

M I N U T E S
LDDA BOARD OF DIRECTORS MEETING
City Commission Conference Room
April 3, 2008
8:00 a.m.

PRESENT: Janet Tucker, Jerry Herring, Joe Mawhinney, Ford Heacock, Chris McLaughlin, Anne Furr, Becky Abel, Justin Wilson, Heather Huebner, Glenn Higgins, Ellen Simms, LeRoy Bradley, Bruce Kistler, Bruce Lyon

ABSENT: David Hallock, Jim Verplanck

CALL TO ORDER: Janet Tucker called the meeting to order.

MINUTES: Jerry Herring moved to accept the Minutes of the March 20, 2008 regular LDDA Board of Directors Meeting. Motion seconded by Ford Heacock. Motion passed 5-0.

CHANGES TO DOWNTOWN USE LIST WITHIN C-6 & C-7 ZONING DISTRICTS: Justin Wilson, Community Development Department, was present to share a list of proposed uses permitted by right, conditional and prohibited within the C-6 and C-7 zoning districts. The focus of the meeting was to identify and review any permitted uses, potentially detrimental to Downtown, which are currently intentionally or unintentionally allowed in the City's Land Development Regulations. (LDRs). Community Development requests input from LDDA as these zoning uses are re-evaluated.

- I. Uses currently permitted by right, as stated in the LDRs, which should be prohibited:
 - A. C-6 and C-7
 1. Head shops (drug paraphernalia)
 2. Coin-operated laundry
 3. Bail bonding services
 4. Group homes (remove from this list)
 5. Labor pools
 6. Manpower supply pools
 7. Day labor
 8. Automobile recovery services (allow offices)
 9. Escort services
 10. Charge account services (call centers) (remove)
- II. Uses currently permitted by right, as stated in the LDRs, which should be changed to permitted by conditional use:
 - A. C-6 and C-7
 1. Nursing homes
 2. Indoor commercial recreation (4-1 to keep conditional)
 3. Vocational training (for uses already allowed in C-6 and C-7)
 4. Telephone message services (allow)
 5. Social service organization offices (office only permitted)
 6. Communication studios (allow as permitted)
- III. Uses currently permitted by conditional use, as stated in the LDRs, which should be prohibited:
 - A. C-6 only (within single destination commercial uses)
 1. Custom upholstery, cloth and canvas products fabrication, including the fabrication of slipcovers, awnings, and similar products (conditional)

2. Furniture re-upholstering and repair, but not furniture stripping (conditional)
 3. Greenhouses
 4. Locker rental establishments (can it be defined as business storage that is allowed?)
 5. Monument sales establishments
 6. Nurseries, retail, for the sale of plant materials grown off the premises (conditional)
 7. Pawn shops (conditional)
- IV. Uses currently permitted by right – silently and unintentionally – which should be prohibited (list was gathered from NAICS code):
- A. C-6 and C-7
 1. Tattoo parlors (add piercing)
 2. Psychic services
 3. Astrology services
 4. Palm reading services
 5. Numerology services
 6. Restroom operation
 7. Comfort station operation
 8. Animal shelters
 9. Dog pounds
 10. Kennels, pet boarding (allow as conditional use)
- IV. Uses currently permitted by right, as stated in the LDRs, which need a “formal definition”:
- A. C-6 and C-7
 1. Residential club

LDDA GOALS: Anne distributed the LDDA Priority Goals Report Worksheet – FY 2008, which was created as a result of discussion at our retreat March 6. The purpose of this form was to assign responsibility to Ad Hoc Committees and/or LDDA administrative staff for the action steps under each goal. The Board will review the Priority Goals Report on a monthly basis for the remainder of the year in an effort to stay on track with completion of the action steps.

DOWNTOWN CRA ADVISORY BOARD

Highland Investors Group Request for TIF – The draft of the agreement was distributed. Anne explained that the TIF agreement in this case is not typical due to the unclear effect of the Strand Case by the Supreme Court. Rather than granting TIF on a 10-year sliding scale, there are questions concerning the ability of CRAs to commit CRA dollars beyond a twelve-month period without a referendum. At this time, the commitment is for one year only, with a provision that the agreement may be revisited each year for that year’s commitment of dollars. Joe Mawhinney had some suggestions for ways to clarify the agreement and will work on that with Anne. One concern he had was the term “Tax Increment Financing”. It is not really considered financing; it is a rebate.

COMMITTEES

Retail Recruitment Committee Report –Ford Heacock, Chairman, reported that at the last meeting proposals were reviewed.

He shared an invitation that he received via e-mail from the DLP to “retailers, restaurant owners, property owners and managers and all interested parties” for an open forum to discuss, share and solicit input on what the Retail Recruitment Committee is doing and should do in Downtown. Ford stated that it was unclear who actually organized the meeting but stated that it is not a meeting sponsored by the Retail Recruitment Committee. The Retail Recruitment

Committee has not addressed infrastructure (“parking, streetscaping, etc.”), which was an item listed for discussion on the invitation.

Ford was concerned, that as chairman of this LDDA Committee, he had neither scheduled nor been advised of this meeting, and he has another commitment that evening. Ellen Simms was present as a representative of the DLP. She responded that this meeting was scheduled as a result of a follow-up promised by Kevin Jones from a November meeting as the actions of the Committee moved forward.

Discussion was that although it was inappropriate to state on the invitation that it was a Retail Recruitment Committee event without having the Chairman’s direction or input, the invitation has been sent and presumably there will be an expectation of follow-through. Anne wanted to know who the presenters would be and what would be on the agenda.

DLP REPORT: Ellen Simms reported that First Friday is tomorrow and they hope for no rain. Their newsletter has been delayed but it is now ready to go out. The next Historic Walking Tour will be April 19th. May 13th is the date set for the next “Downtown and Dusk” networking opportunity. The location is to be announced. Janet Tucker announced that there was an excellent program yesterday at the DLP general meeting on Florida Southern College and encouraged everyone to attend DLP general meetings when possible.

CHAIRMAN’S REPORT: There was no report.

DIRECTOR’S REPORT:

Trash Compactors in Alley West of Main Street Garage - Over the past several years Public Works and Lakes & Stormwater has had concerns about the solid waste disposal and collection in this alley. Public Works suggested the use of compactors instead of individual dumpsters. After a staff meeting on site to discuss locations and costs, a meeting was held in the alley with the property owners and businesses to the west of the alley. Explorations V had some concerns, but everyone felt it was a move to clean up the alley (remove the food source for vagrants, contain the liquids and eliminate rain water intrusion). Two compactors will be placed in the alley - one at each end tucked up under the outside stair on the south and the north end. A dumpster for cardboard will be placed near the compactor on the south end of the alley and we have asked that Arts on the Park allow the City to place a cardboard dumpster in their alcove.

VISITFLORIDA 2008-09 Grant Application - Applications are being accepted until April 18, 2008 for the Cultural Heritage and Nature Tourism Grant Program. We have received this grant for the past two years, and copies of the most recent effort were distributed to Board Members. It is a reimbursable grant up to \$5,000 with matching dollars. **Janet Tucker moved and Chris McLaughlin seconded the motion to apply for the grant again this year and we would budget \$5,000 for the matching dollars in our FY 2009 budget. Motion passed 5-0.**

Residential Redevelopment Project Update – A case management meeting has been set for April 10th in Judge Yancey’s chambers to set the jury trial date for the land costs on two of the properties in the expansion area. The Code Enforcement hearing concerning Mrs. Beall’s house allowed no variance for the setback on her proposed property. She will need to find another property that is suitable for the structure. They cautioned Ms. Beall about the cost realities of the house. Dr. Fan wants the house moved off of his property. The CRA now owns all of the properties for the new development in the expansion area north of LPD.

CSX Update – A bill will be introduced in the legislature that would have dollars attached to dates for mitigation in affected areas. Chris McLaughlin continues to think that we are not doing enough to have our position heard and thinks we should hire a powerful lobbyist for a stronger effort.

NEW BUSINESS

Colonial Bank – Anne had a meeting with officials from Colonial Bank and others. Their intention is to stay in the bank building at 114 N. Tennessee Avenue, but the second building to

the south (currently housing the barber shop, ice cream shop and Silver Ring) is considered by them to be excess property. No notice has been given to tenants. They indicated they want to honor tenants' leases and continue them at intervals until a decision is made about whether they will sell that building. They have been advised of the 60/40 retail mix and they understand that policy. The parking lease for the property is up in 2010.

Homeless Issue – Janet Tucker has concerns about the continually increasing homeless problem and would like to resurrect a version of the former Mayor's Task Force on Homelessness. Kryger Park has become a gathering place and feedings have picked up again in several locations. She suggests a month-long crackdown on violations of laws.

Federal Building – An update on the status of the Federal Building was requested.

The meeting was adjourned at 10:22 AM.

The next LDDA Board Meeting will be April 17, 2008 from 8 a.m. – 10 a.m. in the City Commission Conference Room.