

**SEBRING COMMUNITY REDEVELOPMENT AGENCY &
SEBRING CITY COUNCIL
MINUTES OF THE DECEMBER 14, 2021 JOINT MEETING**

The Tuesday, December 14, 2021 joint meeting of the Sebring City Council and the Sebring Community Redevelopment Agency was called to order by Charlie Lowrance in the Jack Stroup Civic Center at 5:33 p.m. The purpose of the meeting was to review the updated draft designs for the CRA's Waterfront Redevelopment Project.

City Council Roll Call: Thomas Dettman, Lenard Carlisle, Mark Stewart, Roland Bishop, Mayor John Shoop, and Charlie Lowrance.

CRA Roll Call: David Leidel, Rachel Lovett, Willem Badenhorst, Tracy McCoy, Brandon Craig and Meghan DiGiacomo.

CRA Chairman David Leidel opened the meeting by explaining the background of the CRA's Waterfront Redevelopment Project, the steps in the process that have been undertaken thus far, and what steps the CRA anticipates to finalize the project.

Chairman Leidel introduced James Pankonin with the CRA's design consultant, Kimley- Horn. Mr. Pankonin reviewed the components of each of the two previous draft design concepts, and then presented the updated draft that reflected the input received from Joint CRA-City Council public meeting in June.

Comments from City Council Members:

- **Councilman Dettman** – I like the updated draft but what about the Civic Center, we need a plan for a Civic Center.
- **Councilman Carlisle** – I prefer for area #22 to be parking. Agree with Dettman we need to consider somewhere for Civic Center. I'm concerned for the maintenance aspect as what materials will be used for the Pier. Not crazy about the outfitters, I like the playground and the area that could be considered for a Restaurant.
- **Councilman Stewart** he expressed his appreciation to the CRA. From the last draft I was more concerned about parking and I see it was addressed, the maintenance aspect it's been talked. The civic center I don't know how I feel about it, supposedly the county is building one, so that's an option. Overall I think it's an improvement and it will be used more.
- **Councilman Bishop** I was not a councilman at the last meeting but was here in the audience. I really like the plan. I'm enjoying this a lot, I agree I would like area #22 to be parking.
- **Mayor Shoop** I agree parking is important. We need a civic center. I like this plan and the green area. We still need to look at the retention areas (area #5), we need to study the water flow and it looks like we are taking away from that area.

- **Councilman Lowrance** – I also think area #22 should be parking, I think as a temporary solution maybe area #16 should be for the Art League & #17 for the Historical Society. I would like to see the Historical Society somewhere on the Circle where visitors walking by can see them and visit to learn about Sebring. I like the green area, I think that's going to be great not every event has to take place on the circle this is a choice, I really like this concept. I don't think that there needs to be two buildings for outfitters. I think to keep it safe swimming area should be south of the pier and motor on the north side. Thank you everyone for coming out.

Comments from CRA Commissioners:

- **Commissioner DiGiacomo** I like this concept it merges everything that was said at the last meeting.it will be a place for the family. I'm really pleased how it turned out.
- **Commissioner McCoy** I think is a great combination from the last meeting. Whats the capacity of the event lawn? Mr. Pakonin said it will be about 2,000 people.
- **Commissioner Badenhorst** how do you calculate the cap of event lawn for daily use versus event? Mr. Pakonin said it is based on the square feet per person.
- **Commissioner Lovett** I'm very excited you guys heard everything we had to say. My question area #19 can it be used for parking, what's the purpose of that space? Mr. Pankonin said it could be used for parking but that area was anticipated for like festivals, farmers market. Agree area #22 for more parking. I do agree that we need a Civic Center not just on this area.
- **Commissioner Leidel** Thanks James. I'm thrilled where it's going.

Mr. Leidel stated that the audience could come forward with any comments, if they had any questions to please approach the CRA Executive Director Ms. Vazquez or City Administrator Scott Noethlich after the meeting.

Comments from the audience:

- **Rebecca Kogelschatz** said she loved the idea her biggest concern is that it ends up looking how it looks now. She agree it needs to be revitalize but needs to be kept up.
- **Charlene Stroup** love this plan what I don't like is displacing the services, what the city offers (cultural Center) don't destroy what we have.
- **Jane Zurn** this just calls noise to me.
- **George Hensley** Thank you, I'm in favor of making changes but for the best. The sandy area is it moving back? Mr. Leidel reminded Mr. Hensley that only comments were being taken any questions to please see staff after the meeting.

- **Pete Pollard (former CRA Executive Director)** I lived and breathed this area for a long time. I like it but I'm concerned with not having enough parking. Where is the parking for handicap? Drainage is a major issue.
- **Wendy** I moved three years ago to this area. The beach is on the farthest corner from parking. I think it's on the wrong corner, you will have parents with younger children that will want to get stuff from the car all the time, it will be a long walk. The majority of the people that come to the theater are in my age group the parking that is being proposed is inadequate, people my age (75 & husband is 80) can't be parking across the street, without proper parking for us you will kill the theater.
- **George Hensley** I'm concerned about the civic center, about removing it without having a location for it. I like the event shell area. I'm concerned about the beach area. Do we have any idea of the cost and fund sources for this project?
- **Bobby Lee** it's nice to see that some of the comments I had others voice it. are you going to phase this project? It has to be done overtime in logical construction phase. Beach might not be able to be changed. Who is going to maintain it?
- **Joshua Clayton** really appreciate the improvement. If you notice on the draft the pier end it's changed and I feel its iconic changing it defeats the purpose.
- **Darrell Jensen** I've been gone for a year so I was not here at the previous public meeting. I really like the plan. Can we take out the library and leave the civic center? It's a really nice plan.
- **Gail Thomas (Heartland Cultural Alliance)** Thank you for all the comments to preserve the Art League, Historical Society and all of their services. My concern is that promenade area is that going to be a street because we need police, fire/ rescue to be able to get down there in case of an emergency.
- **Dan Smith** I'm a new resident my concern is no cost estimate is being presented with this design, I would like to see some monetary cost presented at the next public meeting.

Mr. Leidel thanked everyone for their comments and clarified that this is a design phase once a design is approved then we will have to go out to bid and know the cost of the project, for that reason at the next meeting there will still be no monetary cost presented.

Mr. Lowrance thanked everyone that came out, the CRA for the update and Kimley-Horn for taking into consideration the concerns and suggestions from the last meeting and implementing those in this new design. For those concerned with the cost he said that the CRA has already paid for the design portion of the process and will budget accordingly for the construction phase(s). This is not a dream it's a project that is part of the CRA tasks.

There being no further business to come before the CRA, the meeting was adjourned.

Nellie O. Albarran, Recording Secretary