

**MINUTES
COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE
June 26, 2008**

Pursuant to Public Notice, Vice Chairman David Schechter convened a regular meeting of the Community Redevelopment Agency Advisory Committee at 6:40 p.m., on Thursday June 26, 2008 in the Council Chambers. David Omler led the Pledge of Allegiance. Those present were Vice Chairman David Schechter, Janice Oberwetter, Ron Van Meter, and Alternate David Omler. Absent/excused: Rochelle Lawandale, Sue Gaines, Jeff Fleis, Scott Rhodes, and Conrad Lawlor. Members of the staff present were Community Development Director Laura Canady, Building Official John Stone, Community Redevelopment Coordinator Cheryl Gitlin and City Management Intern Yvonne Kimball.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by David Omler.

PUBLIC COMMENTS

Councilwoman Martha Kirby stated that she received a phone call from Dr. Roberts a councilwoman for Cape Canaveral, who gave a rave review for Laura Canady's presentation to their city about the CRA. She could not say enough nice things about the staff and the things we are doing here in Satellite Beach. So hats off to you.

STAFF REPORT

Community Development Director, Laura Canady brought to the attention of the board that the remaining façade grant fund balance for FY 2007/2008 was \$13,238.00. However, tonight there are three applications for grants with an additional two grant requests coming in before the end of this fiscal year.

The committee discussed the issue and determined by consensus that they would continue to hear requests for grant funding and make recommendations on a waiting list, and that approved grants this year would receive monies from next year's budget allocation. However, the applicants should know that there is always the possibility that the monies may not be funded. The committee reasoned that they did not want to deter projects from coming in or starting, but wanted to follow the intent of the program to encourage and assist in redevelopment. The committee also wanted to encourage applicants to continue

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to come in for replacement of non-conforming pole signs so that when a new code is adopted the signs could be replaced under the program.

Laura Canady then addressed the committee on the issue of awarding façade grants to owners property where there is either a lien action pending or actual lien held by the City on the property for code enforcement issues.

The board discussed the issue and it was determined that the intent of the grant is to encourage code compliance.

MOTION: David Omler **MOVED, SECOND** Ron Van Meter that the committee would hear and take action on the applications, but that no CRA funds should be released until any pending code enforcement action was resolved and no monies were owed to the City. **Vote: 3-1, Nay Janice Oberwetter. MOTION CARRIED.**

DISCUSS/TAKE ACTION ON FACADE GRANT APPLICATIONS

REGENCY CENTER 1227 South Patrick Drive

Cheryl Gitlin presented the façade application for Regency Center, 1227 South Patrick Drive. Ms. Gitlin stated that Regency Center is requesting façade grant funding for improvements to the property. The property improvements include landscaping along the rights of way, South Patrick Drive and Roosevelt, and a new monument sign. The owner is willing to wait until council adopts a potential new code. The estimated cost of the project is \$28,541.48. Staff recommended approval of the award amount of \$14,270.74 subject to Beautification Board approval.

Vice Chairman Schechter asked if the applicant would like to say anything.

Dr. Shah, owner of Regency Center stated that his request is to get approval. The majority of the funding will be going toward the new monument sign.

MOTION: Janice Oberwetter **MOVED, SECOND** David Omler to recommend approval of the façade grant application for Regency Center in the matching grant amount of \$14,270.74, for landscaping and signage, with the understanding that the sign will meet the new code, and pending approval by the Beautification Board of the landscape plan. **VOTE: 4-0. MOTION CARRIED.**

MTN 1355 South Patrick Drive

Cheryl Gitlin presented the façade application for MTN, 1355 South Patrick Drive. Ms. Gitlin stated that MTN Advertising is requesting facade grant funding for exterior renovation improvement to the building and property in a Florida vernacular theme. Façade costs will be submitted only for improvement to the existing structure and not on the new construction. The estimated cost of the project is \$12,741.87. Staff recommended approval of the matching award amount of \$6,370.93 subject to Beautification Board approval of landscaping and irrigation.

MOTION: Janice Oberwetter **MOVED, SECOND** David Omler to recommend approval of the façade grant application for Walter Wood, as MTN Advertising, in the matching grant amount of \$6,245.93 for exterior renovations to the first floor of the building and landscaping subject to Beautification Board approval, on a wait list basis subject to funding for the program. **VOTE: 4-0. MOTION CARRIED.**

Oulette Dental 1100 Highway A1A

Cheryl Gitlin presented the façade application for Oulette Dental, 1100 Highway A1A. Ms. Gitlin stated the property owner is requesting façade grant funding for exterior renovations to the building and property. The renovation improvement will be in a Florida vernacular theme. Façade costs will be submitted only for improvements to the existing structure and not new construction. The estimated cost of the project is \$42,125.00. Staff recommends approval of matching award amount of \$15,000.00 subject to Beautification Board approval.

Vice Chairman Schechter asked the applicant if he would like to say anything.

Dr. Oulette stated that Ms. Gitlin did a wonderful job presenting his project.

MOTION: Ron Van Meter **MOVED, SECOND** David Omler to recommend approval of the façade grant application for Paul Oulette, as Oulette Dental, in the matching grant amount of \$15,000.00, for exterior renovations to the first floor of the building, parking lot and landscaping subject to Beautification Board approval, on a wait list basis subject to funding for the program. **VOTE: 4-0. MOTION CARRIED.**

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**DISCUSS/TAKE ACTION RECOMMENDED REVISIONS TO MONTECITO
INTERLOCAL AGREEMENT**

Community Development Director, Laura Canady presented this item to the committee. The City and the Montecito CDD have an interlocal agreement calling for the CDD to be the bidding and construction manager for the Hightower Beach Park project. Due to the Success of the City in construction of Pelican Beach Park, the City and Montecito desire to change the agreement to place the City as bidding and construction manager, and to make some changes to the financial management process.

The committee discussed the item and agreed that the City should be in charge of the project.

MOTION: Janice Oberwetter **MOVED, SECOND** David Omler to recommend changes to the Montecito–Satellite Beach Interlocal Agreement giving the City of Satellite Beach bidding and construction control, and financial management of the Hightower Beach Park project. **VOTE: 4-0. MOTION CARRIED.**

Laura Canady explained that the City's engineering firm, Quentin Hampton was the project manager for the Pelican Beach Park project, and this item is the work order for Quentin Hampton to manage the Hightower Beach Park project.

The committee agreed that David King of Quentin Hampton had done an excellent job with Pelican Beach Park.

MOTION: Janice Oberwetter **MOVED, SECOND** David Omler to accept proposal not to exceed \$25,180.00 from Quentin Hampton to manage the Hightower Beach Project. **VOTE: 4-0. MOTION CARRIED.**

**DISCUSS/TAKE ACTION ON EXCLUDED USES FOR PEG LEGS PROPERTY
AND ACTION PLAN**

This item comes to the committee at the direction of the CRA for the CRAAC to look at the list of excluded uses and determine if other excluded uses should be included before sending the item out for appraisals to determine a value to be placed on the property prior to sale, and for comment on the action plan.

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The committee discussed and added drive-through pick-up windows and parks to the list of excluded uses.

MOTION: Janice Oberwetter **MOVED, SECOND** David Omler to add drive-through pick-up windows to the list of excluded uses presented by staff, and recommend these excluded uses be forwarded to the CRA for use in determining the value of the property before sale. **VOTE: 4-0. MOTION CARRIED.**

DISCUSS/TAKE ACTION CITY ENTRY SIGNS – KEN LEBRON

Mr. Lebron stated that there were two major concerns when he last spoke with the committee. The overall scale of the sign being that it was on a 100 foot right of way. We didn't want it to look too small. We also didn't want it to look too much like what Mercedes was doing. Those were some of the things that drove the first design efforts.

Mr. Lebron passed around copies of some of the original simpler ideas for the sign. After viewing the sign copies and discussion the committee chose sign design #A for Mr. Lebron to work with and bring back to them.

**DISCUSS/TAKE ACTION BUSINESS OF THE QUARTER AWARDS FOR 1ST
AND 2ND QUARTERS OF 2008**

Cheryl Gitlin presented the selections and asked the committee to make their decisions for the following categories: Façade Improvement, Community Involvement, and CRA Choice. The committee chose Dunkin Donuts for Façade Improvement for the 1st Quarter. For CRA Choice Award the committee chose the Mobil station for the 1st Quarter and a joint CRA Choice Award to Papagallo's and the Blue Lemon Café for the 2nd Quarter.

The Business of the Quarter Awards nominations will be rescheduled again for the July meeting and staff and the committee will bring back a list of more nominees for Façade Improvement and the Community Involvement Awards. The Business of the Quarter Awards presentation will be scheduled for the August meeting.

MOTION: David Omler **MOVED, SECOND** Janice Oberwetter to choose for the 1st Quarter Dunkin Donut for Façade Improvement, and the Mobil station for CRA Choice Award. For 2nd Quarter a tie with Papagallos and the Blue Lemon Café for CRA Choice Award. **VOTE: 4-0. MOTION CARRIED.**

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MEMBER COMMENTS / REPORTS

David Omler commented that he is really excited about the façade grants. The buildings are going to be changed in Satellite Beach. Things are really starting to move now, redevelopment and the efforts are picking up momentum.

Vice Chairman Schechter stated that he thinks we are moving but we still have some spots that are tough. The building on South Patrick that got started and didn't get finished. We still have some places to work on. We start in small steps and just keep encouraging it. We are helping with the façade grants.

APPROVAL OF MINUTES

MOTION: Janice Oberwetter **MOVED, SECOND** David Omler to approve the minutes of the Community Redevelopment Agency Advisory Committee Special Meeting held on May 28, 2008 in the Council Chamber with the correction of the spelling of Conrad Lawlor's name on page 1. **VOTE: 4-0. MOTION CARRIED.**

NEXT MEETING DATES: July 24,2008

ADJOURNMENT

Vice Chairman David Schechter adjourned the meeting at 8:52p.m.

Respectfully submitted,

Cheryl Gitlin