

**Minutes of City Council Workshop
Monday, August 18, 2008 – 5:00 PM
City Council Chambers – Workshop**

The workshop was called to order at 5:00 PM by Mayor Sharp.

The following City Council members were in attendance:

Penny Christian
Steve Hartkemeyer
Rick Knight
Pete Mittleman
Tom Taylor
Mayor Fland Sharp

Also present were City Manager George Forbes, Planning & Development Director Steve Lindorff, Senior Planner Bill Mann and Assistant City Clerk Judy Bullock.

In addition, there were members of the public and city boards present.

Council member Lee Buck was absent.

Purpose of Workshop

The purpose of the workshop was for review of the Draft Central Business District (CBD) Supplemental Development Standards (Downtown Vision Project).

Presentation

Tara Salmieri, Glatting Jackson Kercher and Anglin presented the results of their study and a draft of their recommendations relating to the *Central Business District: CBD*. (Copy on file)

She reminded attendees that the presentation is only a draft and that nothing is set in stone; she then reviewed the timeline of events leading up to the recommended Supplemental Development Standards.

Ms. Salmieri reviewed Site Design and Lot Layout Standards and the designation of street types, such as “A” Streets, which would have building frontage requirements, with active commercial uses on the first floor, restricted parking and service uses. The following streets are designated as “A Streets”:

- 6th Avenue North, between 3rd Street North and the Sea Walk
- 1st Street North between Beach Boulevard and 6th Avenue North

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There also will be “*Pedestrian Oriented Streets*” that would require building frontage, established build to lines, restricted parking and service uses. Following are streets designated as “*Pedestrian Oriented*”:

- Beach Boulevard, between 3rd Street North and the Sea Walk
- 1st Avenue North, between 3rd Street North and 1st Street North
- 4th Avenue North, between 3rd Street North and the Sea Walk

She added that the remaining streets in the *CBD*, that are not specifically designated, would be labeled as “*B Streets*”. While these streets are not intended to be primary pedestrian streets, additional provisions on architectural details, accessory structures, and service bays would be necessary.

Ms. Salmieri reviewed the regulations for parking garages (*private development*) and landscape standards. She went over the two types of landscape treatments permitted within any street facing location. Ms. Salmieri explained that *Urban Landscape* would require potted plants and Street Trees will actually be planted and all landscape standards must conform to the *Florida Native Plant List*.

Ms. Salmieri also explained that the *Visioning Plan* called for wider sidewalks and narrower streets.

Question & Answer

Following the presentation a question and answer session was opened to workshop attendees.

The majority of the questions concerned parking requirements in the downtown area. Mr. Mann and Mayor Sharp explained that the Parking Standards would be addressed separately, following a parking study.

David Smith commented that he is grandfathered and is not required to have on-site parking. He added that his development works fine without on-site parking.

Mr. Forbes interjected that Mr. Smith’s development works because it utilizes City/Public parking.

The issue of grandfathered properties was addressed; it was noted that existing properties would not be required to conform to the new standards unless, they are sold or renovated.

Mr. Forbes explained that the design team would take the comments provided into consideration and review the plan for inconsistencies. The final draft will be presented to the Planning

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Commission for consideration in the next few months, which they will then forward their recommendations to the City Council for approval.

Mr. Forbes concluded by saying that the City is moving forward with the Visioning Plans. He added that work on the final stages of the A1A plans are nearly complete, after which we will work on the decision for improvements to First and Second Streets in the CBD.

The meeting was adjourned at 6:10 PM.

Submitted by: Judy Bullock
Assistant City Clerk

Approved: /s/Fland O. Sharp
Fland O. Sharp, Mayor

Date: September 2, 2008