

MINUTES OF SPECIAL CITY COMMISSION MEETING
HELD ON TUESDAY, FEBRUARY 22, 2011
CITY HALL COMMISSION CHAMBER, 210 SAMS AVENUE
NEW SMYRNA BEACH, FLORIDA

Having been duly advertised as required by law, the special meeting of the City Commission of the City of New Smyrna Beach, Florida, was held on Tuesday, February 22, 2011, in the City Hall Commission Chamber, 210 Sams Avenue, New Smyrna Beach, Florida.

Mayor Barringer called the meeting to order at 5:30 p.m. and the following answered present to the roll call:

Mayor Adam Barringer
Vice Mayor James W. Hathaway
Commissioner Jack S. Grasty
Commissioner Lynne Plaskett

Also present were: City Manager Pamela Brangaccio; Assistant City Manager Khalid Resheidat; City Attorney Frank Gummey; Police Chief Ron Pagano; Planning Manager Gail Henrikson; CRA Director Tony Otte; Finance Director Althea Philord-Bradley; and, City Clerk Johnny Bledsoe. Commissioner Reiker was excused due to the death of her father out of state.

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Mayor Barringer outlined the purpose of the special meeting was to consider a request for proposals, for the development, through sale or lease, of City-owned property at 103 Faulkner Street (within the Community Redevelopment Agency boundaries); shuffleboard courts, former skate park and Fire Station No. 50, as located south of City Hall, on the south side of Julia Street.

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CRA Director Tony Otte outlined staff's recommendation that the Commission approve a Request for Proposal for the Development, through sale or lease, of the City property at 103 Faulkner Street.

Mr. Otte highlighted that the CRA Master Plan Update stated that, "Residential and Employment must return to the downtown to re-establish proximate, sustainable purchasing power to support retail" (page 41). Mr. Otte also highlighted that the plan recommended in the "Support the Main Streets" section that the City should "Facilitate Mixed Use in appropriate areas, with commercial on the first floor and residential on upper floors" (page 48).

Mr. Otte reported that on January 29, 2011, a bus tour was conducted by members of staff, the CRA, the Planning and Zoning Board and City Commission, in order to view similar projects and discuss with staff in the cities of Ormond Beach, Daytona Beach, and South Daytona how their land development regulations facilitated redevelopment. Mr. Otte also reported that the property was designated as Mixed Use land use and Recreation zoning and staff was prepared to address possible future requests for change to those designations, with a change to mixed use zoning expected.

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The Commission discussed staff's recommendation with each member present commenting on the issue. Certain highlights of the discussion are as follows:

Vice Mayor Hathaway questioned whether there would be assurances the property would be developed as proposed, if/when the property was sold/leased. City Manager Brangaccio agreed and commented on the importance of utilizing timelines. Mr. Otte commented on the use of development incentives, and addendums to the request for proposal, and the use of requirements for actions as the submission of intent letters from lenders.

Commissioner Plaskett questioned whether adequate infrastructure was available in the area to support development, and commented on the importance of staff coordination necessary with the Utilities Commission. Mr. Otte agreed and commented on past discussions with Utilities Commission staff regarding the matter. City Manager Brangaccio felt a description of current infrastructure should be included in the request for proposal. Mayor Barringer felt maximum density should be identified regarding the establishment of infrastructure needs.

Commissioner Grasty questioned maximum height requirements. Planning Manager Gail Henrikson clarified maximum height requirements as 55-feet on the mainland and three stories beachside.

City Manager Brangaccio advised that based on direction to staff, the request for proposal would be updated and brought to the Commission at a future meeting for final consideration.

Commissioner Plaskett felt the developer should be responsible for any infrastructure improvements required on the property. Mr. Otte commented on possible incentives and other options regarding impact fees. Vice Mayor Hathaway felt an incentive should be identified up front, and commented on recent advice received from a consultant to target the type of development the City wanted on the property. City Manager Brangaccio commented on steps necessary to develop an incentive packet in order to target a certain market for the area.

Commissioner Grasty felt the Southeast Volusia Historical Society should be contacted regarding the historical value of the fire station property. City Manager Brangaccio agreed and also felt the historical society should also review the historical significance of the black history museum property. Commissioner Plaskett commented on required reviews of properties fifty years old or older.

Commissioner Plaskett commented on questioned she had received regarding the status of the shuffleboard league at the Julia Street shuffleboard courts. City Manager Brangaccio outlined how the Julia Street shuffleboard activities had been recently consolidated with similar activities at the Coronado shuffleboard facility.

Mayor Barringer commented on past discussions regarding the development of a government complex on the property, which would house City, Volusia County and Utilities Commission offices. City Manager Brangaccio reported of past plans of such development that no longer existed.

Vice Mayor Hathaway commented on his desire to see revitalization in the downtown, and felt recent attempts to attract new business and stimulate existing business was not successful, and did not want to see the Utilities Commission administrative offices in the largest building in the downtown. City Manager Brangaccio commented on the updated CRA Master Plan and the cost of redevelopment in the downtown as a strength, and the potential for shared parking in the downtown.

Mayor Barringer felt the City should determine the type of development needed for the property, and take necessary measures to reward those types of proposals received. City Manager Brangaccio commented on similar developments in Daytona Beach and felt surrounding neighborhoods were strengths, and advised that similar types of discussions regarding initiatives would take place at a workshop on March 9, 2011.

Vice Mayor Hathaway felt it was important to keep Bert Fish Medical Center in the downtown area. City Manager Brangaccio felt there was a need to expand the CRA boundaries west of U.S. Highway 1, and to provide local housing to support Bert Fish Medical Center physicians and their families.

Mayor Barringer commented on the proposed proposal evaluation criteria and felt the proposal scoring matrix should be updated in order to match the type of development desired in the area. He felt the Commission should think about the matter and further discuss the type development it desired for the area at its workshop scheduled for March 9, 2011.

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PUBLIC COMMENTS – No citizens wished to speak.

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With no further business to address, Mayor Barringer declared the meeting adjourned at 6:09 p.m.

MINUTES OF THE CITY COMMISSION SPECIAL MEETING, HELD FEBRUARY 22, 2011, WERE APPROVED AT THE REGULAR CITY COMMISSION MEETING HELD ON MARCH 8, 2011.

ATTEST:

ADAM BARRINGER, MAYOR

JOHNNY R. BLEDSOE, CITY CLERK