

DOWNTOWN REDEVELOPMENT BOARD

MINUTES

Tuesday, May 5, 2015

A meeting of the Downtown Redevelopment Board was held Tuesday, May 5, 2015, at 12:00 p.m. in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present

Mr. Harold Goodemote, Chair
Mr. Robert Abraham
Mr. Buddy Budiansky
Ms. Quanita May
Dr. Kent Sharples
Mr. Michael Shewmaker
Mr. Jack White

Board Members Absent

Ms. Cathy Washington

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 12:10 p.m.

2. Roll Call

Ms. Groom called the roll and noted members present as stated above. Mr. Goodemote welcomed Mr. Shewmaker, Mr. Budiansky, and Ms. May to the board.

3. Approval of Minutes – February 3, 2015

Board Action:

Dr. Sharples made a motion to approve the minutes of the Regular Meeting of February 3, 2015. Mr. Abraham seconded the motion and it was approved unanimously (7-0).

4. **Election of Officers**

Election of Chair

Board Action:

A motion was made by Mr. Abraham, seconded by Mr. White, to appoint Mr. Goodemote as Chairman. The motion carried unanimously (7-0).

Election of Vice Chair

A motion was made by Dr. Sharples, seconded by Mr. Abraham, to appoint Mr. White as Vice Chair. The motion carried unanimously (7-0).

5. **American Born Salvage**

Mr. Jeffries presented the staff report which is included as part of the packet. Mr. Jeffries stated this project was submitted prior to the adoption of the new Land Development Code and stated this project was reviewed under the 1993 Land Development Code. Mr. Jeffries stated staff recommends approval of the Conditional Use request. Mr. Jeffries stated the Site Plan requires approval of the variance regarding reduction of the number of parking spaces by the Board of Adjustment. Mr. Jeffries stated this item was scheduled for the May 21, 2015, Board of Adjustment meeting.

Applicant's Presentation:

Colleen Miles, Land Development Resource Group, spoke representing the applicant. Ms. Miles stated a truck will enter the building to unload and then back into the right of way, which was how the vehicles historically have exited the site. Ms. Miles stated all fluids will be removed from the vehicles prior to being loaded onto the transport vehicle to be taken to this site. Ms. Miles stated a new floor will be installed that was a solid slab of concrete that has been treated and will meet FEMA standards.

Mr. White expressed concern about the design of the building. He stated things could be done to treat the building in a more historical way as opposed to appearing as a garage.

Ms. Miles stated she welcomed suggestions on improvements that could be made to enhance the aesthetics of the building.

Ms. Avallone stated the Conditional Use could be voted on today; and she stated the board could determine that they would like to see the site plan prior to taking a vote.

Mr. White stated he did not feel he had enough information to decide on the design at this time.

Ms. Avallone asked Ms. Miles if she had an objection to delaying the site plan review until the June meeting.

Ms. Miles stated that would be fine.

Mr. Abraham asked if there will be noise issues that may disturb the neighborhood.

Ms. Miles stated the facility will operate within the hours outlined in the Code.

Mr. Abraham asked if the neighbors are aware of this request.

Ms. Miles said yes.

Public Comments:

John Nicholson, 413 N. Grandview, stated he would like to see the old Cracker style of the building retained.

a. **DEV 2015-024, Site Plan**

Board Action:

A motion was made by Dr. Sharples, seconded by Mr. White, to continue DEV2015-024, Site Plan, to the June Downtown Redevelopment Board Meeting. The motion carried unanimously (7-0).

A motion was made by Dr. Sharples, seconded by Mr. White, to recommend approval to the Board of Adjustment for the variances that are requested and outlined in the staff report. The motion carried unanimously (7-0).

b. **DEV 2015-025, Conditional Use**

A motion was made by Dr. Sharples, seconded by Mr. White, to approve DEV2015-025, Conditional Use, as presented in the staff report. The motion carried unanimously (7-0).

6. **Redevelopment Project Updates**

Mr. Jeffries distributed a report that outlined the budget for the Downtown and Ballough Road Redevelopment areas.

Mr. Budiansky asked where he could see line items for the budget and asked about the grant programs that are listed on Page 2.

Mr. Jeffries stated he was presenting a brief overview of the Downtown and Ballough Road Redevelopment Area budgets. He stated the grant figure includes the residential and commercial grants in the Downtown Redevelopment area.

Ms. May asked for a brief description of what was included in the budget items.

Dr. Sharples asked about the debt service amount that was listed for \$185,000.

Mr. Jeffries stated the debt service was for the Magnolia streetscape project and the parking lot purchase for Beach Street.

Mr. Berger stated the detailed CRA budgets are on the City's web site for the Board's review.

Mr. Jeffries stated the contract with Mr. Gibbs was still open and he has talked with him about re-activating that contract for recruitment. Mr. Jeffries stated there are funds allocated in the budget for the Parker Mynchenberg study for the Beach Street streetscape.

Mr. Goodemote asked what Mr. Gibbs has brought or recruited to downtown Daytona.

Mr. Berger stated the idea was to finish up the recruitment and he feels we do not have complete performance from Mr. Gibbs and he was hoping for some success now that the economy has improved.

Mr. Jeffries stated retailers are starting to look at the Daytona Beach area but currently look west of Clyde Morris due to the demographics and accessibility of the highway.

Mr. Budiansky stated he believes there was a contract for purchase on the former car lot properties.

Mr. Berger stated the image that some retailers see because of the homeless situation discourages those retailers. Mr. Berger stated he was excited about the progress that was being made regarding the homeless situation.

Mr. Jeffries stated expenses listed in the report at \$156,000 are for two long-term agreements, i.e., Sunset Harbor and Caribbean Jack's. Mr. Jeffries stated the facility at Sunset Harbor was still open so they are in compliance with their development agreement.

Mr. Goodemote asked about the business located in the building north of Kingston Ave.

Mr. Jeffries stated he would have Code Enforcement look into Mr. Goodemote's concerns.

Mr. Berger stated Beth Lemke has been working on FIND agreements for the Ballough Road area and was working on a grant for the north esplanade of Riverfront Park. Mr. Berger stated this project would bring boaters from the river into the downtown as was outlined in the Riverfront Master Plan. Mr. Berger stated Ms. Lemke was also working on an RFP for the bridge at the Root Canal.

Mr. Goodemote asked about the ISB streetscape.

Mr. Berger stated it was in progress but discussion continues on the traffic circles.

Mr. Goodemote asked if there was any progress on the former auto lots.

Mr. Berger stated interest has been expressed in the site but there was nothing under contract that he was aware of. Mr. Berger stated there was a priority to start working on a parking garage in the downtown and staff was trying to get shared parking in the middle block.

Mr. Budiansky asked if 15 minute parking limits could be placed at certain locations along Beach Street.

Mr. Jeffries stated there would be an issue as to where time limit signs would be placed and in front of which businesses. He stated enforcement would be an issue.

Mr. Goodemote asked if there was any progress with the WROD radio station and restaurant request that the Board approved.

Mr. Jeffries stated the project was under construction.

7. **Public Comments**

John Nicholson, 413 N. Grandview, stated submerged lands have not been addressed by the CRA and Planning Board. Mr. Nicholson stated there are five different street teams cleaning City streets. He expressed concern about the appearance of City Island.

Pollyann Brazina, 3412 S. Atlantic Avenue, stated she was attending the meeting as a representative of the leadership academy for the Daytona Beach Board of Realtors.

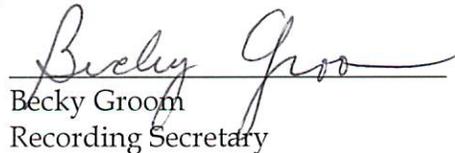
8. **Board Comments**

There were no Board comments.

9. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 1:25 p.m.


Harold Goodemote, Chair


Becky Groom
Recording Secretary

From: Jack White <jack@whitechallis.com>

Date: May 28, 2015 at 9:18:30 PM EDT

To: "Jeffries, Jason" <jeffriesj@codb.us>

Cc: "Berger, Reed" <bergerr@codb.us>, "Avallone, Carrie" <AvalloneC@codb.us>, "LaMagna, Letitia" <LaMagnaL@CODB.US>, "McDonald, Marsha" <McDonaldM@codb.us>

Subject: Re: Tuesday, June 2, 2015 Downtown Redevelopment Board Meeting

This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.

Jason,

I will likely still be in Cincinnati next Tuesday and not be able to attend this meeting. The changes that have been made to the elevation appear to represent what we discussed at the last meeting and I'm satisfied that they are in improving the building without jeopardizing the inherent character of the building.

Jack

Sent from my iPad

R & S Properties, LLC
Beach Street Grill & Rooftop
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Daytona Beach, Fl. 32114
386-589-3759 – promotionsurf@aol.com

June 2, 2015

Downtown Development Authority:

The reason for our request for a meeting is to set forth a motion of approval for a rooftop constructed dining area. The rooftop construction is approximately 60' x 40' synthetic resin board with architectural rod iron railing that already exists on several beach street businesses and condominiums. This will provide local businesses, families and visitors an affordable dining experience that is fun and has a great atmosphere. Patrons would also have beautiful view of downtown Daytona overlooking the picturesque Halifax River and historic Jackie Robinson ballpark. We absolutely feel that this provides a unique dining experience on Beach Street. We feel that the restaurant fits in perfectly with the overall redevelopment plan. We will be catering to local businesses and professionals in the area. Year after year the property has always been unkempt experienced broken leases and unpaid bills. We are committed to making the necessary changes to making this property very successful and popular dining option. Beach Street Grill & Rooftop will be a welcomed addition to the Riverfront beautification project.

We will be taking bids this month from engineering firms for the renovation and safety of the rooftop dining. The engineering and construction firms that we will be requesting bids from have previously complete work projects in the Halifax area. Your consideration in this request is greatly appreciated. We would like your permission to move forward in a timely manner. Our goal is to have our grand opening by October 1, 2015. If you have any questions please do not hesitate to call me at 386-589-3759 or

R & S Property's, LLC
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425-788-0223 – Fax 425-788-9068

Enthusiastically,

Stephen "Buddha" Bonifay
General Manager