



A NEW DAY.

**KINGSOUTEL CROSSING
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
COUNCIL CHAMBERS
117 WEST DUVAL STREET, JACKSONVILLE, FL 32202
TUESDAY, FEBRUARY 11, 2025**

**MEETING MINUTES
FEBRUARY 11, 2025**

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

Agency Board Members Present: Agency Board Chair Randy White, Agency Board Vice Chair Ju'Coby Pittman, Agency Board Members Ken Amaro, Raul Arias, Michael Boylan, Joe Carlucci, Matt Carlucci, Kevin Carrico, Nick Howland, Tyrone Clark-Murray, Jimmy Peluso, Chris Miller, Terrance Freeman, Ron Salem, Rory Diamond, and Rahman Johnson

Agency Board Members Excused: Agency Board Members Will Lahnen, Reggie Gaffney, Jr.

I. CALL TO ORDER

Chair White called the KingSoutel Crossing Community Redevelopment Agency (KSC/CRA) Board meeting to order at approximately 4:03 p.m. A quorum was confirmed.

II. ACTION ITEMS

APPROVAL OF THE NOVEMBER 26, 2024 KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES

A MOTION WAS MADE AND SECONDED APPROVING THE NOVEMBER 26, 2024, KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 13-0-0.

Agency Board Members Raul Arias, Jr.; Jimmy Peluso; Rory Diamond, and Rahman Johnson all arrived after the approval of the meeting minutes.

III. GENERAL INFORMATION

NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT

Ms. Nasrallah advised that in August 2022, the KingSoutel Crossing Agency Board approved Resolution KSC/CRA-2022-03, which created the New Kings Road Capital Improvements Project. The legislation also directed OED staff to work with Public Works to procure a consultant to build a complete streets project. She provided a brief overview of the project's status.

Ms. Nasrallah advised that the project is in the KingSoutel Crossing Redevelopment Plan. It states in the Plan that the CRA should actively work with the Florida Department of Transportation (FDOT)

on New Kings Road (US-1), to incorporate complete streets and context sensitive design practices and programs. The project will run the duration of US-1 within the CRA boundary, which starts at Soutel Drive and ends at Trout River Blvd., which is approximately 2.2 miles. Complete streets programming focuses on vehicle dominated thoroughfares turning raceways into community oriented streets that will accommodate all modes of traffic safely. No matter where a complete street is they all have the same common three themes. Beautification, functionality and most importantly safety. New Kings Road is not only a main throughfare in the CRA, it is also the gateway from Georgia through the NW and into downtown. In the Redevelopment Plan, 6 of the 10 opportunity sites within the CRA are on this 2.2 mile stretch of roadway. Complete streets improvements will transform the area into a premier commercial corridor making it more attractive to developers looking for future redevelopment sites. The project will be a phased over a few years and is on a state owned road, so we do have to adhere to the reviews, guidelines and standards of FDOT.

Ms. Nasrallah noted that since 2022, the Agency Board has chosen to put all of the TIFF allocations into the New Kings Road Capital Improvements Project bucket that currently has a balance of \$8,000,000 adding that the Advisory Board is going to recommend at year end clean up in August to take this year's TIFF of approximately \$3,000,000 and include it into the project fund, which could raise the project total to approximately \$12,000,000. She asked Public Works to introduce the consultant for the project.

Mr. AJ Tablada, Project Manager for the New Kings Road Capital Improvements Project advised that in 2023, Public Works advertised for the design build services within the KingSoutel CRA boundary in order to facilitate the CRA's infrastructure improvement projects. Last year, Public Works selected ACON as a design build firm. With input from Public Works and the KSC/CRA Advisory Board, they have developed the initial infrastructure improvements to kick start revitalization of the New Kings Road corridor. He introduced Mr. Frank Anderson, Construction Manager.

Mr. Frank Anderson, Vice President of ACON Construction noted that they have come up with some projects that will help the traffic, pedestrian and vehicular traffic for safety and beautification. There are some short term projects they can start quickly that will help in those realms and they also have much longer projects that will require extensive FDOT coordination that has already begun in the very early stages.

Mr. Matt Bolyard, Lead Civil Engineer with GAI Consultants provided an overview of the 9 separate Capital Improvements Projects featured in the Design Criteria Package. Presentation attached.

Comments/Questions from Agency Board Members.

Agency Board Member Clark-Murray asked the design consultants about the roundabout at Moncrief and New Kings if signalization was considered in that area, or ask FDOT to reduce the speed limit because cars are going through the area very fast.

Mr. Bolyard responded that one of the pros of having a roundabout is that they automatically reduce the travel speed through the corridor. One of the reasons we are looking at constructing them and one of the reasons why FDOT suggested them. Two of the intersections being proposed for

roundabouts are already signalized. Another pro of roundabouts is the severity of accidents is significantly decreased and the slower travel speed naturally increase pedestrians and bicycle safety.

Agency Board Member Clark-Murray asked if the roundabout can accommodate 18 wheelers. Mr. Bolyard responded that it will be designed to meet FDOT criteria. The design vehicle will essentially be an 18 wheeler. The turning radius, etc. will be designed to allow for through semitrucks and 18 wheelers and vehicles of that size. It will be required to show that geometry to FDOT in order for them to approve the construction plans.

Agency Board Member Gay commented that this is a major highway that a lot of freight is coming in and out of the city. He does not support roundabouts on this particular road. Getting into Jacksonville all the way down to the stadium is going to create major problems.

Chair White asked Ms. Nasrallah if the plans were a done deal or if this was a presentation and there could be some conversations about it. Ms. Nasrallah replied absolutely. She replied to Agency Board Member Gay that the opportunity sites along this corridor are residential opportunity sites. There is a lot of residential that we are looking to move into the area. It started at Trout River Blvd. with a brand new residential development and the Zaxby's in front of it, which we incentivized through the CRA. She is getting a lot of calls from developers that are interested in this area because there is so much vacant land there. She will say that working with FDOT they would like to probably reroute some of the truck traffic and get it off of the commercial corridor. It has been treated as a thoroughfare or not as a commercial corridor that would bring in restaurants, retail and residential. We are trying to change that. FDOT is working with us to reroute some of the truck traffic so we can bring in those dynamics to the area so the neighborhoods and the residents will have more opportunity there.

Agency Board Member Howland commented that they are about to place a sign marker about 200 feet north of the intersection of New Kings Road and Moncrief on Flicker Road and New Kings Road. Daryl Joseph has the ball on that one exactly where it is going to go, but it is only 200 feet from there. He does not want to place something and then have it disrupted by construction months later. That is the marker honoring where Johnny ? was killed 60 years ago. That will be at the corner of Flicker and New Kings Road about 200 feet northwest of the intersection of Moncrief and New Kings Road.

Agency Board Member Pittman commented that this is low lying fruit first in order to improve the areas. To get business over there, to get affordable housing in that area this will provide an opportunity for that.

IV. NEW BUSINESS

No new business was discussed.

V. OLD BUSINESS

2024-535: Rezoning at 8374 New Kings Rd. P. Harden has deferred the bill for some time. She wanted the LUZ members to know that staff is ready to move forward; however, Paul Harden continues to defer the bill each cycle.

VI. PUBLIC COMMENTS

There were no comments from the public.

VII. ADJOURNMENT

There being no further business, Chair White adjourned the KingSoutel Crossing CRA Agency Board meeting at approximately 4:25 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.