

Community Redevelopment Area Advisory Board

Meeting Minutes

Thursday March 7, 2024

3:00 PM – 5:00 PM

City Commission Conference Room

Attendance

Board Members: Terry Coney, Chrissanne Long, Katy Martinez, Christine Goding, Lynne Simpkins, Jason Ellis, Commissioner LaLonde Jr. and Ronald Roberts

Absent: Tyler Zimmerman

Staff: Valerie Ferrell, Karen Thompson, Shelley Guiseppi, Jonathan Rodriguez, Sandra Fairall and Carlos Turner

Guests: Assistant Director Teresa Maio, Luis Cruz, Mike Smith, Alex Delnoy, James Randolph, NLO/CRA Officer Hammersla and Sarah Walsh

Packets

- Meeting Minutes dated February 1, 2024
- Financial Update
- Project Progression Report
- Incentive Consideration – 1212 S. Florida Ave (Dixieland)
- City of Lakeland CED Housing Division – Affordable Housing Programs Presentation

Action Items – Old Business

Financial Update & Project Tracker

Valerie Ferrell provided an update on financials.

Valerie Ferrell provided dates for recent events. The Black History Festival was rescheduled and will now be held on Saturday March 23rd. The Joint FDOT/ City Commission/Chamber Board meeting will be held on April 1st. The CRA Annual Report Presentation to City Commission will be on Monday April 15th and the BBIC event is on Wednesday March 13th at the Chambers of Commerce.

Meeting Minutes Dated February 1, 2024

Chrissanne Long motioned to approve.

Commissioner LaLonde Jr. seconded which passed unanimously.

Housekeeping

Action Items – New Business

Incentive Consideration – 1212 S. Florida Ave (Dixieland)

Jonathan Rodriguez presented the 1212 S. Florida Ave incentive consideration. This parcel is in Dixieland on the corner of S. Florida Ave and E. Belmar St. and is 34,262 SF. This was previously the Petals Flower Shop that is on the same parcel as Biscuits and Benedicts. The applicant New Petals LLC intends to renovate the building into a split tenant concept. One being an ice cream shop and the other being a wine bar and garden concept. Staff recommends approval of modified funding allocation for the proposed project up to \$75,000 to be reimbursed according to CRA grant guidelines for Façade & Site, Infill and EDGE programs.

Chrissanne Long questioned if the additional concepts are established businesses.

Alex Delnoy stated there are two executed lease agreements for the two concepts. The ice cream shop is an existing business and the wine garden is a wine shop which is a new concept.

Terry Coney asked if there would be outside seating considering the name wine garden.

Alex Delnoy stated there is no outside seating at this time and the name comes from the current look of the building as it has a lot of flowers.

Jason Ellis questioned the existing space between the two buildings.

Discussion ensued.

Chrissanne Long motioned to approve.

Katy Martinez seconded which passed unanimously.

City of Lakeland CED Housing Division – Affordable Housing Programs Presentation

Mike Smith presented the Affordable Housing Programs Presentation. This program is to provide adequate, safe and affordable housing to very low, low and moderate-income residents while supporting the City of Lakeland's redevelopment efforts and promoting self-sufficiency. The funding is generally restricted to benefit very low, low, low moderate and workforce moderate-income residents and families.

Christine Goding questioned the funding going to Code Enforcement.

Mike Smith stated the funding is allocated to fund Code Enforcement officers for areas that are considered low income.

Teresa Maio added that the funding goes towards partially paying for staff who work in those areas that deal with violations related to trash and debris to help eliminate blight in the area.

Lynne Simpkins questioned the waitlist timeframe.

Mike Smith stated changes in the process have been made to help the timeframe and make certain issues more of a priority to be addressed sooner.

Ronald Roberts asked how an applicant can be informed of this assistance and programs.

Mike Smith advised most of the information is online and is advertised periodically. But some of the programs are not advertised due to the current waitlist timeframe.

Discussion ensued.

Discussion Items

Shelley Guiseppi discussed Neighborhood Tracking using GIS. This is tracking property information such as City/CRA owned, vacant, homestead and institutional properties.

Karen Thompson discussed the Urban Planning Infill Concept Designs. The overall object is to enhance neighborhoods, define, design and strengthen the distinct Mixed-Use in Midtown.

Sandra Fairall provided an update on the new Landscape/Irrigation vendor, Doubakehouse walk-in-freezer, the stairs at Market Lofts and the appraisal reviews with tenants.

James Randolph provided an updated on BBIC. He stated there have been 2-3 monthly meetings and the time of the meetings have been adjusted to accommodate attendees. He stated all information from attending parties is recognized and being worked on.

Discussion ensued.

Adjourned at 4:50 PM

Next Meeting, Thursday, April 4, 2024, at 3:00 PM.


Terry Coney, Chairman

APR 24, 2024
Date