

MINUTES
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
January 24, 2008

Tania Miner asked the board to elect a pro tempore chair. The committee selected Jeff Fleis as pro tempore chair. Pursuant to Public Notice, Chairman Fleis convened a regular meeting of the Community Redevelopment Agency Advisory Committee at 6:31 p.m. on Thursday, January 24, 2008, in the Council Chambers. Those present were Chair Jeff Fleis, David Omler, Janice Oberwetter, Ron Van Meter, Scott Rhodes. Absent: David Schechter, Rochelle Lawandales, Sue Gaines. Members of staff present were Laura Canady, Cheryl Gitlin, Leonor Olexa, and Tania Miner. Ms. Canady introduce City Manager Intern, Yvonne Kimball.

PLEDGE OF ALLEGIANCE

Scott Rhodes led the Pledge of Allegiance.

PUBLIC COMMENTS

None.

DISCUSS/TAKE ACTION ELECTION OF CHAIRMAN AND VICE CHAIRMAN

MOTION: Janice Oberwetter MOVED to nominate Rochelle Lawandales Chair. VOTE: ALL AYES. MOTION CARRIED.

MOTION: Janice Oberwetter MOVED to nominate David Schechter as Vice-Chair. VOTE: ALL AYES. MOTION CARRIED.

DISCUSS/TAKE ACTION ON REVISED BEACH ACCESS DESIGNS FOR GRANT AVENUE AND DESOTO PARKWAY ACCESSES

Community Development Director Laura Canady pointed out this item is the revised beach access designs for Grant Avenue access and Desoto Parkway access. These are the designs that have already been to this board and are conceptually approved as the two beach accesses to go forward with for this year. However, the item went to Council and there were some concerns with the landscaping and whether or not there would still be ocean views. The preliminary costs are in your packet. These are not the hard costs but the cost of where we are today. We will look at hard numbers one more time with you before they go on to City Council and out to bid.

David King presented the revised beach access designs on power point. Randy Raiman of HHI Designs was also present for this presentation.

Mr. King responded to questions from the board.

John Stone joined the meeting at 6:56 p.m.

PUBLIC COMMENTS

Bill Higginson of 1175 Highway A1A commented about the cost of pavers and handicap accesses to the beaches. He also spoke about less expensive alternatives for irrigation arrangements.

Mr. King responded about the timetable. The money has to be spent this year. He stated that this timetable is dependent on DEP approval.

Jeff Fleis asked about dune restoration.

Janice Oberwetter stated that if pavers are not used this should be consistent across all the accesses.

Mr. King discussed using fewer pavers to reduce costs. Various ways to reduce these costs were discussed.

David Omler commented that pavers are more environmentally friendly.

Janice Oberwetter again commented that consistency is crucial.

Scott Rhodes asked about having a shower or foot wash at the accesses.

Mr. King responded that we will have a well at the Grant site and that well will be there permanently and will be for a shower.

Ms. Canady advised that it had not been discussed and showers may not be practicle at every access. Staff has discussed the potential for agreements to use water sources of adjacent properties during the periods for establishing landscape plantings. Ms. Canady added that the reason it is Grant is because there is more parking there and more accesses.

PUBLIC COMMENTS

Bill Higginson 1175 Highway A1A, stated he was glad the paver issue was being re-addressed because that is \$26,000. He also stated that regarding the ramp it would probably be a short up and long down. He did not think the idea of chaining the ramp was a good idea because that would require having to look for a key. The outfall issue is going to go forward but will be much more expensive. It is a great deal more money than we were talking about initially when we were signing the joint agreement with the FDOT.

Mr. King stated that the plan is that the money has to be spent because the current JPA Agreement expires at the end of this year. The hope would be to finalize our design, Randy's design, and go to FDEP in early spring and get a permit in late spring or early summer and bid it out. Construction is expected - over summer and fall, and be done by the end of the year. That is the plan because of the time frame.

Jeff Fleis inquired if there would be any dune restoration with sea oats planned.

Mr. King responded that whatever planting we propose will be FDEP approved dune restoration. In addition he stated that we are looking at \$120,000 to \$130,000 worth of improvements to the beach accesses not including the storm water improvement or the emergency beach access.

MOTION: To accept the revised beach access designs as presented this evening, but with willingness to consider another plan that provides alternatives to scale back costs, but maintains the vision previously expressed by this committee. Janice Oberwetter MOVED, SECOND by Ron Van Meter. VOTE: ALL AYES. MOTION CARRIED.

**DISCUSS/TAKE ACTION ON A1A STREETScape DESIGN PRESENTATION
BY HHI DESIGN**

Randy Raiman provided a powerpoint presentation of the A1A streetscape design. The presentation included discussion on landscaping, wayfinding signage, gateway signage, intersection mast arms, and facade treatments.

Janice Oberwetter stated she would like to see a palette that is somewhat unique and not what we would see just going down the road.

Mr. Raiman stated that the aesthetic component of the mast arms is that you will not have span wires and other things which blend with the overhead wires.

Mr. King presented information about the utility undergrounding and roadway improvements.

Chairman Fleis stated that the presentation felt a little nostalgic. They have seen all this before and are ready to go.

Chairman Fleis responded that the board has a consensus, that the streetscape planning was headed in the direction that the board envisioned and agreed with what they presented and are looking for the next level of detail when ready.

DISCUSS/TAKE ACTION ON CPAB RECOMMENDATION TO THE PLANNING AND ZONING ADVISORY BOARD AND THE CRA ADVISORY COMMITTEE THAT THEY INVESTIGATE AND EVALUATE THE POSSIBILITY OF ADDING, ONLY AS A CONDITIONAL USE, A HOTEL/MOTEL/BED & BREAKFAST USE IN THE COMMERCIAL DISTRICT, AND SENSITIVE TO THE CITY'S PRIMARILY RESIDENTIAL LOW DENSITY CHARACTER

Ms. Canady introduced this item that comes to this committee from Council, as a recommendation for consideration. Ms. Canady asked for an overall feel of their opinions regarding hotel/motels and bed & breakfasts.

Jeff Fleis stated that to bring hotel/motels back again into the City, again would make sense and to make it consistent with the other intensity designations we talked about.

Ms. Oberwetter stated she is in favor of this suggestion on the west side of A1A only.

Scott Rhodes asked how this came up.

David Omler is not opposed, but requested that the standards for the architecture be enhanced. He would like to see this type of development be a show piece in the City.

**COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MINUTES
JANUARY 24, 2008**

PAGE 5

Ms. Canady reminded the committee that the area south of DeSoto is considered as the low intensity residential area by the committees recommendations and in the Community Redevelopment Plan. The plan defines three areas, high intensity which is the map you are looking at, medium intensity which would be from Park Avenue or Roosevelt south to DeSoto Parkway. And then DeSoto Parkway south to the City limits would be the low intensity area.

Ms. Oberwetter also expressed that she would not like to see a bed & breakfast in the interior of the City and that she would only like a hotel.

Building Official, John Stone provided some general descriptions of hotels, motels, and bed & breakfasts.

PUBLIC COMMENT

Bill Higginson of 1175 Highway A1A, Chairman of CPAB spoke about the economic feasibility of allowing a hotel use.

MOTION: To recommend the CRA investigate and evaluate the possibility of adding only as a conditional use a hotel/motel bed & breakfast use in the commercial district, sensitive to the City's primarily residential low density character. Janice Oberwetter MOVED, SECOND Ron Van Meter. VOTE: ALL AYES. MOTION CARRIED.

DISCUSS/TAKE ACTION ON BUSINESS OF THE QUARTER NOMINATIONS

Cheryl Gitlin presented suggestions for nominations for the quarter ending December 31, 2008, and asked the board for any other nominations.

The board members discussed the nominations. Ms. Oberwetter had questions about the eligibility of some properties.

PUBLIC COMMENT

Pat Utecht of Hedgecock Court spoke about the purpose of the awards, and commented that it should be for a significant change, and not everybody that does something.

**COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MINUTES
JANUARY 24, 2008**

PAGE 6

Laura Canady responded while business contributions are important so are economic contributions. The award is an encouragement to all businesses. and property owners. We have seen a substantial increase in the number of property transformations since we have had the Facade Grant Program. Although a significant transformation does not always come along every quarter, we want to be sensitive and reward business owners and property owners for complying with the district's standards.

The board selected VFW for Facade Improvement, Judy de la Rosa for Community Involvement, and Misty Shores for CRA Choice Award.

Jeff Fleis called for a three minute recess until 9:00 p.m.

Jeff Fleis reconvened the meeting at 9:00 p.m.

STAFF REPORT

Ms. Canady provided a power point presentation to update the committee on the comprehensive plan amendment. DeSoto Parkway south to the City limits and east of A1A is the area where sixty nine units will no longer be able to be built. The only units that can be built are what is there now and four extra units that already have entitlement. North of Park Avenue, east of South Patrick Drive, and west of A1A is the area that the state has agreed that we can place mixed use units. The property just north of Scorpion Court where Dunkin Donuts and the bank is, are eligible under the plan too.

The committee expressed a consensus that Ms. Canady should go forward and present this to Council.

PUBLIC COMMENTS

Bill Higginson of 1175 A1A stated that he feels that this is the best that the City can get. It is capped at 200 units.

Ms. Canady made the announced that City Council will hold a special meeting on February 6th at 6:00p.m to discuss the current sign code. It is a business owners forum and the topic is signs. The second meeting scheduled for February 13th is a joint meeting with CRAAC and the Recreation Department and Council, regarding the possible property uses for the newly acquired Gemini property.

**COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MINUTES
JANUARY 24, 2008**

PAGE 7

Laura Canady addressed the 1370 A1A property as some committee members asked for this to be brought back from the last meeting. Ms. Canady read the code regarding murals Sec.30.505. She stated that the colors were approved, and that the property did not ask for a facade grant.

Ms. Oberwetter suggested that a definition of murals be reworked along with the sign code.

Laura Canady stated that the Business of the Quarter awards, for the last two quarters would be held at the next meeting.

MEMBER QUESTIONS/COMMENTS

Ron Van Meter asked when Publix would be closing.

Laura Canady provided an update and related that Publix has not submitted a full plan that would be acceptable to the Fire Marshall for their sprinkler system. The building department has offered them their demo permit and the shopping center owner has not responded yet regarding these issues.

Scott Rhodes inquired about the drainage plan for Publix.

Jeff Fleis welcomed Ms. Canady back and inquired about the former Island Breeze property.

Jeff Fleis adjourned the meeting at 9:35p.m.

Jeff Fleis re-opened the meeting at 9:36p.m.

APPROVAL OF MINUTES: November 29, 2008

Jeff Fleis stated that Councilwoman Kirby requested that the minutes be amended to indicate who was present at the beginning of the meeting.

MOTION: Ron Van Meter **MOVED, SECOND** Scott Rhodes to approve the minutes of the November 29, 2007 regular meeting. VOTE: ALL AYES.
MOTION CARRIED.

**COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE MINUTES
JANUARY 24, 2008**

PAGE 8

NEXT MEETING DATE: February 28, 2008

ADJOURNMENT

Chairman Fleis adjourned the meeting at 9:37p.m.

Respectfully submitted,

Cheryl Gitlin