

Minutes

Community Redevelopment Agency

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Tuesday, April 26, 2016

7:00 PM

Council Chambers

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**CALL TO ORDER**

Vice-Chairperson Lynn Varnadoe called the meeting to order at 5:05 P.M.

**ROLL CALL**

**Present:** 3- Vice Chairperson Varnadoe  
Mr. Nichols  
Mrs. Povloski

**Absent:** 2- Mr. Rick Knight

Also present were CRA Administrator Bill Mann, Deputy City Manager Trish Roberts, Police Chief Pat Dooley, City Attorney Susan Erdelyi and Recording Secretary Chandra Medford.

**APPROVAL OF MINUTES**

a. Regular Community Redevelopment Agency Meeting Held January 19, 2016

**It was moved by Mr. Nichols, and seconded by Mrs. Povloski, and passed unanimously by voice vote, to approve the January 19, 2016 minutes as presented.**

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

a. **Redevelopment District: RD Rezoning Application** - Review and report to the City Council on the site plan and building elevations for a RD: Redevelopment District rezoning of property located at the northwest corner of 6th Avenue North and 1st Street North for a proposed six-story, multi-family residential, hotel, and commercial development.

**It was moved by Mrs. Povloski and seconded by Mr. Nichols, to find the Dolphin Depot, LLC. RD Rezoning application to be consistent with the Downtown Community Redevelopment Plan and to recommend the City Council approve the application. After a short discussion, the motion carried unanimously by voice vote.**

Mr. Mann stated this application was filed by Dolphin Depot, LLC., which is also the City's largest landlord. The property was successfully rezoned in 2012, but a condition placed on the 2012 rezoning required the applicant to file a building permit application before April 1, 2014 or the rezoning would be nullified. Due to unforeseen circumstances, the applicant was unable to close on

the property or file for building permit within the prescribed time, so the property's RD rezoning reverted back to its original C-1 zoning. The applicants now own the property and are proposing a six story, mixed-use project. The first floor would be surface parking, garage parking and 2,500 square feet of retail or commercial space. The second floor would be solely garage parking. The third through sixth floors would contain up to 54 dwelling units and 36 apartments.

Mr. Mann stated that staff met with the applicants and held a pre-application conference to get operational issues resolved prior to approval of the building and based on that, staff recommends approval as it is consistent with our Downtown Redevelopment Plan. The Planning Commission met on March 14, 2016 and concurred with Staff that the project was consistent with the Land Development Code and Comprehensive Plan.

- b. **Resolution No. 2016-04** - Amending the Downtown Community Redevelopment Agency Annual Operating Budget for the Fiscal Year beginning October 1, 2015 and ending September 30, 2016 to Appropriate \$310,420 of Downtown Tax Increment Trust Funds for Maintenance and Repairs to Latham Plaza, SeaWalk Pavilion Spectator Area, and Oceanfront Park [\$282,200 base fee, plus 10% contingency]; and Providing for an Effective Date.

**It was moved by Mr. Nichols and seconded by Mrs. Povloski, to approve CRA Resolution No. 2016-04. After a brief discussion, the motion carried unanimously by voice vote.**

Mr. Mann stated this resolution is related to a series of projects to provide repairs and improvements to the Oceanfront Park, SeaWalk Pavilion and Latham Plaza.

- c. **Resolution No. 2016-05** - Amending the Downtown Community Redevelopment Capital Improvement Budget for the Fiscal Year beginning October 1, 2015 and ending September 30, 2016 to provide \$361,771.38 in supplemental construction funds for the existing Project #1 of the Phase III Downtown Vision Master Plan to add emergency repair of a broken 12" water main on South 2nd Street; and Providing for an Effective Date.

**It was moved by Mrs. Povloski and seconded by Mr. Nichols to approve CRA Resolution No. 2016-05. After a brief discussion, the motion carried unanimously by voice vote.**

Mr. Mann stated this resolution is for approval of supplemental construction funds for the emergency repair of a broken 12-inch water main on South 2<sup>nd</sup> Street at the same time as infrastructure work that is being undertaken in the area.

- d. **Resolution No. 2016-06** - Amending the Downtown Community Redevelopment Annual Operating Budget for the Fiscal Year beginning October 1, 2015 and ending September 30, 2016 to appropriate \$1,072,103 of Downtown Tax Increment Trust Funds for the Design of Project 2 of the Phase III Downtown Redevelopment District Vision Master Plan [\$974,639.38 base fee, plus 10% contingency]; and Providing for an Effective Date.

**It was moved by Mrs. Povloski and seconded by Mr. Nichols to approve CRA Resolution No. 2016-06. After a short discussion, the motion carried unanimously by voice vote.**

Mr. Mann referred to the overview map included in the agenda materials. He stated originally the second part of the Phase III Project envisioned utilizing the infrastructure of the downtown

drainage vault, but it has since been determined to be at capacity, thus water from the remaining project areas needs to be redirected to the west underneath 3<sup>rd</sup> Street to drain into the 12<sup>th</sup> Avenue stilling basin.

The physical construction related to this project will primarily be concentrated between 10<sup>th</sup> and 13<sup>th</sup> Avenues South but the additional funding will be used to model if this system can handle the additional stormwater and to determine what improvements might be required to that system to ensure that it can continue to handle existing drainage demands as well as future drainage from the project area.

e. **Appointment of New CRA Administrator**

**It was moved by Mrs. Povloski, and seconded by Mr. Nichols to appoint William C. Mann, III as the new CRA Administrator. After no discussion, the motion carried unanimously.**

**INFORMATION ITEMS**

There were no information items.

**COURTESY OF THE FLOOR TO VISITORS**

No one wished to speak under Courtesy of the Floor.

**ADJOURNMENT**

There being no further business, Mrs. Varnadoe adjourned the meeting at 5:40 P.M.

Submitted by: Chandra Medford, Recording Secretary

Approval:



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Frances Povloski, Acting Chairperson

Date: 7/11/16