

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

**Tuesday, January 6, 2015**

A meeting of the Downtown/Balough Road Redevelopment Area Board was held Tuesday, January 6, 2015, 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. Larry Robinson  
Dr. Kent Sharples  
Ms. Cathy Washington  
Mr. Scott Weidman

**Board Members Absent:**

Mr. Daniel Harshaw  
Mr. Jack White  
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. Goodemote called the meeting to order at 12:08 p.m.

**2. Roll Call**

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

**3. Approval of Minutes – December 2, 2014**

**Board Action:**

Mr. Abraham made a motion to approve the minutes of the Regular Meeting of December 2, 2014. Mr. Robinson seconded the motion and it was approved unanimously (6-0).

4. **DEV 2014-095, Conditional Use, Pai in the Sky**

Mr. Jeffries presented the staff report which is included in the packet for a Conditional Use request and Site Plan approval.

Mr. Goodemote stated Sheet C-2-4 shows the center area as a planted area.

Mr. Jeffries stated that is incorrect and the plans would have to be corrected during final staff approval.

**Public Comments:**

Big John, State Avenue, Holly Hill, asked what the plans are for the building.

Mr. Jeffries stated the building will house a health food retail store and a café with a full-service kitchen. He stated there will be a martial arts and yoga studio on the second floor.

**Board Comments:**

Mr. Weidman expressed concern about parking at this site as well as throughout the entire Redevelopment Area.

Mr. Jeffries stated he will be contacting Board members to schedule a joint meeting with the Downtown-Balough Road Redevelopment Board and the Downtown Development Authority to discuss parking issues.

Mr. Goodemote stated he is pleased to see the site being developed since it has been vacant for many years.

**Board Action:**

A motion was made by Ms. Washington, seconded by Mr. Abraham, to approve DEV2014-095, Conditional Use, Pai in the Sky, in accordance with the staff report as presented. The motion carried unanimously (6-0).

A-1. **Discussion: Games of Skill in Downtown**

Mr. Jeffries distributed a staff report, which is made a part of the record, outlining proposed Land Development Code text amendments regarding games of skill. Mr. Jeffries stated he is seeking Board input prior to processing the text amendment.

Mr. Abraham asked how the requirement to place games of skill in a separate room would affect existing businesses.

Mr. Jeffries stated there is a requirement that existing businesses would have six months to come into compliance if a Code change is approved.

Mr. Abraham stated he agrees with the proposed language except for the requirement for a separate room. He stated he feels that requirement would adversely affect existing businesses. He stated he feels it is good to locate the games at the rear of the businesses.

Mr. Weidman asked how this requirement would affect a business that may want to locate in the downtown, such as a Dave & Busters.

Mr. Jeffries stated he would have to review the code to determine if those businesses would qualify. He stated under the current code, a Dave & Busters could not be located in the downtown, unless it opened as primarily a restaurant.

Mr. Goodemote stated he is concerned that continuing to add regulations may limit what businesses can be opened on Beach Street.

Dr. Sharples stated he feels the discussion should be tabled since Mr. Harshaw requested this item be presented for discussion and is not in attendance today. The Board agreed to table the discussion.

**5. Public Comments**

Big John expressed concern about regulations and stated he was concerned that a yoga studio could be located in one block of the downtown but not the other.

**6. Board Comments**

Mr. Goodemote welcomed Miami Hat Company, a new business located in the downtown.

Mr. Jeffries stated the dumpster enclosures are being constructed and procedures for consolidation of the dumpsters will be discussed at the next merchant's meeting on January 20.

Mr. Weidman asked for the status of the walk bridge under International Speedway Blvd.

Mr. Berger stated a date for construction has not been established but funding is in place.

Mr. Goodemote asked for the status of the sidewalks and the project proposed by Parker Mynchenberg.

Mr. Jeffries stated the project has not been funded.

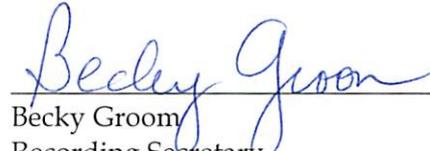
Mr. Weidman asked for the status of the Dr. Marbut study regarding the homeless.

Mr. Jeffries stated the Downtown-Ballough Road Redevelopment Board voted to support the report at the last meeting and the DDA has requested a revised resolution of support be prepared for their adoption. Mr. Jeffries stated the City Commission did not approve additional funding for the project at the Commission's last meeting.

7. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 12:40 p.m.

  
Harold Goodemote, Chair

  
Becky Groom  
Recording Secretary