

Seaboard Master Plan Stakeholder's Meeting

August 1, 2024

Meeting Minutes

1. Welcome & Introductions
 - a. Josh opened the meeting at 4:40 pm
 - b. Attendees
 - i. Kathy Lehner
 - ii. Kara Morgan
 - iii. Marty Dover
 - iv. Ruth Cordner
2. Scope, Schedule, & Major Milestones
 - a. Review project timeline
 - b. Consultants will be presenting at Planning Commission and possibly City Council
 - c. TWG will see the presentation.
 - d. There may be minor changes to the timeline, the last presentation will be the end of the consultant's contract
3. Day one and Day two recap
 - a. Not a lot of updates since members were here both days.
 - i. Improve transportation connectivity
 - ii. Maintain existing fabric
 - iii. Preserve local economy
 - iv. Create public spaces; improve existing ones
 - v. Provide new uses and destinations
 - b. Day 1, existing fabric, local economy, connectivity, create new public space, improve existing.
 - c. Day 2, Hatchett Creek, ped bridge, water taxi, what is in the area, parks, streets, connections
 - d. Day 3 will be street design/transportation
4. Initial Impressions and Developing Themes
 - a. Categorizing each point from the day 1 and 2 sessions into type
 - b. The look of the Bypass needs to be improved
 - i. Victor: FDOT has more latitude to make changes.
5. Feedback / Seaboard Q&A
 - a. Marty: Confusion and misinformation on the definition of Mixed-Use and people don't want residents in this area. This area has restrictions on businesses that other areas don't have. We need to make sure that people know what mixed-use means.
 - b. Roger: owners in the area with a single tenant building and a tenant leaves, whatever tenant comes in must be a similar use. Multi-tenant buildings with a tenant leaving, the new tenant can do similar uses to other existing businesses in the building, or what the previous tenant does.
 - c. Cara: Some of the topics presented were not appropriate for the Charrette. The introductions should be a little more detailed on the area being considered to help productivity. List of terms that should be defined:

- i. FDOT/DOT, WCIND, Army Corps of Engineers, Comp Plan, Mixed-Use vs Mixed-Use Seaboard, LDRs, Uses, AMI, EDC
 - d. Ted talk/book about “How to Save your downtown with small-scale manufacturing” – Recast your City
 - e. Where can the industrial uses go?
 - i. Laurel road and triple diamond.
 - ii. The airport pitch. Support is needed for the rezone to the land.
 - f. Sort improvements by timeline. Recalculate at each step.
 - g. East bound section of East Venice avenue, right turn lane could be taken up by street trees.
 - i. Small things can be added to beautify existing buildings. Examples shown on the presentation.
 - ii. Adding lanes does not fix congestion in the long term.
 - iii. Swing barge, pedestrian bridge
- 6. Next Steps / Day Three Preview
 - a. Transportation and street design.
 - b. Activity will be to draw a new section of Venice Ave and Seaboard Ave.
 - c. Open studio with a presentation at 6 pm in chambers.