



***KINGSOUTEL CROSSING CRA (KSC/CRA) ADVISORY BOARD
HYBRID VIRTUAL AND IN-PERSON MEETING
CITY HALL, 2ND FLOOR, CONFERENCE ROOM 2C
THURSDAY, JUNE 22, 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, 2nd Floor, Conference Room 2C.

KSC/CRA Advisory Board Members Present: Chair Kemal Gasper, Vice Chair Russell Jackson, Vanessa Cullins Hopkins, and Tony Robbins

KSC/CRA Advisory Board Members Absent: N/A

Staff Present: Kirk Wendland, Executive Director; Karen Nasrallah, Redevelopment Manager; and Michelle Stephens, Recording Secretary

Representing the Office of General Counsel: Carla Lopera

Others Present: Robin Smith, City of Jacksonville Public Works

I. CALL TO ORDER

Chair Gasper called the KingSoutel Crossing CRA Advisory Board Meeting to order at 3:39 p.m. A quorum was confirmed.

Due to time constraints for Mr. Robin Smith the Advisory Board took up the US 1/New Kings Road Capital Improvements Project Update before the action items.

US 1/NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT UPDATE

Robin Smith provided an update on procuring a Design-Build Team for the project. In reply to the RFP, two proposals were submitted and are under review. They will select one of the two proposals in the next two weeks. He advised that once approved, there is a 30-60 day internal approval process. He suggested that by the August meeting they should have the consultant on board and will bring them to a future meeting for introduction. Mr. Smith advised that Alan (AJ) Tablada who was introduced at the April meeting will be the project manager working with the consultant and the Advisory Board on the project.

II. ACTION ITEMS

APPROVAL OF THE JANUARY 26, 2023, KINGSOUTEL CROSSING CRA ADVISORY BOARD MEETING MINUTES

A MOTION WAS MADE BY ADVISORY BOARD MEMBER CULLINS HOPKINS AND SECONDED BY ADVISORY BOARD VICE CHAIR JACKSON APPROVING THE JANUARY 26, 2023, KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTE. THE MOTION PASSED UNANIMOUSLY 4-0-0.

APPROVAL OF THE FEBRUARY 23, 2023, KINGSOUTEL CROSSING CRA ADVISORY BOARD MEETING MINUTES

A MOTION WAS MADE BY ADVISORY VICE CHAIR JACKSON AND SECONDED BY ADVISORY BOARD MEMBER CULLIN HOPKINS VICE CHAIR JACKSON APPROVING THE FEBRUARY 23, 2023, KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTE. THE MOTION PASSED UNANIMOUSLY 4-0-0.

APPROVAL OF THE APRIL 27, 2023, KINGSOUTEL CROSSING CRA ADVISORY BOARD MEETING MINUTES

A MOTION WAS MADE BY ADVISORY VICE CHAIR JACKSON AND SECONDED BY ADVISORY BOARD MEMBER CULLIN HOPKINS APPROVING THE APRIL 27, 2023, KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 4-0-0.

CONSIDERATION OF ALLOCATION OF \$2,160,251 IN FUNDING FOR FY 2022/2023

Ms. Nasrallah advised that year end cleanup for the FY 2022/2023 Budget will be presented to the Agency Board at their August 8, 2023, meeting. She reported that there was \$2,160,251 remaining in Unallocated Plan Authorized Expenditures and could be added to the US 1/New Kings Road Capital Improvements Project.

Chair Gasper opened the floor for public comment. There were no speakers.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER VANESSA CULLINS HOPKINS AND SECONDED BY CHAIR GASPER RECOMMENDING THE AGENCY BOARD APPROVE \$2,160,251 REMAINING IN UNALLOCATED PLAN AUTHORIZED EXPENDITURES IN THE FY 2022/2023 BUDGET BE APPLIED TO THE US 1/NEW KINGS ROAD CAPITAL IMPROVEMENTS PROJECT. THE MOTION PASSED UNANIMOUSLY 4-0-0.

CONSIDERATION OF APPLICATION FOR REZONING ORDINANCE 2023-0296

Chair Gasper asked the applicant to introduce themselves. The applicant, Jalili Abdulraziq, was present via Zoom with his daughter, Noodah who translated what he was saying to the Advisory Board. It was noted that the Planning Department was not present at the meeting.

Ms. Noodah commented that they purchased the property for an auto dealership adding that they did not know at the time of purchase that the property was located in two different zoning districts. They

are requesting to rezone 0.18 acres that is in Zoning District CO (Commercial Office) to CCG-2 (Commercial Community/General-2) to build a dealership on the property.

Advisory Board Member Cullins Hopkins commented that the location of the property is very close to where the Advisory Board is trying to make a beautiful impact leading into the KSC CRA area adding that the proposed use does not really fit with the surrounding parcels.

Vice Chair Jackson commented that theoretically they can say they are going to put something specific on the property but if that does not work out and the property is rezoned CCG-2, they can put almost anything on the property to include a liquor store, etc.

Advisory Board Robbins commented for the understanding of the applicant that the KSC CRA Advisory Board does not approve or deny anything but makes a recommendation to the authorities. He added that the Advisory Board would like the applicant to comply with the KSC CRA Plan, which may require the consideration of a different rezoning request suggesting a Planned Unit Development (PUD) that could possibly give the Planning Department, Advisory Board, Agency Board, more comfort that the property would be used for an intended use as outlined in the KSC CRA Redevelopment Plan.

Due to a wide range of permitted uses and structures allowed in the Commercial Community/General-2 (CCG-2) Zoning District, the Advisory Board discussed and concurred that they were not in favor of approving Application for Rezoning 2023-0296.

Chair Gasper opened the floor for public comment. The applicant said a few words.

A MOTION WAS MADE BY ADVISORY BOARD MEMBER VANESSA CULLINS HOPKINS AND SECONDED BY CHAIR GASPER RECOMMENDING DENIAL OF APPLICATION FOR REZONING 2023-0296. THE MOTION PASSED UNANIMOUSLY 4-0-0.

III. GENERAL INFORMATION

IV. NEW BUSINESS

No new business was discussed.

V. OLD BUSINESS

Ms. Nasrallah provided a US 1 Watermain Map showing the CRA boundary area. She advised that JEA was getting ready to start on the final piece of the project, but they have determined that a watermain connection from the end of the Phase 1 construction to the existing watermain at Trout River Road would need to run outside of the KSC CRA boundary adding that CRA dollars cannot be used outside of the boundary area. She is waiting on final input from JEA but wanted to inform the Advisory Board of the situation.

VI. PUBLIC COMMENT

There were no comments from the public.

VII. ADJOURNMENT

There being no further business, Chair Gasper adjourned the KingSoutel Crossing CRA Advisory Board meeting at approximately 4:23 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.