

**CITY OF PALMETTO
COMMUNITY REDEVELOPMENT AGENCY
ADVISORY BOARD MEETING
March 14, 2017
2:00 PM**

Board Members Present:

Barbara Gaulien, Vice Chair
Roberto Gonzalez
David Washington

Staff Present:

Mark Barnebey, City Attorney
Jeff Burton, CRA Director
Amber Foley, Assistant City Clerk

Vice Chair Gaulien called the meeting to order at 2:05 p.m., followed by a moment of silence and the Pledge of Allegiance.

1. CRA ADVISORY BOARD AGENDA APPROVAL

Motion: Mr. Washington moved, Mrs. Gaulien seconded, and the motion carried 3-0 to approve the March 14, 2017 CRA Advisory Board agenda.

2. PUBLIC COMMENT

No comments.

3. APPROVAL OF MINUTES

Motion: Mr. Gonzalez moved, Mr. Washington seconded, and the motion carried 3-0 to approve the May 31, 2016 and August 9, 2016 CRA Advisory Board Minutes.

4. ELECTION OF OFFICERS

Motion: Mrs. Gaulien moved, Mr. Washington seconded, and the motion carried 3-0 to elect Roberto Gonzalez as Chair of the Board for a one year term.

Motion: Mr. Washington moved, Mrs. Gaulien seconded, and the motion carried 3-0 to elect Barbara Gaulien as Vice Chair for the Board for a one year term.

5. CRA PLAN AMENDMENT

Mr. Burton informed the Board that the attached amendment to the CRA Plan shows changes made on pages 23, 24, and 78. The amendment incorporates property parcels 260360053 and 3119000002 in the intended public utilities and improvements section of the Plan. These lots are directly related to two lots that may serve the CRA as public parking and possible right of way on 7th Street East. Mr. Burton explained that the CRA is in partnership with the City and the County for a hotel and verbiage had to be added into the Plan for this purpose. The changes are minimal but required by law. The Lincoln Park property was also added due to the proposal of a pool at the Park by the County.

Motion: Mrs. Gaulien moved, Mr. Washington moved, and the motion carried 3-0 to recommend the amended City of Palmetto Community Redevelopment 2016-2021 Plan.

6. RIVERSIDE PROPERTY PUBLIC PARKING

Mr. Burton presented a conceptual plan to the Board that delineates public spaces for parking in and around the CRA owned property on Riverside Drive between 8th and 9th Avenue West. This proposal creates an additional 66 parking spaces with 22 convertible boat spaces, while leaving a 2-acre site available for redevelopment. Mr. Burton is also proposing the installment of a sidewalk along 9th Avenue West. That parking spaces will be LID designed and are consistent with other projects in the CRA Downtown.

Motion: Mr. Washington moved, Mrs. Gaulien seconded, and the motion carried 5-0 to recommend approval of the CRA Riverside Drive public parking plan.

7. DOWNTOWN PARKING STUDY

Mr. Burton explained that the Palmetto downtown parking study identifies all the available public and private parking spaces located in Palmetto's downtown district. The parking spaces are labeled whether they are handicap parking or regular parking spaces on a map of Palmetto's downtown district. The study includes parking spaces that are planned for the lots located on the corners of Riverside Drive and 8th Avenue West and Riverside Drive and 9th Avenue West, across from the Boat Ramp.

He introduced Wes Benge, an intern for the CRA that prepared a presentation regarding the study. Mr. Benge explained that the goals for the study were to identify the existing parking spaces in the downtown area, use the information to assist future development parking issues, and to use the information to determine if there is a problem with the amount of parking in downtown. The document that he is preparing will include regular parking spaces, handicap parking spaces and boat trailer parking spaces. He has already estimated that there are approximately 1,442 regular parking spaces, 72 handicap and 40 boat trailer parking spaces; this estimate is comprised of both public and privately owned parking spaces.

Mark O'Leary, CRA Intern, made a presentation regarding a parking study for future land use demands. He is working on creating an Excel spreadsheet whereby the Board and/or the Commission can make changes on the uses in the downtown accordingly. The formulas in the spreadsheet would allow the parking requirements to change as the uses change.

8. DOWNTOWN DESIGN CODE

Nicole Tremblay, intern for the CRA, gave a presentation to the Board on the Downtown Design Guidelines. She explained that the goals of:

1. Streamline documents for Downtown Commercial Core
2. Strengthen the language of the Code
3. Differentiate between design requirements and suggestions
4. Provide historical preservation and rehabilitation information
5. Supply details about materials, amenities, and architectural styles
6. Create a Downtown Commercial Core with attractive, small-town character

Ms. Tremblay touched on the major changes that include removing the sections regarding permitting, incentives, façade grants, and character districts. The addition of articulation of buildings, corporate design matching the theme, historic preservation, and other appendices were made. There is not an abundance of great signage in the downtown area, so a change to the Code was made to be more specific.

Mr. Burton highlighted projects to be coming forward from the CRA. He announced that the Oakridge Boys will be headlining the Fourth of July event this year. He would like to have a Board meeting next

month to continue with updates as they come forward. There are a number of incentives going on, one hotel for sure, and one potential.

Mr. Burton discussed the bike trail that is in the works. Zack Schwartz is working on a map to show the trail. He plans on bringing in forward to the CRA Board in the next couple of months as more documents are prepared.

Mr. Burton informed the Board that he is working with the County Tree Board to fund part of the landscape on Haben Boulevard that they own.

Chair Gonzalez adjourned the meeting at 3:06 p.m.

Minutes approved: July 11, 2017

Jeff Burton

Jeff Burton
CRA Director