

CRA BOARD MEETING

April 1, 2019

7:00 PM

CRA BOARD MEMBERS PRESENT:

Tambra Varnadore, Chair
Jonathan Davis, Vice Chair
Tamara Cornwell
Harold Smith
Brian Williams

CRA BOARD MEMBERS ABSENT:

Shirley Groover Bryant, Presiding Officer

STAFF PRESENT:

Jeff Burton, CRA Director
Mark Barnebey, City Attorney
Jim Freeman, City Clerk
Allen Tusing, Public Works Director
Scott Tyler, Chief of Police
Amber LaRowe, Assistant City Clerk

Board Member Cornwell opened the CRA Board meeting at 7:50 p.m.

1. CRA BOARD AGENDA APPROVAL

Motion: Mr. Williams moved, Mr. Davis seconded, and the motion carried 5-0 to approve the April 1, 2019 CRA Board Agenda.

2. PUBLIC COMMENT

Mrs. Varnadore exited the meeting at 7:50 p.m.

3. CONSENT AGENDA APPROVAL

A. Taylor Properties

Motion: Mr. Davis moved, Mr. Williams seconded the motion to approve the April 1, 2019 CRA consent agenda.

3.A. TAYLOR PROPERTIES DISCUSSION:

Mr. Burton explained that he put this on the agenda tonight to discuss what the CRA is wanting to do. He stated that, if the Board is okay with this purchase, everything will be brought forward as it occurs for the Board to review. Mr. Williams is not pleased with the lack of information provided with tonight's materials. He does not appreciate having to look everything up and asked that staff prepare everything for the Board's review as it pertains to an item so that the Board can access it easily and not try to hunt for it.

Mr. Burton continued the discussion with a presentation to the Board regarding the purchase and the plans for the properties. A copy of the presentation is made a part of these minutes. The fifteen properties are broken down as follows:

- There are four vacant lots
- Four single family homes
- Three duplexes
- Four multi-family properties

Mr. Burton explained that the concept for these properties are to create pocket neighborhoods with 2 bed/1 bath homes with a square footage of approximately 460-670 feet. The pocket neighborhood would be cottage style homes.

Mr. Smith requested a meeting with Mr. Burton to discuss the pocket neighborhood concept.

In regards to the interest rate for the loan to develop these homes/neighborhoods, Attorney Barnebey stated that it will probably be a comparable rate for a City project not necessarily the market rate.

The motion on the floor carried 4-0. Mrs. Varnadore was absent for the vote.

4. DISCUSSION: GROWERS/SLICKS PARKING STREETSCAPE WORK ASSIGNMENT

Mrs. Varnadore returned to the meeting at 8:14 p.m.

Mr. Burton gave an update to the Board regarding the plans for the Growers and Slicks properties that were recently purchased. In the temporary, the CRA will be putting a parking layout in and a lighting plan. There will be some updated landscaping and painting of the red on the Slick's property. Mr. Burton plans to have a mural done on the side of the Slick's building.

5. CRA DIRECTOR'S COMMENTS

Mr. Burton discussed the Circle K incentives that were approved by the Board for the new Circle K to be built on 8th Avenue and 7th Street West. He explained that this is no longer going to occur and the developer is intending a 7-11 be built on that site instead. The incentives that were approved are for the site and based upon property values.

Attorney Barnebey stated that the incentives that were approved for the Circle-K project are tied to the land. If the project for the 7-11 is similar in nature then they may be entitled to move forward under that incentive agreement. If they do not intend to keep the 7-11 similar to that of Circle-K then they may not qualify for the approved incentive agreement.

Discussion: Several Board members discussed varying opinions on the City's Code as far as allowable uses in certain zones, not allowable uses in other zones. The Board expressed concerns regarding projects being approved by staff because they are an allowable use in that zoning category but it may not be something the Commission/Board would like to see go in the area. The Board would like a Workshop on the Planning/Zoning Code to include allowable uses in each zoning code for the City.

6. PRESIDING OFFICER'S COMMENTS

7. CRA BOARD MEMBERS' COMMENTS

MR. WILLIAMS—stated he recently went through the community with the University of South Florida (USF) students doing surveys for Connor Park. He does not agree with all the questions that were being asked and how they are relevant to the Park or any other CRA project. He would prefer that the Board review the questions before students go out to request the information from the residents.

Mrs. Cornwell adjourned the meeting at 8:43 p.m.

MINUTES APPROVED: June 3, 2019

James R. Freeman

JAMES R. FREEMAN
CITY CLERK