

Meeting Date: June 27, 2024  
Meeting Time: 3pm  
Location: Fire Station 1 Community Room  
112 Harbor Drive South, Venice, FL

## **AGENDA**

### **Seaboard Master Plan Stakeholders Meeting:**

- 1. Introductions**
- 2. Project Outline / Scope Review**
- 3. Initial Impressions / Existing Conditions Presentation**
  - a. Site Review / History / Infrastructure**
  - b. Opportunities / Challenges**
  - c. Group Discussion / Questions**
- 4. Charrette Outline**
- 5. Next Steps**

### **Seaboard Master Plan Stakeholders Group: Meeting: Minutes**

Attendees: Victor Dover, Josh Frank, Jamie Mealey (DK&P Intern), Brian Cook, Roger Clark, Kathy Lehner, Kara Morgan, Marty Dover, Rev. James Mitchell, Ruth Cordner, Casey Milford, City Manager Ed Lavalley, Councilmember Joan Farrell, Bob Mudge (senior reporter, Venice Gondolier), Jennifer Fagenbaum (Family Promise), and Planning & Zoning Department staff

#### **1. Introductions**

- a. Clerk's office:
  - i. Sunshine law packets handed out to stakeholders,
  - ii. Overview given of sunshine laws and applicability to this group, can't talk to each other about any business of the group outside of a called meeting,
  - iii. Overview given of public records rules, informing stakeholders that any City business must be done on city email.
- b. Roger Clark:
  - i. Introduced the project and consultant, hired because they were so passionate about this project and they worked for other John Nolen communities, other members of the meeting not included in stakeholder group.
- c. Josh Frank:
  - i. Outlined the agenda for today's meeting.
- d. Victor Dover:
  - i. Introduced Dover, Kohl & Partners and their goals and processes.
  - ii. Indicated no conflicts of interest for any team members, discusses role as translators between private developers and city/stakeholders.

- iii. Explained goal is to visualize alternatives to help City make good decisions, discussed value of being as open as possible in planning process (“design in public”) to get big ideas and nuanced information.
- e. Josh Frank:
  - i. Outlined all entities involved in this project: Brian Cook (stormwater and landscape engineer), Rick Hall (transportation engineer), Bruce Stephenson (Nolen scholar), Ramon Trias (NOVA studio)
- f. Around the room for introductions of team members, stakeholders, city staff (City Manager and Planning Department), Councilmember Joan Farrell, Bob Mudge of the Venice Gondolier, and Jennifer Fagenbaum of Family Promise

## **2. Project Outline / Scope Review (Josh Frank)**

- a. Summarized project scope by phase (phase 1: site visit, analysis, kickoff; phase 2: existing conditions analysis; phase 3: public design charrette; phase 4: plan development; plan 5: additional services not included); currently in phase 2
- b. Discussed purpose and timeline of three stakeholder meetings (intro, pre/during charrette, post-charrette)
- c. History of the land since the late 1800’s, through the Nolen plan, to today, covering topics such as impervious surfaces, water quality, walkability, stormwater, zoning, FLU, utilities, and current aerial. Looking at existing view corridors.
- d. Explained history and existing conditions of seaboard
  - i. Showed maps: pre-settlement, Nolen plan, overlay of Nolen with current aerial, 1948 aerial, 2024 aerial, FLU map, utilities map
  - ii. Discussed issues of concern, public spaces, water, trails, planning policy
  - iii. Discussed initial impressions: lot of hard surfaces
  - iv. What is a charrette? Interactive process to bring in as many people as possible to draw and design in real time, showed example from the Bend in Chattanooga from initial sketches to final rendering of master plan, Victor Dover mentions that this project is under construction
  - v. Jul 31-Aug 2 is public charrette, consultants will work on “before and after” solutions after this
  - vi. Mentioned flexibility of timeline and process based on project needs
  - vii. Opened floor for questions

## **3. Initial Impressions / Existing Conditions Presentation**

- a. **Site Review / History / Infrastructure**
- b. **Opportunities / Challenges**
- c. **Group Discussion / Questions**
  - i. List of initial impressions, such as lots of impervious spaces.
  - ii. Defined Charrette as an interactive process in which many hands make the best process and where the public can learn the process as well.
  - iii. A comparison to the Chattanooga Bend project to the Seaboard area is made.
  - iv. Kathy Lehner brought up the difference between the number of owners from The Bend and Seaboard.

1. Victor Dover responded that it's an advantage to have a lot of small lots because it adds character. The LDRs can make it easier for small owners to develop.
- v. Victor Dover explained that the group's goal is to come up with ideas that the City is attached to, connections they have with the area.
- vi. Concern for the business owners is discussed.
- vii. Casey Milford asked about overlaying Bend map with ownership map, Roger Clark confirmed size would be close to 75 acres, Milford asked whether ownership was pulled from property appraiser, Clark and Milford discussed issue with ownership records
- viii. Kara Morgan asked about Bend photo, adaptive reuse of large factory, opening waterfront to the public and giving people access they have not had due to the factory
- ix. Josh Frank discussed more specifics of the Bend project, keeping some of the buildings, lots of people working on it, keeping remnants of the historic structures, using some as indoor/outdoor music venue.
- x. Discussion about the commute of current industrial employees might be beneficial if they move closer to the interstate.
- xi. Kathy Lehner asked about what to do with Clyde Butcher studio and how not to put them out of business.
- xii. Victor Dover mentioned looking around and seeing hundreds of jobs in the area, Seaboard has low vacancy and its own economy, can tell the businesses have a lot of history, some changed businesses have left things behind, discusses principle of do no harm (build some new but priority is to add, not destroy or displace).
- xiii. Marty Dover discussed seeing attractive buildings that could be reused for retail
- xiv. Victor Dover discussed cities with art scenes (inc. Warehouse Arts District in St Pete) adding new light, nontoxic industrial uses, can change in nontraumatic ways, encouraging synergistic mixes from the businesses; we've noticed things like the seahorse sign on White Cement – don't just destroy or displace, but add. Casey Milford said the seahorse was built so big because they wanted to prove the strength of concrete.
- xv. Joan Farrell asked when wish lists are given to the consultant.
  1. Josh Frank responds that they can be given any time. Victor Dover responds that it's easier for some people to be in a group so that's why they have the Charrette.
  2. Roger Clark mentions that there will be a website for public input as well.
- xvi. Marty Dover expressed concern for crossing the bridge and getting to Seaboard is difficult. Victor Dover said there is a problem with accessibility because the waterway is a barrier, asked how do you get across that bridge in a wheelchair.

- xvii. Ruth Corder discussed the project timeline and asked whether there was a template or how they do it in such a few quick months; Victor Dover responds that there is no template and that many hands and short feedback loops will accelerate the process; two timeframes at work: what to do right away (catalytic, visually arresting), what to do in the long run (discussed example from Lake Wales, did not have funding initially when the plan was made, today received \$23.5M of no-match post-pandemic funding from federal government for the plan).
- xviii. Kathy Lehner asked if there is a plan to get property owners together.
  - 1. Roger Clark mentions meetings have been held previously and many property owners were there.
  - 2. Kathy Lehner asks if they will get specific mailings and Roger responds that we will do our best to reach out and get them to come.
  - 3. Roger Clark stresses that the City is not pushing anyone out and that the initial impression Josh has “Do not harm – add” is correct.
  - 4. Victor Dover adds that the most important invitation comes from neighbors, and that stakeholders should be spreading the word.
- xix. Trip shortening is discussed for the process. Increased parking and business diversity in the area, encouraging walking/ biking/ transit trips – we need to be thoughtful about transit. With trip shortening, everyone wins.
- xx. Marty Dover asked if any buildings will be kept.
- xxi. Victor Dover - Redevelopment of the area is discussed. The idea isn't to tear down the buildings but to improve and add. Warehouses are good for art, projecting movies, and galleries, and that a lot of buildings there could be turned into something else.
- xxii. Roger Clark - This is the first time that residential has been allowed in Seaboard, so we anticipate residential being in the area.
- xxiii. Victor Dover - Emoryville in California is discussed as the pioneer for live/work situations. They repurposed existing buildings into these types of units. But the process is gradual. Nolen designed thirty (30) new towns in Florida but none are as built out as Venice, not implemented like Venice did (Merrimont is a good comparison).
- xxiv. Roger Clark adds that diversity in the area is reducing trips, traffic, and better for the environment. Mixed use is a great way to develop property.
- xxv. Brian Cook touches on the water and habitat aspects of the project due to its proximity to the intracoastal and the multiple life cycles or spheres of influence that a master plan touches.
- xxvi. Josh Frank said there's no silver bullet for the area, but we can have silver buckshot, which means a lot of little good things, one of which is cleaning up the waterway. We're also looking at the Depot side of Seaboard.
- xxvii. Victor Dover said the area along the ICWW is set up like an industrial facility, but now it will be a public space with offices or bedrooms overlooking that area; the waterway is a great asset.

- xxviii. Drone videos of the area from this week are shown.
- xxix. Kathy Lehner asks if they have data on the economic impacts of this type of project on property owners.
  - 1. Victor Dover gives some things that can be researched but it must be noted that no project is the same.
- xxx. Victor Dover explains that the other side of the intracoastal may need work as well. They are “back of house” and could probably use some landscaping.
- xxxi. Kathy Lehner discusses the charrette of 1990 talked about the waterway trail, which is now developed, VABI good with working on landscaping.
- xxxii. Victor Dover then points out how lines drawn on a map can reverberate for decades so it’s important to discuss all ideas.

**4. Charrette Outline**

**5. Next Steps**

Josh Frank said to stay tuned and work together to get the word out.