

**DOWNTOWN/BALLOUGH ROAD  
REDEVELOPMENT AREA BOARD  
MINUTES**

**Tuesday, August 5, 2014**

A meeting of the Downtown/Balough Road Redevelopment Area Board was held Tuesday, August 5, 2014, at 12:00 p.m. in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

**Board Members**

Mr. Harold Goodemote, Chair  
Mr. Robert Abraham  
Mr. Daniel Harshaw  
Mr. Larry Robinson  
Dr. Kent Sharples  
Ms. Cathy Washington  
Mr. Paul Zappitelli

**Board Members Absent**

Mr. Scott Weidman  
Mr. Jack White

**Staff Members Present**

Mr. Jason Jeffries, Redevelopment Project Manager  
Ms. Carrie Avallone, Assistant City Attorney  
Ms. Becky Groom, Board Secretary

**1. Call to Order**

Mr. Goodemote called the meeting to order at 12:09p.m.

**2. Roll Call**

Ms. Groom called the roll and noted members present as stated above.

**3. Approval of Minutes - July 1, 2014**

**Board Action:**

Dr. Sharples made a motion to approve the minutes of the Regular Meeting of July 1, 2014. Mr. Robinson seconded the motion and it was approved unanimously (7-0).

4. **DEV2014-099, Conditional Use, Indian Motorcycle Daytona**

Mr. Jeffries presented the staff report which is included as part of the packet.

**Applicant's Presentation:**

Lyle Kramper, Indian Motorcycle Daytona, 290 N. Beach St, stated the business will be the same as was previously located at the site with sales and service in the main building. Mr. Kramper stated he anticipates locating a diner facility in the existing site in the future.

**Board Action:**

A motion was made by Dr. Sharples, seconded by Mr. Robinson, to approve DEV 2014-099, Conditional Use, Indian Motorcycle Daytona, subject to any outstanding Technical Review Team (TRT) comments and the approval of the sign area variance by the Board of Adjustment. The motion carried unanimously (7-0).

5. **DEV2014-100, Conditional Use, Oceans Dance Studio**

Mr. Jeffries presented the staff report which is included as part of the packet.

Mr. Harshaw asked if there was a regulation for the amount of space that can be used for retail.

Mr. Jeffries stated there was no specific criteria but retail must be established as part of a mixed use.

Mr. Goodemote stated he thought personal service businesses are something the Board should support since the businesses will bring a number of people to the Downtown area.

Mr. Berger stated the dance studio will have great store-front appeal due to the items that are available for sale.

**Board Action:**

A motion was made by Mr. Abraham, seconded by Dr. Sharples, to approve DEV2014-100, Conditional Use, Oceans Dance Studio, subject to outstanding Technical Review Team (TRT) comments. The motion carried unanimously (7-0).

Mr. Goodemote asked Mr. Jeffries for the status of the proposal from Parker Mynchenberg for additional concepts for the Beach Street Streetscape project identified in the Riverfront Master Plan.

Mr. Jeffries stated a proposal has been submitted by Mr. Mynchenberg and has been forwarded to the City Manager for approval. Mr. Jeffries stated once it is approved, it will take 30 to 60 days for the design work to be completed.

Mr. Berger stated remediation work is being done on the auto lot on N. Beach Street and a significant prospect has talked with staff about the property.

Mr. Goodemote asked about the status of the traffic circle report.

Mr. Jeffries stated a technical report from Ghyabi has been completed and once the executive summary is completed, it will be provided to the Board. Mr. Jeffries stated the report outlines a traffic circle being located at Ridgewood and ISB.

Mr. Jeffries stated an arborist was consulted regarding the Washingtonian Palms along Beach Street and it has been determined that the trees should be trimmed, not replaced.

Mr. Berger stated that once the trees are trimmed and the sidewalks have been power-washed, the flexi-pave will be placed in the grates.

Mr. Berger stated the parking lot to the rear should have been completed about 5 months ago and he anticipates work being done on that soon.

Mr. Zappitelli asked when the landscaping will be completed since the area is full of weeds.

Mr. Berger stated the landscaping has been completed and the flexi-pave needs to be installed.

6. **Public Comments**

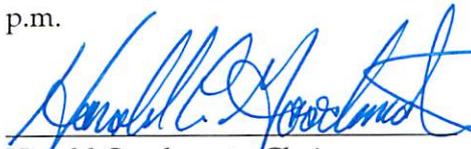
There were no public comments.

7. **Board Comments**

There were no Board comments.

8. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 12:30 p.m.

  
Harold Goodemote, Chair

  
Becky Groom  
Recording Secretary