



***KINGSOUTEL CROSSING CRA (KSC/CRA) ADVISORY BOARD  
HYBRID VIRTUAL AND IN-PERSON MEETING  
CITY HALL, MEZZANINE LEVEL – EXAM ROOM 1  
THURSDAY, SEPTEMBER 8, 2022 - 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, Mezzanine Level – Exam Room 1.

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

**KSC/CRA Advisory Board Members Absent:** Dr. Mary Jackson and Leola Williams

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

**Representing the Office of General Counsel:** Carla Lopera and Sharon Wyskiel

**Representing the Office of City Council via Zoom:** CW Brenda Priestly Jackson, District 10

**Others Present:** Michael Sittner with Driver, McAfee, Hawthorne and Diebenow, PLLC representing the owners of the property/Application L-5733-22C and companion Rezoning Application PUD 2022-608, and Tom Larson with Jax Metro Credit Union

**Others Present via ZOOM:** Markello Spivey, ECA for CW Brenda Priestly Jackson; Susan Grandin, Office of General Counsel; Ashley Wolfe, Project Manager with Cultural Council of Greater Jacksonville; Marcus Salley, City Planner with the COJ Planning and Development Department; Brittany Figueroa, City Planner with the COJ Planning and Development Department; Bruce Lewis the City Planner Supervisor with the COJ Planning and Development Department; Ben Hallett, Project Manager with Ziff Real Estate Partners; Scott Dittmer, Habijax and Octavious Carr, Habijax

**I. CALL TO ORDER**

Chair K. Gasper called the KingSoutel Crossing CRA Advisory Board Meeting to order at 3:34 p.m. A quorum was confirmed.

## II. ACTION ITEMS

### **APPROVAL OF THE MAY 26, 2022 KINGSOUTEL CROSSING CRA ADVISORY BOARD MEETING MINUTES**

Corrections were noted to the May 26, 2022 minutes on the second page, 5<sup>th</sup> line of the last paragraph change the word “stiffen” to “stifle” and on the fifth page, 9<sup>th</sup> line in the last paragraph the votes for the motion should be “3-1-0” versus the “4-1-0” as previously noted.

***A MOTION WAS MADE BY ADVISORY BOARD MEMBER TONY ROBBINS AND SECONDED BY VICE CHAIR RUSSELL JACKSON APPROVING THE MAY 26, 2022, KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 4-0-0.***

### **APPROVAL OF THE JULY 21, 2022 KINGSOUTEL CROSSING CRA ADVISORY BOARD MEETING MINUTES**

***A MOTION WAS MADE BY ADVISORY BOARD MEMBER TONY ROBBINS AND SECONDED BY CHAIR KEMAL GASPER APPROVING THE JULY 21, 2022 KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 4-0-0.***

### **CONSIDERATION OF APPLICATION L-5733-22C/COMPANION REZONING APPLICATION PUD 2022-608**

Mr. Michael Sittner representing the owners of the property advised that the applicant was seeking a land use amendment to unify the property under one land use category, for the purpose of developing the site into a self-storage facility. The property is currently in three zoning districts: CCG-2, CO, AND RLD-60. The applicant requests that the property be rezoned as a PUD. Mr. Sittner stated that from his observation of the Advisory Board review of the applications of the property would better align with the objectives of the Community Redevelopment Area (CRA), specifically the facades of businesses in the area. Mr. Sittner stated that the property is currently in a state of dilapidation. He referenced the facades of current self-storage property noting the modern exteriors, landscaping, and general conditions of sites also operated under company.

Vice Chair Russell Jackson asked if Mr. Sittner had photographs to demonstrate the façade of the project that was presented. Mr. Sittner produced copies of a similar project at a different site to the Advisory Board.

Chair Kemal Gasper asked for an estimate of the number of employees that a facility like this may employ. Mr. Sittner responded that the number of employees varies by facility due to the automated nature of a facility such as this project.

Advisory Board Member Vanessa Cullins Hopkins asked the Planning and Development Department of the City of Jacksonville about the uses and restrictions of the PUD Project Description namely if specific uses could be eliminated. Bruce Lewis states that the Advisory Board could suggest those uses which are applicable under the current zoning to be eliminated with the PUD rezoning project by the applicant or Jacksonville City Council to strike those permitted uses from the ordinance.

After discussion of Section IV Uses and Restrictions the KingSoutel Crossing Advisory Board recommended striking through pawnshops as a permitted use, carnivals or circuses as a permitted use, private clubs in its entirety as a permitted use, dancing entertainment establishments in its entirety as a permitted use, retail sales of alcoholic beverages in its entirety as a permitted use, and the sale of new or used tires in its entirety as a permitted use under Section A of Permitted Uses be reviewed by the applicant and COJ Planning and Development Department to strike those uses regarding the PUD zoning application.

Advisory Board Member Tony Robbins noted the surrounding zoning uses around the property. Mr. Sittner clarified the property would be enclosed by landscape buffers in reference to the developer plans on Page 7 of 10 of Exhibit 3.

Member Tony Robbins asked the Planning and Development Department if a chain-link fence surrounding the property would be sufficient for Part 12 of the Zoning Code. Bruce stated that a 6-foot chain-link fence with fabric would not comply with the zoning requirements of Part 12. A wood or vinyl fence with 85% opacity surrounding the boat and RV storage area would be compliant with Part 12.

Member Vanessa Cullins Hopkins asked Mr. Sittner for clarification of the fencing that would be present at this development. Mr. Sittner responded to the question stating that the fencing for the development would be compliant with the zoning requirements as well as including the landscaping buffers.

Member Vanessa Cullins Hopkins asked Mr. Sittner how much of the property will be seen from the road by a potential passersby. Mr. Sittner answered that the fencing will not be visible from the street and the fronting of the development as well as parking will be visible from the street.

Vice Chair Russell Jackson asked the representative how many spots would be allotted to the RV and boat storage area. Mr. Sittner responded that the RV and boat storage was just programmed, and he would not be able to give an answer at this time.

Chair Kemal Gasper opened the floor for comments from the public, Ben Howlett of Ziff Real Estate Partners conveyed his thanks and excitement to bring the development to the Advisory Board and CW Priestly Jackson.

***A MOTION WAS MADE BY CHAIR KEMAL GASPER AND SECONDED BY ADVISORY MEMBER VANESSA CULLINS HOPKINS THAT THE KSC/CRA ADVISORY BOARD APPROVE APPLICATION L-5733-22C WITH NOTED CONDITIONS.***

Chair Kemal Gasper opened the floor for comments from the public of which there were none.

After discussion on how the board should word the motion regarding Exhibit A and landscaping wordage of the property Councilwoman Priestly Jackson commented that she recommends that the Advisory Board include both their recommendations for the permitted usage as well as their recommendations for landscaping in the same motion as they will be taken into consideration together by both the applicant and the LUZ committee.

**A MOTION WAS MADE BY BOARD MEMBER VANESSA CULLINS HOPKINS AND SECONDED BY CHAIR KEMAL GASPER. COMPANION REZONING APPLICATION 2022-608, WITH THE RECOMMENDATION TO STRIKE #3 OF PAWNSHOPS, #5 OF CARNIVALS OR CIRCUSES, #18 OF PRIVATE CLUBS, #22 ENTIRELY, #24 ENTIRELY, and #25 ENTIRELY OF EXHIBIT 3 TO COMPLY WITH THE VISION FOR THE AREA OR THE REDEVELOPMENT PLAN. ADVISORY BOARD MEMBER TONY ROBBINS MOVED TO AMEND THE MOTION TO INCLUDE THERE BE SUBSTANTIAL LANDSCAPING OF TREES, SHRUBS, AND GROUND COVER IN THE LANDSCAPING BUFFERS SPECIFIED ON PAGE 3 OF 10 IN EXHIBIT 3. BOARD MEMBER VANESSA CULLINS HOPKINS SECONDED THE AMENDMENT. THE MOTION PASSED WITH NOTED CONDITIONS 4-0-0.**

Ms. Nasrallah will prepare a memorandum from the Executive Director to the Director of the Planning and Development Department detailing the Advisory Board's recommendation for Section IV Uses and Restrictions in Exhibit 3 of 2022-0608.

### **CONSIDERATION OF AD 22-59 APPLICATION**

Scott Dittmer with Habijax informed the Advisory Board that Habitat of Humanity of Jacksonville would like to construct single family housing for their program home buyers for the intended purpose of long-term ownership. Mr. Dittmer stated that these houses would have similar characteristics of the housing that is on either side of the property.

Member Tony Robbins asks for clarification from COJ Planning and Development Department on the application being brought to the Advisory Board. Brittany Figueroa with COJ Planning and Development informed Member Robbins that the norm for a dwelling in Zoning district RLD-60 is 6000 square feet and each of the lots on the application are only 5250 square feet, so the request is to reduce that area from 6000 square feet to 5250 square feet to permit the single-family dwellings.

Chair Kemal Gasper asked Ms. Figueroa to clarify that the width of the lots are decreasing from the norm of 60 feet wide to 50 feet wide. Ms. Figueroa agreed.

Chair K. Gasper opened the floor for comments from the public of which there were none.

**A MOTION WAS MADE BY ADVISORY BOARD MEMBER VANESSA CULLINS HOPKINS AND SECONDED BY VICE CHAIR RUSSELL JACKSON TO APPROVE THE RECOMMENDATION TO COJ PLANNING AND DEVELOPMENT DEPARTMENT AS WELL AS THE PLANNING COMMISION TO APPROVE THE REDUCTION OF THE LOT AREA FROM 6000 FEET TO 5250 FEET AND FOR THE REDUCTION OF THE WIDTH OF THE LOT FROM 60 FEET TO 50 FEET. THE MOTION PASSED UNANIMOUSLY 4-0-0.**

### **III. GENERAL INFORMATION**

#### **CULTURAL COUNCIL ART IN PUBLIC PLACES**

Ashley Wolfe with the Cultural Council provided the Advisory Board with an update of the Art in Public Places project. Ms. Wolfe informed the Advisory Board that the Cultural Council of Greater Jacksonville will bring several items for approval to the next meeting: A call to artists and request for qualification for two of the subprojects, a proposed selection of proposed candidates, proposing a community engagement plan, and proposing an artwork budget. Ms. Wolfe did state that they would be proposing the Bob Hayes Sports Complex as the site for the artwork.

#### **IV. NEW BUSINESS**

No new business was discussed.

#### **V. OLD BUSINESS**

##### **KSC/CRA BUILDING RENOVATION GRANT PROGRAM UPDATE**

Ms. Nasrallah briefed the Advisory Board of the current balance of the fund as well as upcoming projects and applications. The beginning balance for the Grant Program was \$357,837.68 with interest and earnings of \$31,757.00. The total funding allocated to-date stands at \$389,594.68. With the costs of encumbered contracts, funds pending approval and funds submitted but not yet reviewed the potential program balance stands at \$299,836.56. Vice Chair Russell Jackson recommended that at the onset and/or completion of a project that the business owner be invited to an Advisory Board meeting so that they may share the impact that the grant program had on their business. Ms. Nasrallah offered rather than having the business owners come to a meeting that at the inspections of the project the Board Members could attend, pictures could be taken for the record of the projects, and an approval of the project also take place on premises of the project site. Board Member Vanessa Cullins Hopkins added to the comments of the Vice Chair by recommending that the Advisory Board hire a local photographer to produce photos for the projects. Kirk Wendland, Executive Director of the Office of Economic Development informed Board Member Cullins Hopkins that for a situation like she is seeking there would have to be a procurement process rather than hiring an independent photographer.

#### **VI. PUBLIC COMMENT**

Mr. Larson with Jax Metro Credit Union addressed the Advisory Board and summarized the interest of the Credit Union in the Renovation Grant Program. Mr. Larson conveyed the Credit Union's curiosity of the Grant Program and how they as a financial institution could benefit participants of the program as well.

#### **VII. ADJOURNMENT**

There being no further business, Chair K. Gasper adjourned the KingSoutel Crossing CRA Advisory Board meeting at 4:52 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](mailto:karenn@coj.net).

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