



***KINGSOUTEL CROSSING CRA (KSC/CRA) ADVISORY BOARD
HYBRID VIRTUAL AND IN-PERSON MEETING
CITY HALL, OED SUITE 250, LARGE CONFERENCE ROOM
THURSDAY, MARCH 27, 2025 - 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: Vice Chair Bill Price, Vanessa Cullins Hopkins, Tony Robbins, and Davida Carter

KSC/CRA Advisory Board Members Absent: Chair Russell Jackson and Palecia Crawford-Maddox

Staff Present: Karen Nasrallah, Redevelopment Manager; Krista Fogarty, OED Staff; and Jermaine Anderson, Planning Department Staff

Representing the Office of General Counsel: Carla Lopera

Representing the Office of City Council: Councilmember Ju'Coby Pittman

Others Present: Alan Tablada, Public Works Department; Frank Anderson, ACON Construction; Ernest J Smith III

I. CALL TO ORDER

Vice Chair Price called the KingSoutel Crossing CRA Advisory Board Meeting to order at 3:30 p.m.

II. ACTION ITEMS

A MOTION WAS MADE BY BOARD MEMBER VANESSA CULLINS HOPKINS TO APPROVE THE OCTOBER 23, 2025 MEETING MINUTES. BOARD MEMBER ROBBINS SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED (4-0).

Consideration of the FY2025/2026 Preliminary Budget

Ms. Nasrallah gave a quick overview of how the CRA works and where the funding comes from to the board, as an introduction for the newest member and as a reminder to the board in general. Additionally, she explained the limitations on the use of the CRA funding.

The preliminary budget needs to be presented to the Agency Board in May, but the information won't be fully updated until after the taxes are done for the year in June. So, this is a placeholder budget for the upcoming year that will be updated later.

A MOTION WAS MADE BY BOARD MEMBER VANESSA CULLINS HOPKINS TO APPROVE THE FY 2025/2026 PRELIMINARY BUDGET. BOARD MEMBER ROBBINS SECONDED THE MOTION.

Board Member Cullins Hopkins asked for further explanation of the supervision allocation and why that has increased from the previous year.

Ms. Nasrallah explained that this was for the addition of a new staff member.

THE MOTION WAS UNANIMOUSLY APPROVED (4-0).

Board Member Davida Carter asked if the board would see the final numbers once they're approved and in the budget.

Ms. Nasrallah affirmed that they would be able to see them.

III. GENERAL INFORMATION

Alan Tablada gave a recap of the presentation that was brought before the board in October, as the New Kings Capital Improvements Project and explained that the presentation has since been given to the Agency Board.

Frank Anderson explained the meetings with FDOT and that they have come to the conclusion that roundabouts are not feasible in the locations that were included in the initial presentation to the Advisory Board. The traffic volume is too high at the intersections where they were initially proposed. However, FDOT is strongly supportive of the sidewalk and median work. While the studies do not support the roundabout, there is still quite a bit of additional work that can be done.

Councilmember Pittman suggested decorative lighting to improve curb appeal.

Mr. Tablada noted that FDOT lighting standards may not allow for the kind of decorative lighting that comes to mind. Mr. Anderson further explained that the key to changing the lighting would also be the cost of lighting maintenance.

Councilmember Pittman discussed the importance of having the funding come together to beautify the corridor to appeal to development.

Ms. Nasrallah and Ms. Lopera discussed whether the CRA would be able to fund the potential lighting and found that repair is an allowable cost. Ms. Nasrallah further stated that she would be willing to work with Public Works to get the aesthetic standard that is desired for the area.

Board Member Cullins Hopkins wanted to know more about where we're heading with the aesthetic and asked about the ability to bring in an urban designer.

Councilmember Pittman explained that bringing in an urban designer would have to be something that happens in the future due to the amount of time it would take to have a plan created for the area and the current focus is on what improvements can be made in a shorter window of time.

Board Member Cullins Hopkins also asked about the ability to get someone in even on a volunteer basis to ensure that the aesthetic that they're proceeding with is Afrocentric. Councilmember Pittman stated that Ennis Davis has been involved in the planning and proposed projects along the corridor. He's working alongside Laurie Santana and the TPO on the corridor projects.

Ms. Nasrallah reminded the board that the contract the City has with ACON is design-build and that there is a fantastic design team working on the projects within the CRA. Mr. Anderson further explained that everything also has to be done in accordance with FDOT guidelines. Ms. Nasrallah reassured the board that while it is challenging working within those guidelines, the CRA is planning on doing the project right. There are also some great designs that JTA has shown as examples for new bus stops. Mr. Anderson explained that the project is still in its infancy and there's still a lot of work to do, and his company has several partners and professionals they work with if they need to engage in work with an urban planner.

Mr. Tablada showed the driveways and the intersections of concern to the board, including the areas where the planned crosswalk improvements will be made. He also discussed the concerns regarding the expense for a Multi-Use Path since there is no curb and gutter. If it's going to be considered it may be for a segment of the corridor, but not the whole thing.

IV. NEW BUSINESS

V. OLD BUSINESS

Ms. Nasrallah gave an update on the application 2024-535 and let the board know that the item has not moved through Planning Commission yet. She asked board member Vanessa Cullins Hopkins if the neighborhood would be able to attend Planning Commission, in case the application gets taken up.

VI. PUBLIC COMMENT

Ernest J. Smith III, made comments regarding his concern that there may not be bicycle lanes at all as part of the New Kings Capital Improvements Project, due to the cost, based on the discussion he heard during the meeting today. He stated that he doesn't know how bicycles and pedestrians would be safe if there are no bike lanes. He wants to ensure this idea is revisited before the plans are finalized and that bike lanes should be considered from Soutel Drive to Trout River Boulevard. He also discussed how he knows the funding may be an issue, but he would like to see a workaround considered.

VII. ADJOURNMENT

There being no further business, Chair Jackson adjourned the KingSoutel Crossing Advisory Board meeting at approximately 4:27 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.