLY 5-0-0.

CONSIDERATION OF APPLICATION FOR REZONING TO CONVENTIONAL ZONING DISTRICT Z-5739

Jacquelyn Williams with Planning and Development, announced the application to rezone property from RR-Acre to RLD-60. This would allow the applicant to subdivide the property and put homes on each of the properties. Ms. Williams stated that the Planning Department did not have a problem with the proposed application.

LaGrace White, the applicant restated that she wants to build some nice homes.

Chair Jackson opened the floor for questions and comments from the Advisory Board.

Advisory Board Member Cullins Hopkins asked for clarification on the floor plan and the width of the homes.

Ms. White was not sure what the exact dimensions of the of the home were, but the stated that one of the homes is approximately 2,000 square feet and the other will be approximately 1,700 -2,000 square feet.

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

A MOTION WAS MADE BY ADVISORY BOARD MEMBER VANESSA CULLINS HOPKINS AND SECONDED BY ADVISORY BOARD MEMBER KEMAL GASPER APPROVING THE CONSIDERATION OF APPLICATION FOR REZONING TO CONVENTIONAL ZONING DISTRICT APPLICATION Z-5739. THE MOTION PASSED UNANIMOUSLY 5-0-0.

III. GENERAL INFORMATION

IV. NEW BUSINESS

Ms. Nasrallah announced that Davida Carter will be replacing Jemal Gasper, who resigned in January but is staying on the board until his seat can be filled. Advisory Board Member Kemal Gasper asked if there was an estimate on the timeline. Ms. Nasrallah anticipates that the process should take approximately a month or two.

Chair Jackson noted that there is one position that is still vacant. Ms. Nasrallah has stated that we will be asking Councilwoman Pittman for assistance in filling that vacancy.

V. OLD BUSINESS

Advisory Board Member Vanessa Cullins Hopkins wants information about the Building Renovation Grant Program to be posted on the KSC CRA website and began a discussion regarding establishing a marketing plan to get the information about this program out to business owners.

Chair Jackson questioned the proper posture for making this suggestion. Ms. Lopera stated that making a marketing plan is not within the board's purview, but they could ask OED to make a marketing plan. Chair Jackson suggested different ways to distribute the existing brochure on the grant program, including, getting a list of businesses in the area, and distributing them at CPAC meetings.

Ms. Nasrallah stated that we can put the information on the website and distribute the brochures however the Board wishes but, the CRA is not allowed to spend money on marketing and OED is at capacity with staff obligations. The extent of marketing that we can do is make a mailing list and send out the brochure.

Ms. Nasrallah presented the proposed budget for the following year, which went up by a considerable amount.

Chair Jackson reminded everyone to see the email regarding the Ethics Training.

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 4:21 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.