

**MINUTES OF THE SPECIAL CITY COMMISSION MEETING**  
**HELD ON TUESDAY, FEBRUARY 26, 2013**  
**CITY HALL, 210 SAMS AVENUE**  
**NEW SMYRNA BEACH, FLORIDA 32168**

Having been duly advertised as required by law, a special meeting of the City Commission of the City of New Smyrna Beach, Florida, was held on Tuesday, February 26, 2013, in the City Hall Commission Chamber, 210 Sams Avenue, New Smyrna Beach, Florida 32168.

Mayor Barringer called the meeting to order at 5:00 p.m. and the following answered present to the roll call:

Mayor Adam R. Barringer  
Vice Mayor Jack S. Grasty  
Commissioner Judith A. Reiker  
Commissioner Andrew J. McGuirk  
Commissioner Kirk E. Jones

Also present were: City Manager Pamela Brangaccio; Assistant City Manager Khalid Resheidat; City Attorney Frank Gummey; Planning Manager Gail Henrikson; CRA Director Tony Otte; and, City Clerk Johnny Bledsoe.

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**PURPOSE OF THE SPECIAL MEETING** – Mayor Barringer outlined the purpose of the special meeting was to receive a staff/consultant presentation and to discuss future development/redevelopment alternatives for City-owned property on the North Causeway, specifically the former Administrative Office Building (AOB) site at 120 North Causeway.

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**CITY-OWNED PROPERTY ON THE NORTH CAUSEWAY:**

Consultant Pete Sechler represented the firm AECOM and gave a presentation that discussed and highlighted challenges and opportunities facing the City regarding future uses and development alternatives for City-owned property at 120 North Causeway, the for AOB site. Mr. Sechler outlined a four-step process recommended to assist the City in determining the best use for the AOB site property.

**Step No. 1/Base-Line Analysis and Prepositioning** – Mr. Sechler asked the question, “Is the City/CRA fully positioned regarding the basic attributes of the AOB?”

Mr. Sechler outlined the need for a Physical Review, which included the following:

- Utility/Transportation Capacity
- “Clear Site” issues (demolition/remediation?)
- FEMA/Flood information
- Environmentally Sensitive Areas
- Soils and Geotech
- Current Use relative to the North Causeway Boat Ramp

Mr. Sechler also outlined the need for Regulatory Positioning, which included the following:

- Land Use and Zoning Entitlements
- Current Design Standards
- Public Access Requirements
- Historic Grant or Agency Requirements

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Step No. 2a/Development Value – Mr. Sechler asked the question, “What does the market want?”

Mr. Sechler outlined the need for certain important information, which included the following:

- A Property Appraisal Market Assessment
- Potential Tax Generation

He also highlighted, what he felt were key questions, as follows:

- What is the highest and best use of the site?
- When will the market be positioned to maximize value?
- What can the City/CRA do to enhance value?
- Is there anything that must be done before the CRA expires?

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Step No. 2b/Public Use Value – Mr. Sechler asked the question, “What does the public want?”

Mr. Sechler outlined possible amenities he felt the public may desire at the site, which included the following:

- Public Open Space
- Water Access
- Design Standards

Mr. Sechler also highlighted, what he felt were key questions, as follows:

- Was there an important public use, both landside and waterside, at the site?
- How did the AOB site relate to the North Causeway Boat Ramp?
- How should Public Access be articulated?

Mr. Sechler commented on questions to ask while engaged in an alternatives analysis. He highlighted two specific questions as follows:

- Did the City have an economic need to act? – if so, what would be the return?
- What are the significant unmet public space needs that the AOB site could support?

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### Step No. 3/Determination of Uses/Master Vision Plan and Development Strategy –

Mr. Sechler outlined the role of the City and CRA as follows:

- Relationship to a future CRA/Volusia County extension
- Entitlement Structure
- “Clean Site” investment
- Need to define Design and Public Access requirements

He also highlighted alternative financial approaches to consider, as follows:

- Tolerance for Control Spectrum (Risk/Reward), which included:
  - Lease or Sell?
  - Invest?
  - Partner
- Process, which included:
  - Grants or Leveraged Opportunities (Public Use)
  - Developer Solicitation/Letter of Interest
  - Timing/Phasing

Mr. Sechler felt the City was in a position of strength regarding the AOB site, and recommended the City not act in panic regarding the future development/redevelopment of the AOB site.

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CITY COMMISSION COMMENTS/DISCUSSION – Mayor Barringer thanked Mr. Sechler for the presentation, and felt the analysis represented a good start regarding the future of the AOB site. He supported a phased approach toward the future development/redevelopment of the site. CRA Director Tony Otte

reported that the City had not been qualified for Brownfield Grant consideration. Vice Mayor Grasty suggested the City obtain a letter from the Utilities Commission regarding the infrastructure status of the entire site. City Attorney Gummey felt the decided usage would determine whether a letter from the Utilities Commission would be required.

Mr. Sechler felt it would take time and resources to review and document the entire site, and felt baseline pieces of data were required in order to determine what assets and liabilities of the property were. Mr. Otte outlined information on the site, collected and reported. City Manager Brangaccio clarified that a phase I would lead to a phase II with a decided use dictating whether a phase II would be required.

Mayor Barringer questioned base line analysis and repositioning, specifically whether an appraisal should be obtained. Mr. Sechler felt there would be value in the recommended action, and suspected that what the market wanted to do on the site would exceed current zoning limitations.

Commissioner Reiker commented on the need for caution with selling the property, and questioned the type of use that would be best for the site. Commissioner Jones hoped to avoid expending funds and felt the City should remain patient in order to see what the citizens hoped to do with the site. Mayor Barringer felt the property was an asset to the City, and agreed that public input was needed. He hoped the Commission would not make a decision too quickly.

City Manager Brangaccio commented on the absence of a market for such a parcel. Commissioner McGuirk questioned when the City should begin to move forward on taking action. Mr. Sechler commented on the decision making process. City Manager Brangaccio commented on the property appraisal process and the upcoming public meeting on April 6, 2013.

Commissioner Reiker was confident the City could ask people in the town what they wanted. She supported the idea of asking for a "letter of interest". She felt that public and private communities had to work together. Mayor Barringer reminded those present of the upcoming public meeting on the matter on April 6, 2013, and the upcoming Economic Summit on March 2, 2013.

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#### PUBLIC COMMENTS –

Michael Kolodey, represented the group, "New Smyrna Beach Citizens for Smart Growth", felt the North Causeway Study should be in place prior to decisions being made. He requested to speak with Mr. Sechler prior to the upcoming public meeting scheduled for April 6, 2013. City Manager Brangaccio invited Mr. Kolodey to speak with City Staff and confirmed that the AOB site was a public site. Mr. Kolodey commented on differences in zoning districts.

Jim Russell, Venetian Bay resident, commented on alternatives for the future development/redevelopment of the AOB site.

Jacob Sachs, 816 East 8th Avenue, suggested the AOB site be made into a public park and commented on the beautiful City as an eco-tourist resource.

Sally Gillespie, represented the group, "New Smyrna Beach Citizens for Smart Growth", complimented the City Commission for it's wanting of a vision for the future development/redevelopment of the AOB site.

David Winters, Winter Park, commented on the most recent Request for Proposal (RFP) process experienced by the City. He felt the RFP process was long and arduous and suggested the City obtain an appraisal and sell the property.

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With no further business to address, Mayor Barringer declared the meeting adjourned at 6:15 p.m.

**MINUTES OF THE CITY COMMISSION SPECIAL MEETING, HELD FEBRUARY 26, 2013, WERE APPROVED AT THE REGULAR CITY COMMISSION MEETING HELD ON AUGUST 13, 2013.**

**ATTEST:**

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**ADAM BARRINGER, MAYOR**

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**JOHNNY R. BLEDSOE, CITY CLERK**