

**DOWNTOWN REDEVELOPMENT BOARD
MINUTES
REGULAR MEETING
Tuesday, June 7, 2016**

The regular meeting of the Downtown Redevelopment Board was held Tuesday, June 7, 2016, at 12:00 p.m. in Commission Chambers, 301 South Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present:

Mr. Buddy Budiansky, Chair
Mr. Robert Abraham
Mr. Harold Goodemote
Ms. Quanita May
Dr. Kent Sharples
Mr. Michael Shewmaker
Ms. Cathy Washington
Mr. Scott Weidman

Staff Members Present:

Mr. Reed Berger, Redevelopment Director
Mr. Jason Jeffries, Redevelopment Project Manager
Ms. Carrie Avallone, Assistant City Attorney
Ms. Marsha McDonald, Office Specialist II

1. **Call to Order**

Mr. Budiansky called the meeting to order at 12:00 p.m.

2. **Roll Call**

Roll was called and members were noted present as stated above.

3. **Approval of Minutes**

Board Action:

Mr. Abraham made a motion to approve the minutes of the Regular Meeting of May 3, 2016. Mr. Shewmaker seconded the motion and it was approved unanimously.

4. **Rezoning to Downtown Riverfront Mixed Use (RDD-4), Former Cosmopolitan Mixed Use RPUD Rezoning, DEV 2016-054**

Mr. Jeffries presented the staff report which was included as part of the board packet. Mr. Jeffries stated a notice was sent by mail to property owners within the boundary of the proposed rezoning for a scheduled neighborhood meeting but no property owners attended. Mr. Jeffries stated either he or Mr. Berger would visit each property owner. Mr. Jeffries stated the proposed LDC text amendments presented for board discussion would be brought back to a future meeting for Board consideration after staff review.

Public Comments:

Dan Harshaw, 100 S. Beach Street, stated this was a significant corner and he did not see boat and marina sales being appropriate for that corner. He stated the boat storage and service shop on North Beach Street was one of the city's biggest eyesores. He stated he felt that language should be stricken from the proposed amendments. He said that type of business should be done in a marina district instead of a commercial mixed use residential district. He stated he did not believe automotive parts sales should be permitted in a residential area.

Mr. Jeffries stated the subject property would not be permitted to have marina uses. He stated if automotive uses were permitted with the LDC amendment, it could open a wide range of uses, such as a Napa parts store. He stated, based on the Board's feedback, the text amendment could be written to permit only motorcycle uses.

Mr. Goodemote stated he did not believe automotive uses were appropriate for this area.

Mr. Budiansky stated he was in agreement with what Mr. Goodemote had stated but he did not want to take away the rights and values of people's properties.

Mr. Harshaw stated he did not feel cell towers should be permitted at this location.

Mr. Berger stated telecommunication towers could not be prohibited since they are protected by Federal law.

Board Action:

A motion was made by Mr. Budiansky, seconded by Mr. Weidman, to approve Rezoning to Downtown Riverfront Mixed Use (RDD-4), Former Cosmopolitan Mixed Use RPUD Rezoning, DEV 2016-054, in accordance with the staff report as presented. The motion carried unanimously (7-0).

5. Rezoning to Downtown – Residential (RDD-6), Old Daytona Rezoning, DEV 2016-055

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

Mr. Jeffries stated a neighborhood meeting was held and attended by six property owners. Mr. Jeffries stated the property owners discussed the rezoning boundary, reconstruction of multi-family uses, reconstruction of existing structures to historic building patterns, and new construction matching existing historic development patterns. Mr. Jeffries stated based on the feedback at the property owner meeting, the rezoning boundary was revised to be along South Palmetto and not include the South Ridgewood properties. Mr. Jeffries stated the primary objective of the rezoning was to preserve the historic residential character of this area.

Mr. Jeffries stated there were at least three properties that had two or three single family structures on one lot and those properties were not listed in the City Comprehensive Plan with the multi-family exemption to the Level 1 residential designation. Mr. Jeffries stated this might have to be addressed by additional Comprehensive Plan amendments. Mr. Jeffries stated a property that had more than one single family home could be rebuilt if it existed prior to the code; multi-family would have to be rebuilt to the standards in SFR-5 based on the current rezoning. Mr. Jeffries stated administrative flexibility was built into the code as well as the variance process.

Public Comments:

Michelle Hood, 543 S. Ridgewood Avenue, provided the Board with copies of a zoning book that was provided to her from Judge Graham. She stated she attended the neighborhood meeting and what was proposed was very significant property changes for her. She stated the proposed changes would restrict the value of her property. She stated she spoke with adjacent property owners and none received notification from the City of the neighborhood meeting. She stated there had been conflicting information provided by the City regarding this rezoning.

Mr. Abraham stated he was confused because Ms. Hood's property was not included in what is proposed.

Ms. Avallone stated there would be at least three more public hearings before any zoning change was adopted.

Mr. Jeffries stated what was provided at the property owners meeting was what was included in the Board packet for the discussion at May Downtown Redevelopment Board meeting. Mr. Jeffries stated all property owners within that boundary were notified of the public meeting through the Click to Mail service. He stated a commitment was made at the meeting to remove the Ridgewood properties. He stated the revised boundaries were provided to the Board in this meeting's packet.

Dan Harshaw, 100 S. Beach Street, questioned the proposed 2-1/2 foot setback and felt it was too small. He stated otherwise, he thought what was proposed was good.

Victor Vanlacker, 360 Anthony Drive, Port Orange, stated he would be building a new single family home on South Palmetto and he was in favor of the 2-1/2 foot setback. He stated he supported the new zoning and felt the changes would increase the property values.

Mariam Price, 116 Venetian Way, Port Orange, stated she and her husband, Tom, own property at 209, 211, and 213 Loomis Avenue and reside in Port Orange. She stated she and her husband are in favor of the proposed zoning changes and are pleased that properties could be restored. She stated the area was beginning to take on the hometown look again and was in favor of the RDD-6.

Matt Hill, owner of Daytona Chiropractic Clinic on Ridgewood, stated the RDD-6 would be good for residential properties but would not be good for businesses. He stated he was pleased that his property had been removed from the rezoning and would like assurances that the property would not once again be included.

Mr. Abraham stated any recommendation the Redevelopment Board would make today would not include Ridgewood and that was the only assurance the Board could give him. He stated should it be added back in, the rezoning would be discussed at the Planning Board and then City Commission.

Mr. Jeffries stated any changes would require notification to the public. He stated a property owner meeting was held to get feedback from the property owners. He stated it was not mandatory to hold the property owner meeting; however, based on that meeting and the feedback provided, the proposed rezoning boundary was revised.

Ms. Avallone stated there would be two 7-day display ads in the newspaper for the City Commission meeting when the item would be discussed and there would be postings in the property area. She stated a notification by mail would be sent 30 days prior to the public hearings. A map would be included that shows the proposed zoning.

Mr. Berger stated South Ridgewood would not be a part of this rezoning.

Board Action:

A motion was made by Dr. Sharples, seconded by Mr. Goodemote, to approve Rezoning to Downtown - Residential (RDD-6), Old Daytona Rezoning, DEV2016-055, in accordance with the staff report as presented. The motion carried unanimously (7-0).

6. **Discussion: Land Development Code Text Amendments, Sections of Articles 4 & 5**

Mr. Jeffries presented the staff report which was included as part of the packet and asked for further direction from the Board.

Mr. Goodemote asked that the comments made by Mr. Harshaw be considered.

7. **Public Comments**

Dan Harshaw, 100 S. Beach Street, stated he owned a lot on Magnolia where he planned to build. He stated there are grants to assist existing properties but nothing for new development. He stated he had been informed impact fees would be \$14,000. He stated he did not believe many people would move downtown since costs were extremely high. He asked that the Board consider grant programs for new construction.

8. **Board Comments**

There were no Board comments.

9. **Adjournment**

There being no further business, the meeting was adjourned.


Buddy Budiansky, Chair


for Marsha McDonald
Becky Groom, Board Secretary