



City Commission Work Session Minutes

May 13, 2021 at 1:00 p.m.

Virtual

Present:

Mayor Phil Anderson
Commissioner Marty Sullivan
Commissioner Sheila DeCiccio
Commissioner Carolyn Cooper
Commissioner Todd Weaver

City Clerk Rene Cranis

Also Present:

Director of Planning and Transportation Bronce Stephenson
Planner Allison McGillis
Laura Smith, GAI Consultants

1) Call to Order

Mayor Anderson called the meeting to order at 1:04 p.m.

2) Discussion Item(s)

a. OA Discussion

Commissioner DeCiccio addressed appearance review requirements and it was clarified that 3D drawings would be required for buildings over 10,000 square feet. Mayor Anderson suggested that for projects less than 10,000 square feet the presentation of materials should be at the discretion of the planning director. Commissioners Cooper and DeCiccio agreed.

Commissioner Sullivan commented on setbacks, stepbacks and build-to lines. Mrs. McGillis reviewed the setback requirements and variances that may be required and discussion followed setbacks and build-to lines.

Mayor Anderson explained the intent of the enhancement menu and issues in determining the cost of the enhancement, the exchange rate/incentive, and conversion into square footage.

Mrs. Smith reviewed GAIs calculation parameters and OAO models showing the change in income based on the incremental increase in site size and FAR and discussion

followed on the calculations at different site sizes and FAR and determination of the value of land and additional FAR.

Mr. Stephenson noted several recent land sales and discussion ensued regarding using recent sale comparisons as a basis of understanding the value increase at different FARs

Mayor Anderson displayed and reviewed his spreadsheet and calculations. Mrs. Smith said she would have to review in detail before commenting on the calculations. Mayor Anderson said he would like GAI to do three more case studies at specific FARs with and without parking. He offered to share his assumptions and recalculate the scenarios. In-depth discussion was held on the calculations and scenarios for developing the value of enhancements incrementally by FAR and site size.

Mayor Anderson offered to review the spreadsheet with others and Mr. Stephenson will send the most recent version of ordinance to GAI with revisions.

3) Adjournment

The meeting adjourned at 2:41 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis