



Meeting Minutes

Reinvestment Zone No. 4 - North Beach

Tuesday, June 13, 2023

9:00 AM

Council Chambers

A. Chairman Everett Roy to call the meeting to order.

Chairman Roy called the meeting to order at 9:04 a.m.

B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.

City Secretary Rebecca Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

Note: Board Member Roberto Hernandez attended by video conference. Board Member Campos arrived at 9:14 a.m.

Present 12 - Board Member Steve Banta, Board Member Roland Barrera, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member Jesse Gilbert, Board Member Roberto G. Hernandez, Board Member Jim Klein, Board Member Dan Suckley, Board Member Sylvia Campos, Chair Everett Roy, and Board Member David C. Loeb

Absent 3 - Board Member Paulette Guajardo, Board Member Connie Scott, and Board Member Catherine Garcia

C. PUBLIC COMMENT:

Chairman Roy referred to Public Comment.

Anne Foote, 4217 Gulfbreeze Blvd., spoke in support of funding improvements at North Beach.

D. MINUTES:

- 23-0957** Approval of the March 21, 2023 Reinvestment Zone No. 4 Regular Meeting Minutes.

Chairman Roy referred to Item 1.

Board Member Barrera moved to approve the minutes, seconded by Board Member Hunter and passed unanimously.

E. FINANCIAL REPORT:

- [23-0931](#) TIRZ #4 Financial Reports as of April 30, 2023

Chairman Roy referred to Item 2.

Interim Director of Finance and Procurement Alma Casas presented information on the following topics: financial position for the seven months ended April 30, 2023; TIRZ No. 4 commitments as of April 30, 2023; North Beach project specific development commitments as of April 30, 2023; North Beach living initiative commitments as of April 30, 2023; North Beach property improvement commitments as of April 30, 2023; and North Beach infrastructure improvements commitments as of April 30, 2023.

There were no questions from the Board Members.

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS:

3. [23-0944](#) Motion authorizing an amendment to the Development Reimbursement Agreement with Date Tree Holdings, LLC for improvements to the property located at 4606 Gulf Breeze Blvd, which amends Exhibit A to remove the requirement that the property be raised to six and a half feet above sea level prior to construction.

Chairman Roy referred to Item 3.

Interim Assistant City Manager Heather Hurlbert stated that this agreement is for the construction of the apartment units with Las Casitas Del Mar. The developer has experienced delays due to property site elevation requirement.

Board Members, City Manager Zanoni, Interim Assistant City Manager Hurlbert, and Regional Manager with Lockwood, Andrews and Newnam Scott Harris discussed the following topics: whether any discussion regarding the drainage plan needs to be adjusted; if this property is raised to six and a half feet it can cause flooding at other properties; a Board Member's request for an overall drainage plan for North Beach; the consultant recommends raising the elevation to a maximum of five feet; a recommendation to determine whether the canal plan should drain into the streets rather than into the lots; and a Board Member's concern with erosion on North Beach.

Developer Gordon Awsumb, 1 Virginia Hills Dr., stated that the original plan to raise the elevation to six and a half feet above sea level is contrary to Federal Emergency Management Agency recommendations, and as a consequence would harm the adjacent property owners.

Board Member Pusley moved to approve the motion, seconded by Board Member Hunter. This Motion was passed and approved with the following vote:

Aye: 11 - Board Member Steve Banta, Board Member Roland Barrera, Board Member Michael Hunter, Board Member Mike Pusley, Board Member Jesse Gilbert, Board Member Roberto G. Hernandez, Board Member Jim Klein, Board Member Dan Suckley, Board Member Sylvia Campos, Board Member Everett Roy, and Board Member David Loeb

Nay: 1 - Board Member Gil Hernandez

Absent: 3 - Board Member Paulette Guajardo, Board Member Connie Scott, and Board Member Catherine Garcia

Abstained: 0

4. [23-1025](#) Presentation and discussion on the Proposed FY 2023-2024 Tax Increment Reinvestment Zone (TIRZ) #4

Chairman Roy referred to Item 4.

Director of Management and Budget Eddie Houlihan and Interim Assistant City Manager Heather Hurlbert presented information on the following topics: budget overview; budgeted revenues; and proposed expenses.

Board Members and Interim Assistant City Manager Hurlbert discussed the following topics: Board Members are in support of the proposed business improvement program on North Beach due to high traffic volume and lack of parking spaces; a Board Member's request that a presentation of the improvements be provided; a Board Member's desire to create a budget for marketing purposes; and this program will be completed by staff.

H. PRESENTATION ITEMS: (NONE)

I. ADJOURNMENT

There being no further business, Chairman Roy adjourned the meeting at 9:47 a.m.