



***KINGSOUTEL CROSSING CRA (KSC/CRA) ADVISORY BOARD  
HYBRID VIRTUAL AND IN-PERSON MEETING  
CITY HALL, 2<sup>ND</sup> FLOOR, CONFERENCE ROOM 2C  
THURSDAY, OCTOBER 12, 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, 2<sup>nd</sup> Floor, Conference Room 2C.

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

**KSC/CRA Advisory Board Members Absent:** N/A

**Staff Present:** Ed Randolph, Executive Director; Karen Nasrallah, Redevelopment Manager; and Casey Peyton, Recording Secretary

**Representing the Office of General Counsel:** Rita Mairs

**Others Present:** Bruce Lewis with the Planning and Development Department; Robin Smith and Alan Tablada, City of Jacksonville Public Works; and Gary Crumley representative for the Application for Rezoning to PUD Ordinance 2023-0422.

**I. CALL TO ORDER**

Chair Gasper called the KingSoutel Crossing CRA Advisory Board Meeting to order at 3:34 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 informed the Board that he is conversing with FDOT, and he will have their feedback for design requirements as they pertain to the US-1 corridor project. Mr. Smith proceeded to provide updates on the intersection improvements at Soutel Road and US-1. The design is almost completed and is under budget. Mr. Smith said the project will begin construction in the next 60-90 days. They are waiting for the traffic engineer's approval. Mr. Smith noted that the biggest change in the redesign is creating an extra turning lane on Soutel Road.

Vice Chair Russell Jackson asked while the project is under construction, will it require detours? Mr. Smith said there will not be detours, but lane reductions to help reduce traffic during the 3-4 months of construction.

Mr. Smith provided an update on the status of the New Kings Road Capital Improvements Project. He expects to have a design-build firm under contract by the end of the calendar year.

Ms. Nasrallah reported that the existing balance for the New Kings Road Capital Improvements Project is \$3,826,124. She informed the Advisory Board that if they want to allocate next year's funding allocation, it will bring the balance to \$6,667,462.

## **ACTION ITEMS**

### **APPROVAL OF THE JUNE 22, 2023, KINGSOUTEL CROSSING CRA ADVISORY BOARD MEETING MINUTES**

***A MOTION WAS MADE BY ADVISORY BOARD MEMBER VANESSA CULLINS HOPKINS AND SECONDED BY ADVISORY BOARD MEMBER TONY ROBBINS APPROVING THE JUNE 22, 2023, KINGSOUTEL CROSSING ADVISORY BOARD MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

### **CONSIDERATION OF APPLICATION FOR REZONING TO PUD ORDINANCE 2023-0422**

Mr. Bruce Lewis introduced Mr. Gary Crumley, representing the applicant for the consideration of rezoning to PUD ordinance 2023-0422. Mr. Crumley asked the Advisory Board for the support to rezone 1.43 acres of property from PUD to PUD. The PUD Zoning is requesting to accommodate 11 parking spaces for RVs, while retaining the current land use categories.

There was discussion among the Advisory Board Members. Ms. Nasrallah stated that looking at the given site plan, there is not enough information to determine if it is compliant and follows the Jacksonville Design Guidelines and Best Practices Handbook. The Advisory Board recommended that Mr. Crumley resubmit a site plan with more information and for the Advisory Board to defer this to the next meeting. Advisory Board Member Tony Robbins agreed that they need more information, including dimensions and a bigger map for a better visual of the site.

Chair Gasper opened the floor for public comment. The applicant commented that the site plan did meet current code and was given a speaker request card.

***A MOTION WAS MADE BY ADVISORY BOARD VICE CHAIR RUSSELL JACKSON AND SECONDED BY ADVISORY BOARD MEMBER VANESSA CULLINS HOPKINS THAT THE KSC/CRA RECOMMEND DEFERRING APPLICATION FOR REZONING TO PUD ORDINANCE (2023-0422) TO NEXT MEETING. THE MOTION PASSED UNANIMOUSLY 5-0-0.***

## **III. GENERAL INFORMATION**

**IV. NEW BUSINESS**

No new business was discussed.

**V. OLD BUSINESS**

Vice Chair Russell Jackson asked about the Cultural Council Art Project and if there are any updates from the Cultural Council. Ms. Nasrallah said the Cultural Council asked for a delay in project delivery, but she denied the request because of how long they have been waiting to move forward. Ms. Nasrallah relayed they are still on track for delivery in April 2024.

Ms. Nasrallah also reported that the Agency Board approved the additional funding for the New Kings Road Capital Improvements Project.

Ms. Nasrallah said she discussed with the Agency Board that sometimes the Advisory Board's recommendations on zoning applications do not reach them when they are sitting as Council Members. In the future, she will send the Advisory Board recommendations on zoning applications to the Agency Board Members at the same time they are sent to the Planning Department so they will have a record of all actions.

**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 4:53 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).