

MINUTES
CITY COMMISSION/CRA WORKSHOP MEETING
FEBRUARY 27, 2023
4:30 P.M.

This Commission Meeting was conducted utilizing Communications Media Technology. Some Staff members were present in the Commission Chambers while others were present via the Zoom application to respect the social distancing guidelines.

ELECTED OFFICIALS PRESENT IN CHAMBERS:

Shirley Groover Bryant, Mayor
Sheldon Jones, Vice-Mayor, Commissioner-at-Large 1
Tamara Cornwell, Commissioner-at-Large 2 (entered at 4:47 p.m.)
Sunshine Mathews, Commissioner, Ward 2
Harold Smith, Commissioner, Ward 1
Brian Williams, Commissioner, Ward 3 (Zoom)

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney
Jim Freeman, City Clerk
Kera Hill, Development Services
Mohammed Rayan, Public Works Director
Scott Tyler, Chief of Police
Cassi Bailey, Assistant City Clerk (Not present)
Penny Johnston, Executive Assistant

STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant

Mayor Bryant opened the meeting at 4:30 p.m.

1. CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING FY-2021

City Clerk, Jim Freeman summarized this achievement and introduced Cheryl Miller, Finance Director to accept this prestigious GFOA award. This is the 17th consecutive year the City has won this award.

2. EMPLOYEE OF THE 1ST QUARTER

Sarah Sarson was awarded Employee of the 1st Quarter. Other nominees including Cheryl Miller, Jason Schroeder, Ryan LaRowe, James Carr, Vincent Diorio, Selena Resendiz, and Tito Phaengsavanh.

The winner, Sarah Sarson will be awarded \$150, one paid day off, notation in her personnel file, and her picture displayed on the electronic gateway sign.

3. ORDINANCE 2023-06; SMALL AREA PLAN AMENDMENT OF THE COMPREHENSIVE PLAN MAP FOR THE NORTHWEST CORNER OF THE INTERSECTION OF 8TH AVENUE AND RIVERSIDE DRIVE

Ms. Kera Hill, Development Services Supervisor, introduced the amendment to change zoning of the Riverside property from Downtown Commercial Core to Planned Community, allowing higher density. Comprehensive Plan still regulates a maximum of 10 dwelling units per acre density in coastal high hazard zone.

Commissioner Williams is concerned about the height of the building. Mrs. Hill answered that the Planned Development ordinance states the maximum height would be 120 feet. This is just the first step in preparation for the first reading. Neighbors will be noticed.

4. DOWNTOWN DESIGN CODE UPDATE

Mrs. Kera Hill summarized that this ordinance is to clarify the Downtown Code, removing the maximum density and height. Those issues are also covered in the Planned Development Code.

Commissioner Williams was still concerned about height. Mrs. Hill restated the compatibility of the project is still governed by the Comprehensive Plan and Planned Development. Midtown, Uptown, and Downtown restrictions are so similar, staff is working to make the requirements consistent and to remove discrepancies.

Commissioner Williams asked about ingress and regress lanes at the old Shell property. Mr. Barnebey stated the Commission and FDOT will have an opportunity to approve that.

Commissioner Cornwell asked about permitted uses, perhaps limiting convenience stores and tobacco shops. She opined that she wanted to add to the City rather than just repeating what we already have. Attorney Barnebey noted Section 4.3 of Zoning Code limits height. Planned Development focuses on the entire area, such as the Heartland property. Commissioner Cornwell asked for a map designating the allowed heights in the different areas.

Brad Cornelius added that residential districts are limited to 35 feet. Higher structures would be regulated in the Planned Development, and the Commission would still have a vote. Staff will provide a map of current height restrictions.

Commissioner Smith asked about the definition of "convenience store."

Commissioner Jones asked again about height.

Commissioner Mathews agreed the Design Code is very confusing and having three different zones in 6 blocks is counterproductive.

Commissioner Williams opined that the ground floor must be retail.

Mayor Bryant wanted to add the Point Paper regarding the Interim CRA Director to the item already on the 7:00 p.m. CRA Agenda.

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Mayor Bryant adjourned the meeting at 5:25 p.m.

MINUTES APPROVED: MARCH 20, 2023

JAMES R. FREEMAN

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CITY CLERK