



A NEW DAY.

***KINGSOUTEL CROSSING  
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING  
COUNCIL CHAMBERS  
117 WEST DUVAL STREET, JACKSONVILLE, FL 32202  
TUESDAY, July 23, 2024***

**MEETING MINUTES  
JULY 23, 2024**

**Location:** Council Chambers, 1<sup>st</sup> 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, Michael Gay, Nick Howland, Will Lahnen, Chris Miller, Jimmy Peluso, Terrance Freeman, and Ron Salem

**Agency Board Members Excused:** Agency Board Member Rory Diamond, Tyrona Clark-Murray, Rahman Johnson, and Reggie Gaffney, Jr.

**I. CALL TO ORDER**

Chair White called the KingSoutel Crossing Community Redevelopment Agency (KSC/CRA) Board meeting to order at approximately 4:02 p.m. A quorum was confirmed.

**II. ACTION ITEMS**

**APPROVAL OF THE MAY 14, 2024 KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES**

***A MOTION WAS MADE AND SECONDED APPROVING THE MAY 14, 2024, KINGSOUTEL CROSSING COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 14-0-0.***

Agency Board Vice Chair J. Pittman arrived after the approval of the meeting minutes.

**CONSIDERATION OF REALLOCATION OF \$1,299,897.69 IN FUNDING TO NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT (RESOLUTION KSC/CRA-2024-04)**

Ms. Nasrallah commented that today, they are doing some fiscal year clean-up as well as other CRA business that came up during the past couple of months. For all CRAs the state allows the Agency Board to disburse funds at the end of the fiscal year with a couple of options. You can allocate them to projects or programs that are already in place, which is what is being recommended today. You also have the option of taking funds and putting them into a separate account to pay down future debt service, or you can let the funds expire and fall into the general fund, which is greatly frowned upon by the state and they review it as though you do not need the CRA anymore and asked you to dissolve

it. She noted that the recommendation today will be to take the balances left in the Unallocated Plan Authorized Expenditures and assign them to a project or a program.

Ms. Nasrallah reviewed Resolution KSC/CRA-2024-04. She advised that staff is recommending the defunding of the last segment of the U.S. 1 Watermain Project, which was funded with two allocations. Currently, there is a balance of \$1,299,898. Over the years, the CRA has funded segments of the Water Main Project beginning in 2016 including the laying of a watermain up to New Kings Road/U.S. 1 to service existing businesses and new businesses coming into the area.

Ms. Nasrallah referenced an illustration of the project area on page 10 in the packages. She noted that the blue line represents the existing watermain, the green line represents the current project segment, which we are recommending defunding, the red line represents JEAs proposed new path and the pink area is the CRA boundary. Due to complications and obstacles around the 295 Interchange, JEA could not make it work and has had to abandon the project and look at a different path. She noted that the new direction proposed by JEA is the red line, which is clearly outside of the CRA boundary and therefore TIF funding cannot be used to fund it.

Ms. Nasrallah added that on June 27, 2024, the KSC/CRA Advisory Board voted unanimously recommending that the Agency Board consider defunding the project and allocating the project funding (\$1,299,898) to the New Kings Road Capital Improvements Project, which was approved by Resolution KSC/CRA-2022-03.

Chair White opened the floor for public comment of which there was one, Mr. John Nooney.

Advisory Board Member Howland asked what the original budget was for the New Kings Road Capital Improvements Project. Ms. Nasrallah responded that there was not an original budget. They have been adding money to it each year, as it becomes available so we could grow a bucket of money over time to do a great complete streets premier corridor. He asked how much it is going to take to complete the New Kings Road Capital Improvements Project. Ms. Nasrallah responded they are just starting design on the project. They have a design build consultant with Accom and JB Coxwell. They have started sharing ideas with the Advisory Board. She noted that the boundary of the project is from Soutel Drive to Trout River Blvd., which is about 2.2 miles. The project will include median work, crosswalks, missing sidewalks and a possibility for a round about at Moncrief. A roundabout by itself in that area was estimated by FDOT at about \$8 million. Ms. Nasrallah commented to do a real complete streets project, especially with a CRA when you are using TIF funding it takes years to accumulate enough to do a really substantial project that makes sense and transforms the community. She thinks they have about one more year of allocation if not two.

Ms. Nasrallah clarified that the existing water main (the blue line) is being utilized. The Zaxby's Project that was approved by the Agency Board at the last meeting authorized \$100,000 to assist the property owner with the tap fee and connection to the water main. She emphasized that it is being utilized currently and businesses are connecting to the existing blue line.

***A MOTION WAS MADE AND SECONDED APPROVING THE TERMINATION OF THE U.S. 1 WATERMAIN PROJECT FUNDING (\$1,299,987.69) AND THE TRANSFER AND ALLOCATION OF SAID FUNDING TO THE NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT; PROVIDING FOR OVERSIGHT BY PUBLIC WORKS IN CONJUNCTION WITH THE OED; AUTHORIZING EXECUTION OF ALL DOCUMENTS BY THE MAYOR AND CORPORATION SECRETARY; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED 14-0-0.***

**CONSIDERATION OF ALLOCATION OF \$2,842,820 IN FUNDING TO NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT (RESOLUTION KSC/CRA-2024-05)**

Ms. Nasrallah reviewed Resolution KSC/CRA-2024-05. She advised that the previous Agency Board approved the New Kings Road Capital Improvements Project, which is a complete streets project with Resolution KSC/CRA-2022-03. She noted that they have been adding funding to that account to create a healthy balance to create a premier corridor that will attract residential development, restaurants and retail, but more importantly badly needed safety measures like traffic calming. There is currently a balance of \$2,841,538 in Unallocated Plan Authorized Expenditures for this fiscal year.

Ms. Nasrallah noted that on June 27, 2024, the KSC/CRA Advisory Board voted unanimously to recommend that the Agency Board allocate the remaining balance of the FY 2023/2024 Budget to the New Kings Road Capital Improvements Project. If approved by the Agency Board today, the approval of the reallocation of the Watermain Project funding will bring the working balance to \$8,030,095.87.

Chair White opened the floor for public comment of which there were none.

***A MOTION WAS MADE AND SECONDED APPROVING THE ALLOCATION AND TRANSFER OF \$2,842,820 WITHIN THE FY 2023/2024 AMENDED BUDGET AS ADDITIONAL FUNDING FOR THE KSC/CRA NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT; DIRECTING THAT ADDITIONAL INVESTMENT POOL EARNINGS AND EXCESS FUNDS BE ALLOCATED TO THE NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT; AUTHORIZING THE MAYOR AND CORPORATION SECRETARY TO EXECUTE AND DELIVER ALL CONTRACTS; PROVIDING FOR OVERSIGHT BY THE PUBLIC WORKS DEPARTMENT IN CONJUNCTION WITH THE OED; PROVIDING AN EFFECTIVE DATE. THE MOTION PASSED 15-0-0.***

### **III. NEW BUSINESS**

**APPLICATION FOR REZONING TO PUD ORDINANCE 2024-0535**

Ms. Nasrallah advised that she received an application for 8374 New Kings Road that is extremely problematic. This one parcel could destroy the future of this particular corridor and what we are trying to do with the Complete Streets Project as well as its non-compliance with the KSC/CRA Redevelopment Plan. The property owner is using the property for a use that is not allowed and the City of Jacksonville Code Enforcement Office has cited them for an unpermitted use. In response,

the property owner hired an attorney and created an application to create a PUD to circumvent not only the KSC/CRA Redevelopment Plan but also the Zoning Overlay.

Ms. Nasrallah added the reason why she put this on the agenda today is because when we are here taking care of CRA business and you are wearing your CRA Agency Board hats, it is one thing but when we get into the Council Chambers, you have to remember that you have to take that hat with you. Ms. Nasrallah asked and respectfully requested 15 minutes on each of their calendars to briefly talk about why this is problematic. She added that as it travels through the legislative process, she gets three minutes at the podium at LUZ and that is not enough time especially for an application like this that could be extremely damaging. In reply to a question from Agency Board Member Arias regarding timing, Ms. Nasrallah replied that the legislation should be before LUZ the first meeting in September.

#### **IV. OLD BUSINESS**

No old business was discussed.

#### **V. PUBLIC COMMENTS**

There were no comments from the public.

#### **VI. ADJOURNMENT**

There being no further business, Chair White adjourned the KingSoutel Crossing CRA Agency Board meeting at approximately 4:20 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](mailto:msteph@coj.net).