

**COMMUNITY REDEVELOPMENT AGENCY MINUTES
JULY 16, 2008**

Pursuant to Public Notice, Mayor Brimer convened a regular meeting of the City Council on Wednesday, July 16, 2008, at 7:00 p.m. in the Council Chamber. Those present were Mayor Mark Brimer, Vice-Mayor Joseph Ferrante, Councilwoman Martha Kirby, Councilman Sal D'Amato, Councilman Dominick Montanaro, City Attorney James Beadle, City Manager Michael Crotty, and City Clerk Barbara Montanaro.

COUNCIL CONVENED AS THE COMMUNITY REDEVELOPMENT AGENCY FOR THE FOLLOWING AGENDA ITEMS:

REPORT ON FINANCIAL STATUS OF FAÇADE GRANT PROGRAM

Community Development Director Laura Canady reported that \$75,000 was approved for the Façade Grant Program for FY 07/08. A total of \$61,762 has been committed to projects this year, leaving a total of \$13,238. The CRA Advisory Committee was aware of the limited funds when they reviewed three grant applications. They determined that all three are quality projects and recommended approval of the following three projects, subject to funds being available in the FY 08/09 budget. Approval now allows construction to begin with completion dates to be from early fall to early 2009.

DISCUSS/TAKE ACTION ON FAÇADE GRANT APPLICATIONS:

THE REGENCY CENTER, 1227 SOUTH PATRICK DRIVE, APPLICATION FOR A FAÇADE GRANT FOR A MONUMENT SIGN AND LANDSCAPING WITH IRRIGATION

Community Redevelopment Coordinator Cheryl Gitlin stated that the Regency Center, 1227 South Patrick Drive, has applied for a Façade Grant to replace the existing pole sign with a monument sign (the owner will wait until the sign code review is complete to put up the new sign) and landscaping with irrigation. The estimated cost of the project is \$28,541.48. The matching funds grant would be in the amount of \$14,270.74.

There is an outstanding code violation fine against the Regency; it is anticipated that this will be resolved at the July meeting of the Code Enforcement Board. The CRA Advisory Committee recommended approval of the grant, with funding to be awarded upon satisfaction of code violation.

Mr. Smart, speaking for the Regency Center, stated that the violation was a misunderstanding.

(Discussion of this grant application expanded to include all three grants and the timing for funding the grants. For clarity in the minutes, Council's discussion and public comments regarding the grant applications will be included after the three grants are described.)

MTN ADVERTISING, 1355 SOUTH PATRICK, APPLICATION FOR A FAÇADE GRANT FOR EXTERIOR IMPROVEMENTS TO ADD STUCCO AND PAINT, NEW ROOF, PAVERS, BALCONY RAILS, LIGHTING, AND LANDSCAPING

MTN Advertising, 1355 South Patrick Drive, has requested a Façade Grant for exterior stucco and paint, landscaping with irrigation, brick pavers, and outdoor lighting fixtures. The estimated cost of the project is \$12,741.87; the matching grant would be \$6,370.93. The applicant also has a site plan before the Planning and Zoning Advisory Board to add a second story, but the façade grant applies only to improvements to the existing building.

OULETTE DENTAL, 1100 A1A, APPLICATION FOR A FAÇADE GRANT FOR EXTERIOR IMPROVEMENTS, TO ADD STUCCO, HARDIE BOARD SIDING, SHUTTERS, METAL ROOF AND MANSARD, LANDSCAPING WITH IRRIGATION, AND TOP COAT/STRIP PARKING LOT

Oulette Dental, 1100 Highway A1A, has requested a Façade Grant for exterior improvements, including stucco and paint, top coat and stripe parking lot, pavers, landscape and irrigation, and planters. The estimated cost of this project is \$42,125; the recommended matching grant is \$15,000. Improvements to this property will also include the addition of a second story; however, grant funds apply only to improvements to the existing structure.

DISCUSSION

The landscape plans of all three projects were reviewed and approved by the Beautification Board on July 11, 2008.

Final review of the sign code revisions will be in August and September and an ordinance will be heard by Council at the two October meetings.

The Community Advisory Committee (CRA) discussed the time of receipt of the various applications and the fairest way to award funding (first application gets funded first; each application gets partial payment this year and remainder next, etc.) The timing is complicated by the fact that only \$13,238 is available in the FY 07/08 Budget to fund projects totaling \$34,741.67. All applicants are aware that their funding is subject to allocation of funds to the Façade Grants in the FY 08/09 Budget.

Vice-Mayor Ferrante expressed the desire of the CRA to be business-friendly. He suggested that Regency be given the portion of the grant funds for the landscaping and irrigation as soon as that was complete, instead of having to wait for the installation of the sign after the sign code review process.

Under the guidelines for Façade Grants, no funds can be awarded until the entire project is complete; there cannot be partial payments. Each property is entitled to only one Façade Grant.

Mayor Brimer asked for public comments. The following individuals addressed the CRA:

- Mr. Smart, Regency Center, stated that a major business owner has approached them to open a 1600 square foot show room for LED lighting and green environment products. They want to include an LED sign and are willing to wait for the completion of the sign code review to receive the grant.
- David R. Schechter, 635 Seville Court, CRA Advisory Committee, stated that these are three good projects. Applicants have to get the project approved before they can start. He requested that the CRA approve all three applications and to continue to fund the Façade Grant Program next year. One purpose of community redevelopment is to improve the looks of the business corridors. MTN did not ask for money to replace their sign, but they assured the Committee that the sign will go away when the rules say they must go.
- Walter Woods, MTN, stated that he will comply with the Code requirement to remove the sign by November 2009. In response to questions from Councilman Montanaro regarding time to remove the pole sign, Mr. Woods agreed to remove the pole sign at the time of the grant.

ACTION: Councilman Montanaro MOVED, SECOND Councilwoman Kirby, to approve Façade Grants as follows: Regency Center, \$14,270.74 to include all items with the understanding that \$6,770.74 will come from the 07/08 budget and the balance from 08/09; MTN, \$6,370.93 from 07/08 Budget; and Oulette Dental, \$15,000 from 08/09 Budget, contingent upon Council's approval of funds for the Façade Grant Program in the 08/09 Budget. VOTE: ALL AYES. MOTION CARRIED.

REPORT ON LIST OF EXCLUDED USES FOR THE A1A/DESOTO PROPERTY (FORMER PEG LEGS)

Community Development Director Canady gave an overview of her memorandum to Council dated July 9, 2008, stating that the CRA Advisory Committee had reviewed the list of excluded used at their June 26, 2008, meeting. They recommended adding drive-through pick-up windows to the previously discussed list of excluded uses. At that meeting, the CRA Advisory Committee also recommended that appraisals be obtained to determine the value of the property before offering it for sale.

Council reviewed the list of excluded uses and discussed whether parks and childcare centers should be on the list. The CRA Advisory Committee did not add childcare center to the list; it was included because it is currently a conditional use in the Commercial District.

Mayor Brimer asked for public comments. The following individual addressed the CRA:

- Gabe Feindt, 470 Caribbean Drive, member of the A1A and DeSoto Property Use Citizen Ad Hoc Committee, stated that the Committee did not want the City to build a park there; but it was not the intent of the Committee to prohibit an individual from putting a park there.

ACTION: Councilman Montanaro MOVED, SECOND Councilman D'Amato, to approve the list of excluded uses as presented and to move forward with the three-prong

appraisal (update of 2006 appraisal with the same allowed uses as 2006 including mixed use, current market value without mixed use; and current market value with excluded uses). VOTE: ALL AYES. MOTION CARRIED.

Barbara Montanaro, CMC
City Clerk