

**DOWNTOWN/BALLOUGH ROAD
REDEVELOPMENT AREA BOARD
MINUTES
Tuesday, December 2, 2014**

A meeting of the Downtown/Balough Road Redevelopment Area Board was held Tuesday, December 2, 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. Robert Abraham
Mr. Daniel Harshaw
Mr. Larry Robinson
Ms. Cathy Washington
Mr. Scott Weidman
Mr. Jack White, Vice Chair

Board Members Absent

Mr. Harold Goodemote, Chair
Dr. Kent Sharples
Mr. Paul Zappitelli

Staff Members Present

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

1. **Call to Order**

Mr. White called the meeting to order at 12:10 p.m.

2. **Roll Call**

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

3. **Approval of Minutes – November 4, 2014**

Board Action:

Mr. Robinson made a motion to approve the minutes of the Regular Meeting of November 4, 2014. Mr. Harshaw seconded the motion and it was approved unanimously (6-0).

4. **DEV2014-142, Rezoning, Garland Residence Historic Designation**

Mr. Jeffries presented the staff report which is included as part of the packet. Mr. Jeffries stated this is a rezoning request and the action of this Board will be forwarded to the Planning Board and City Commission for further review. Mr. Jeffries stated the property is the Historic Garland Residence located at 216 First Avenue. Mr. Jeffries stated the request is to rezone the property and add it to the Local Register of Historic Places. Mr. Jeffries stated the property is currently zoned RP and the request is to rezone the property to RP-H (Residential Professional Historic). Mr. Jeffries stated the Historic Preservation Board has met on this request and recommended approval.

Board Comments:

Mr. Harshaw asked if grants are available for renovations on this property.

Mr. Jeffries stated the applicant is requesting the historic destination in order to be eligible for a \$15,000 residential historic grant which can be used for exterior and electrical improvements. Mr. Jeffries stated the applicant has received a \$5,000 grant which residential properties in the redevelopment area are eligible to receive.

Public Comments:

Big John, 120 State Avenue, Holly Hill, asked if the historic overlay will apply to just this one house.

Mr. Jeffries stated it is an overlay with the designation for a single property.

Big John thanked Mr. Jeffries for the extensive back-up material that is being provided to the public as part of the packet for Board meetings.

John Nicholson, 413 N. Grandview, stated there are several historic homes in the area that should be preserved. He asked if the properties could be pre-designated historic so future owners of the property will not have to go through the designation process.

Mr. White stated such buildings could be added to the list of existing historic structures and stated that he thought this might be something the Historic Preservation Board would like to consider.

Board Action:

A motion was made by Mr. Abraham, seconded by Ms. Washington, to approve DEV2014-142, Rezoning, Garland Residence Historic District, from RP to RP-H (Residential Professional Historic), in accordance with the staff report as presented. The motion carried unanimously (6-0).

5. **Public Comments**

John Nicholson, 413 N. Grandview, stated tourists and locals see City Island and feels it should be an active place for people to visit. He suggested volleyball courts or horseshoe pits could be installed. He stated some repairs need to be made to the City Island area. He stated what we have should be maintained.

Mr. White stated there is a new maintenance person in Public Works and asked that he be invited to attend a Downtown-Balough Road Redevelopment Area Board Meeting to talk about maintenance issues.

6. **Board Comments**

Mr. Harshaw stated last month the Board approved a new restaurant on Orange Avenue and stated he had concerns about pool tables in the front windows. He stated he feels the Board should have a discussion about games of skill and determine what are permitted in restaurant and bar spaces.

Mr. Jeffries stated he could schedule a discussion at the next meeting so the Board can review the regulations for games of skill. Mr. Jeffries stated he will provide options to the Board on any changes they may want to make.

Mr. Harshaw asked if the determination on the square footage allowed for games of skill is based on the number of seats in a restaurant.

Ms. Avallone stated the Code permits one game per 15 seats up to a maximum of 10 for a restaurant.

Mr. Harshaw stated the signage at the Cale Café is a banner held together by a rope. He stated this is not appropriate signage.

Mr. Jeffries stated he has been approached by a sign company that is doing a sign for this business.

Mr. Harshaw asked when the flexi-pavers will be completed.

Mr. Berger stated the flexi-pavers are to be completed before Christmas.

Mr. Harshaw stated he is pleased with the professional dumpster spaces that are in place. He suggested the fence be removed from around the dumpster behind Cook's.

Mr. Berger stated he will talk to the Project Manager about the dumpster behind Cook's.

Mr. Weidman asked for the status of the vacant car lots and the pedestrian bridge.

Mr. Berger stated the pedestrian bridge under ISB is moving along. He stated the Brownfield work is continuing on the vacant car lot sites. Mr. Berger stated there have been several developers that have expressed an interest in the car lot sites.

Mr. White stated the pedestrian bridge has been funded and will be under design in 2015.

Mr. White asked the status of the proposed restaurant at Palmetto and Orange.

Mr. Jeffries stated the tenant has received an extension on the permit. Mr. Jeffries stated he will ask the Project Manager when the work will be completed.

Mr. White stated he would like the Board to provide a written statement in support of moving forward with a plan regarding the homeless situation.

Mr. Berger stated the City is continuing to work with Dr. Marbut contractually.

Mr. Berger stated staff could draft a letter for the Chair's signature.

Board Action:

A motion was made by Mr. Abraham, seconded by Ms. Washington, to request staff to draft a letter from the Downtown-Balough Redevelopment Area Board to the City Commission in support of the report regarding the homeless that was prepared by Dr. Marbut. The motion carried unanimously (6-0).

Mr. White asked about the status of the Beach Street re-design.

Mr. Jeffries stated he is working a budget transfer in order to fund that project.

Mr. White stated he does not feel it is necessary for Mr. Jeffries to deliver a Board meeting packet to him each month. He stated email is fine for him.

Mr. Jeffries stated he will check with all of the Board members to determine how they would like to receive their Board packet.

Mr. White stated he would like to have a workshop on a parking plan, including the discussion of parking meters.

Mr. Jeffries stated it has been his intent to bring back a strategy after the first of the year to the Board about the parking lots and parking meters.

Mr. White asked why Crooks Den is not on the Code Enforcement report.

Mr. Berger stated Crooks Den is scheduled for the next Code Enforcement Board hearing.

Big John asked for the status of the way-finding signs.

Mr. White suggested addressing way-finding signs when the parking plan is discussed.

Mr. Harshaw stated he is disappointed that an aluminum building was permitted to be constructed for the Dollar General site across from Daytona State College.

Mr. Jeffries stated there will be a stucco feature on the building in accordance with the decorative architectural features that are required in the redevelopment areas.

Mr. Berger stated the aluminum will be covered as it was presented to the Midtown Board.

Mr. Harshaw asked if design guidelines are in place.

Mr. Jeffries stated the new Clarion code will streamline a lot of the approval process. Mr. Jeffries stated the Clarion code will carry forward the appendix to our current Land Development Code but he stated he is working on revising the design standards. He stated the new standards will have items that are specific to Midtown, Downtown, and the e-zone.

7. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 12:56 p.m.



Jack White, Vice-Chair



Becky Groom
Recording Secretary