



**CITY OF WILLISTON
COMMUNITY REDEVELOPMENT AGENCY
SPECIAL MEETING
AGENDA**

MONDAY OCTOBER 26, 2020, 5:30 PM

CITY COUNCIL CHAMBERS

BOARDMEMBERS:

*Nick Williams -Chair
Art Konstantino
Mike Langston*

*Ken Schwiebert -Vice Chair
Jonathan Lewis - Treasurer*

STAFF:

Jackie Gorman, City Manager, CRA Director
Laura Jones, Planning Director

CALL TO ORDER

ROLL CALL

NEW BUSINESS

- 1. Block 12 Property Purchase – Pessa -Parcel 0558100000*

NEXT CRA MEETING DATE – November 9, 2020 at 5:30 PM

ADJOURNMENT

NOTICE:

IF A PERSON DECIDED TO APPEAL ANY DECISION MADE BY THIS COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Minutes of the CRA meeting may be obtained from the Department of Community Development. The minutes are recorded, but not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recordings or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be borne by the requesting party.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 P.M. on the day prior to the meeting.



COMMUNITY REDEVELOPMENT AGENCY

AGENDA MEMO

TO: CRA BOARD
FROM: Jackie Gorman, CRA Director
DATE: October 23, 2020

AGENDA ITEM DESCRIPTION:

Block 12 Property Purchase - Pesso - Parcel 0558100000

ITEM SUMMARY:

Attached you will find several drawings for Block 12. The first drawing depicts the proposed parking lot. On this drawing you will find a highlighted circled area that is unimproved. The reason is that it is privately owned, and it had not been purchased prior to the design of the parking lot.

The second drawing is a larger picture of the property depicting .047 Acres. The note actually says "Existing Limerock Parking Area". The third drawing is the actual survey and the lot is highlighted in yellow.

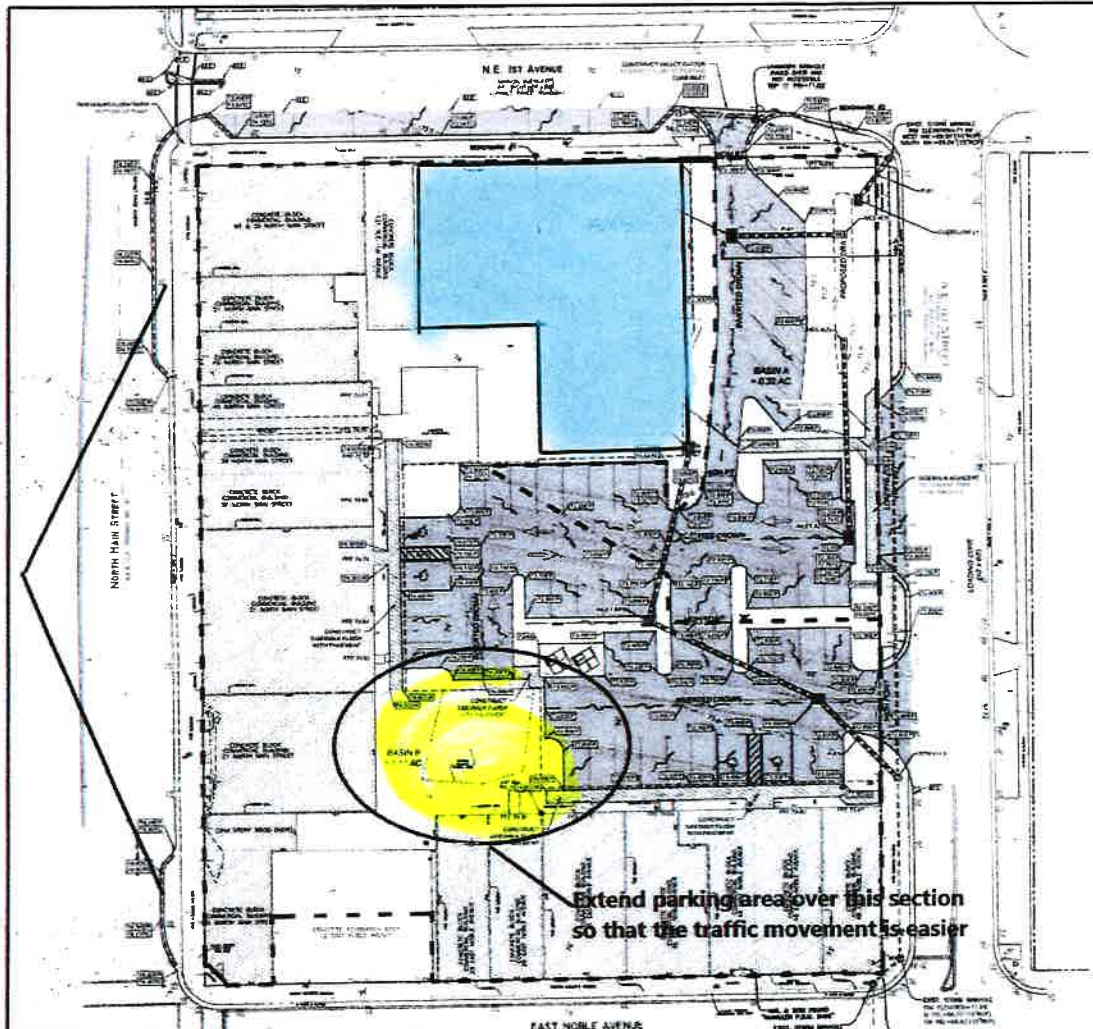
Looking at the first drawing you will see that the flow of traffic would be difficult without this piece of property (many dead ends). We contacted Mr. Pessa and after a very long conversation he agreed to sell this piece to the CRA for \$12,000.

We paid \$7.50/SF for Mr. Patrick's property. Mr. Pessa is selling this property for \$5.86/SF.

RECOMMENDATION:

Approval to purchase .047 Acres (2,047 SF) from Mike Pessa for \$12,000.

ATTACHMENTS: 3 Drawings



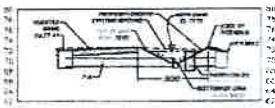
REMOVE RAISED CURB FOR LANDSCAPING

INTERVIEW AREA SUBJECT TO TRAFFIC CALCULATIONS

PROPOSED DEVELOPMENT
TOTAL DEVELOPING SQUARE FOOTAGE 11,640 SQ FT
PROPOSED AREA SUBJECT TO TRAFFIC CALCULATIONS 1,855 SQ FT
TOTAL PROPOSED SQUARE FOOTAGE 13,495 SQ FT

PROPOSED DEVELOPMENT
TOTAL DEVELOPING SQUARE FOOTAGE 11,640 SQ FT
PROPOSED AREA SUBJECT TO TRAFFIC CALCULATIONS 1,855 SQ FT
TOTAL PROPOSED SQUARE FOOTAGE 13,495 SQ FT

PROPOSED DEVELOPMENT
TOTAL DEVELOPING SQUARE FOOTAGE 11,640 SQ FT
PROPOSED AREA SUBJECT TO TRAFFIC CALCULATIONS 1,855 SQ FT
TOTAL PROPOSED SQUARE FOOTAGE 13,495 SQ FT



STORM DRAINAGE CONDUITS						
NAME	STRUCTURE TYPE	DATE INST.	WIDTH	DEPTH	DISTANCE	STATUS
APT#4	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#12	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#15	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#18	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#20	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#23	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#25	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#28	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#30	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#32	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#35	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#38	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#40	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#42	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#45	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#48	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#50	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#52	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#55	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#58	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#60	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#62	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#65	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#68	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#70	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#72	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#75	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#78	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#80	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#82	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#85	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#88	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#90	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#92	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#95	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#98	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT
APT#100	Flow Pipe	11/01	24.00	18.00	485.00	AS-BUILT

PIPE SCHEDULE						
Pipe Size	Spig. Length	Depth	Interval	Flow Rate	Velocity	Notes
12" DIA.	10.00	24.00	60.00	100.00	1.48	
18" DIA.	10.00	24.00	60.00	150.00	1.48	
24" DIA.	10.00	24.00	60.00	200.00	1.48	
30" DIA.	10.00	24.00	60.00	250.00	1.48	
36" DIA.	10.00	24.00	60.00	300.00	1.48	
42" DIA.	10.00	24.00	60.00	350.00	1.48	
48" DIA.	10.00	24.00	60.00	400.00	1.48	
54" DIA.	10.00	24.00	60.00	450.00	1.48	
60" DIA.	10.00	24.00	60.00	500.00	1.48	
66" DIA.	10.00	24.00	60.00	550.00	1.48	
72" DIA.	10.00	24.00	60.00	600.00	1.48	
78" DIA.	10.00	24.00	60.00	650.00	1.48	
84" DIA.	10.00	24.00	60.00	700.00	1.48	
90" DIA.	10.00	24.00	60.00	750.00	1.48	
96" DIA.	10.00	24.00	60.00	800.00	1.48	
102" DIA.	10.00	24.00	60.00	850.00	1.48	
108" DIA.	10.00	24.00	60.00	900.00	1.48	
114" DIA.	10.00	24.00	60.00	950.00	1.48	
120" DIA.	10.00	24.00	60.00	1000.00	1.48	



GRAPHIC SCALE:

BURRELL ENGINEERING, INC.
CIVIL ENGINEERING

BEI

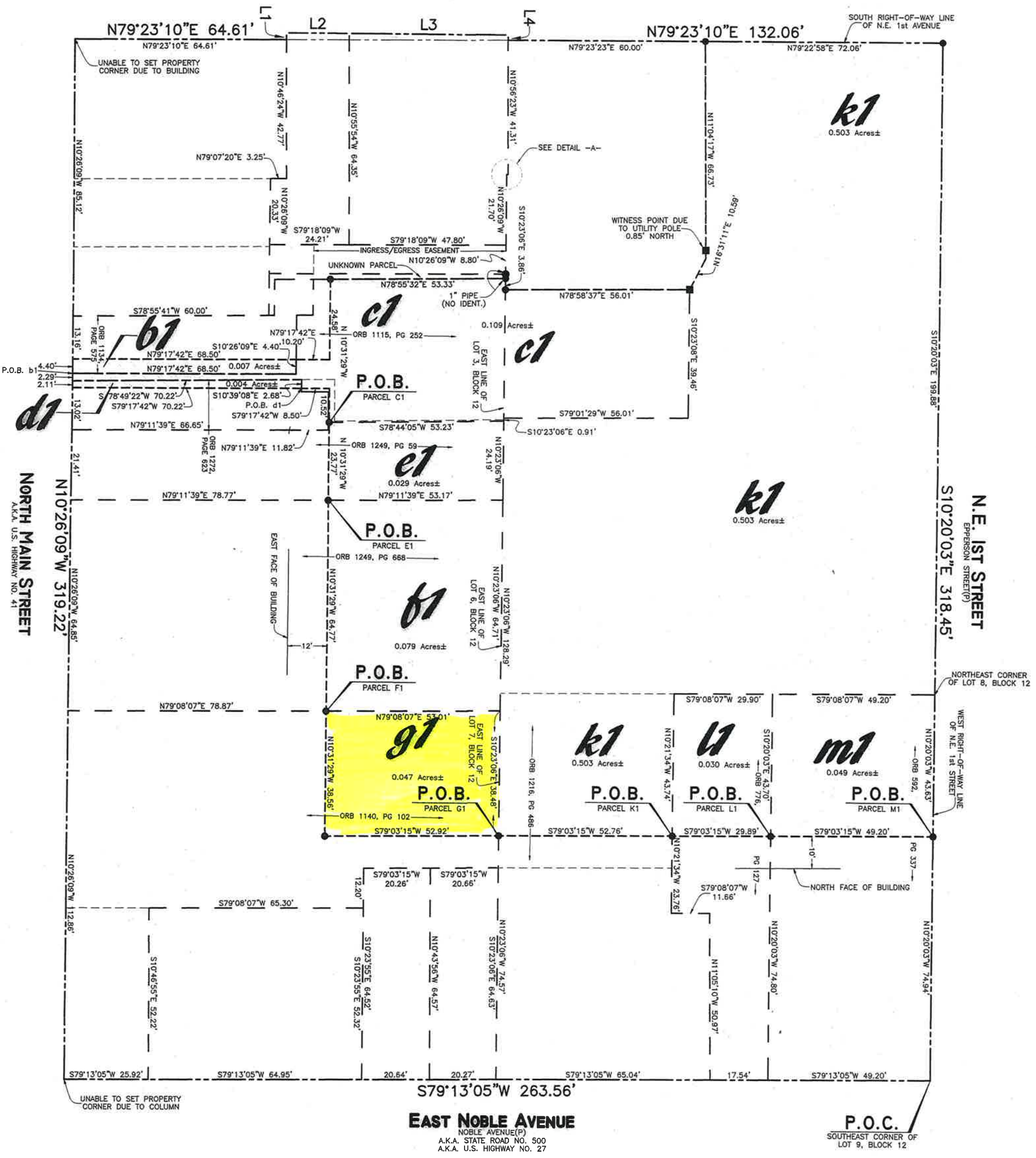
WILLISTON DOWNTOWN PARKING PLAN
CITY OF WILLISTON, FLORIDA

GRADING AND DRAINAGE PLAN

NO. REVISION DATE

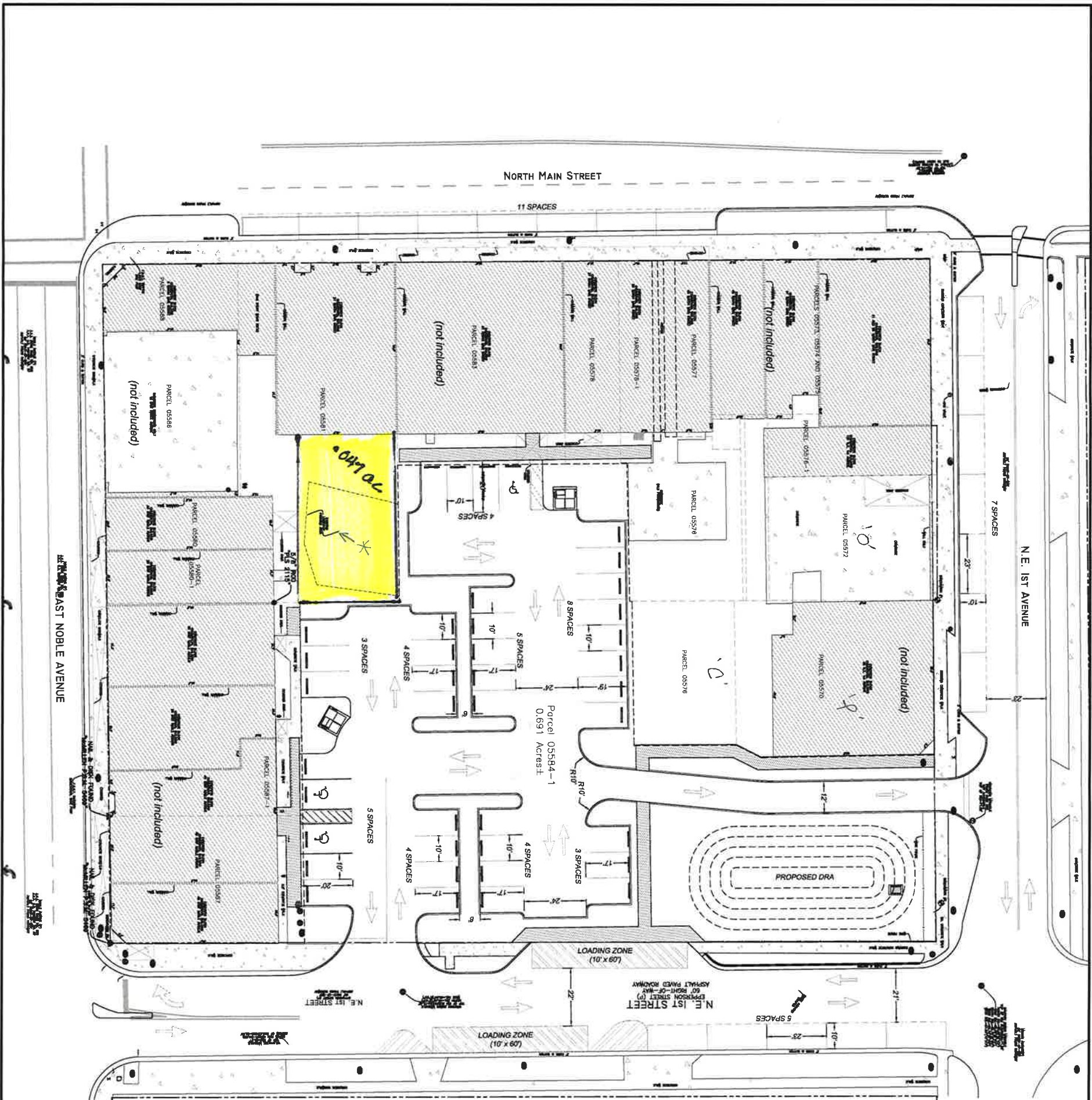
JOB NO. 15-01
P.B. NO.

N.E. 1ST AVENUE
MARION AVENUE(P)



EAST NOBLE AVENUE
NOBLE AVENUE(P)
A.K.A. STATE ROAD NO. 500
A.K.A. U.S. HIGHWAY NO. 27

P.O.C.
SOUTHEAST CORNER OF
LOT 9, BLOCK 12



Existing Immobile Parking Area

SITE AREA = 82,328 SQ FT / 1.89 AC.
 IMPERVIOUS SURFACE AREA RATIO = 0.74

PARKING PROVIDED

PERIMETER PARKING: 23 SPACES
 REGULAR SPACES

INTERIOR PARKING: 37 SPACES
 REGULAR SPACES
 HANDICAP SPACES: 3 SPACES

TOTAL PARKING SPACES: 63 SPACES

INCLUDING:
 (2) 10' X 60' LOADING ZONES
 (2) DUMPSTER PAIDS



JOB NO. 15-60 F.B. NO. E-00 FILE NO. E-00 SEC. 8 TWP. 13S R02. 19E SHIT 5 OF 10	THOMAS E. BURRELL, P.E. REG. ENGINEER NO. 36044 STATE OF FLORIDA DATE	NO. REVISION DATE	SITE AND STRIPING PLAN	WILLISTON DOWNTOWN PARKING PLAN LEVY COUNTY, FLORIDA	 BURRELL ENGINEERING, INC. CIVIL ENGINEERING C.A. No. 7973 12005 N. FLORIDA AVE DUNNELLON, FL 34434 PH 352-489-4144 FAX 352-489-4741	DRAWN: R.L.W. CHECKED: J.E.B. DRAWING: BAST-60 LAYOUT: SITE DATE: MONTH, YEAR
---	--	-------------------	-------------------------------	--	--	---