

**DOWNTOWN REDEVELOPMENT BOARD**  
**MINUTES**  
**Tuesday, September 13, 2016**

A meeting of the Downtown Redevelopment Board was held Tuesday, September 13, 2016, 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. Buddy Budiansky, Chair  
Mr. Robert Abraham  
Ms. Quanita May  
Dr. Kent Sharples  
Mr. Michael Shewmaker  
Mr. Scott Weidman

**Board Members Absent**

Mr. Harold Goodemote  
Ms. Cathy Washington (Planning Board representative)

**Staff Members Present**

Mr. Reed Berger, Redevelopment Director  
Mr. Jason Jeffries, Redevelopment Project Manager  
Mr. Ben Gross, Deputy 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**

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

**3. Approval of Minutes – Regular Meeting of August 2, 2016**

**Board Action:**

A motion was made by Mr. Abraham, seconded by Mr. Weidman, to approve the minutes of the Regular Meeting of August 2, 2016. The motion carried unanimously.

4. **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. Mr. Jeffries stated the report included updates to the Text Amendments based on previous discussions. Mr. Jeffries stated the major addition was the updates to the use charts and language changes to Section 5.2.B which was the standards for specific principal uses. Mr. Jeffries stated this section addresses the issue that arose regarding the Art League building. He stated this standard would apply to a use similar to the Art League. Mr. Jeffries stated it was proposed as a special use so there was a public hearing process since an institutional use was placed in a residential neighborhood. Mr. Jeffries stated previously, the residents expressed concern about traffic issues due to this use being placed in a residential neighborhood.

Mr. Jeffries stated the next change related to boat and marine sales uses which applied to the RDD-4 zoning district. Mr. Jeffries stated this affected properties in the north end of downtown near Fairview and North Beach Street. He stated this zoning would be used in the Ballough Road area where property was adjacent to waterways.

Mr. Budiansky asked about the definitions for the lengths of docks and asked about the Root Basin.

Mr. Jeffries stated that was existing language in the code and could apply. Mr. Jeffries stated there was a way for developments to get additional slips and there was a process for that in the code.

Mr. Gross stated the County's Manatee Protection program required the City limit the number of boat slips.

Mr. Jeffries stated there was an addition under restaurants that would allow restaurants to be a B&B and allow a restaurant.

Mr. Budiansky asked if this would affect the Coquina Inn on Palmetto.

Mr. Jeffries said no. Mr. Jeffries said this would only affect the Live Oak Inn and similar businesses would have to insure they have sufficient parking.

Mr. Jeffries addressed vehicle sales and stated a retail component must be part of that site.

Mr. Budiansky asked about the wording for evening activity centers.

Mr. Jeffries stated that was included as part of the old Land Development Code.

Mr. Budiansky stated it would help eliminate some things since businesses would not be open in the evening.

Mr. Jeffries stated evening activity centers could be removed.

Mr. Budiansky stated the listing states a building must exceed 20,000 s.f.

Mr. Jeffries stated the 20,000 s.f. limitation was only for the vehicle manufacturing use and related to the Arlen Ness site where vehicles were built on site. He stated this condition allowed for someone selling specialty vehicles.

Mr. Budiansky asked what would happen if a facility went dark for 3 months and was 18,000 s.f. in size, could that site be sold? Mr. Budiansky stated there were only a couple buildings in the Redevelopment Area that met the 20,000 s.f. standard.

Dr. Sharples asked where the limitation of 20,000 s.f. was taken from.

Mr. Jeffries stated it was taken from the old Land Development Code.

Mr. Budiansky stated that requirement could be reviewed since it could de-value the property in that area that was being used for manufacturing now.

Dr. Sharples stated unless the intent was to eliminate manufacturing in the downtown.

Mr. Jeffries stated the new code states except any industrial use.

Dr. Sharples stated then the goal was to keep manufacturing out of this district.

Mr. Jeffries stated he believed that may have been some of the thinking in the past.

Mr. Weidman suggested eliminating that condition.

Dr. Sharples asked if a legal right was being taken away if you take away a legal use from a property owner who would be unable to resell the building for the same use.

Mr. Gross stated the Land Development Code provides that those types of uses would be non-conforming and they would be allowed to continue until the property is destroyed or abandoned.

Dr. Sharples stated if an individual owns a piece of property that had been used for manufacturing and the city now had increased the square footage required for such use, would that requirement cause legal action by the property owner.

Mr. Gross stated he did not believe there was a taking there and there would be time to negotiate a settlement and create an exception.

Mr. Jeffries stated the zoning runs with the land.

Dr. Sharples asked if manufacturing was part of the Comprehensive Plan for this district.

Mr. Jeffries stated not within the high intensity mixed use. He stated there were other areas in the downtown where there was industrial use.

Ms. May asked about the evening activity center and associated hours.

Mr. Jeffries stated it was more in keeping with the business district from Orange Avenue to Bay. He stated the Comprehensive Plan talks about the area on North Beach Street being a residential area.

Mr. Jeffries stated staff had been approached by a business group that was looking to open an arcade museum in the former Coliseum site, which was 178 N. Beach Street. Mr. Jeffries stated the application would be presented at the October meeting. Mr. Jeffries stated the front of the site would be for retail and the rear of the site would house about 100 pinball machines. The site would have a pizza-type restaurant and craft beer. Mr. Jeffries stated staff was proposing a special use for this site with the condition that such uses be limited to one per block.

Mr. Abraham stated he did not feel we would want to stray from what we want our perception of Beach Street to be. He stated his feeling had been that Beach Street was to include shops and restaurants with entertainment, not necessarily game rooms. He stated he was not comfortable with expanding the game room type of use in the downtown.

Mr. Jeffries stated staff felt the proposed project would be a good fit for the Coliseum but does not want to result in Beach Street losing that restaurant/retail focus.

Mr. Weidman asked if a 180 foot building would only require a 10 foot setback.

Mr. Jeffries stated that is in RDD-4 and that would be similar to the core commercial districts in the downtown.

Mr. Jeffries stated the proposed text amendments would be presented at the October meeting and would then be presented to the Planning Board at their October meeting.

**Public Comments:**

John Nicholson, 413 N. Grandview, stated because of the wording for requirements on Main Street, restaurants there were not required to have kitchens. He asked if the restaurants on Beach Street would be required to have a kitchen on site. Mr. Nicholson stated there were two prominent submerged land properties, one was near the Seabreeze Bridge and one was on South Beach Street near Marina Point. He asked that staff review the submerged land requirements in order to limit development on submerged lands.

**5. Public Comments**

Big John commended Mr. Budiansky on a well-run meeting.

6. **Board Comments**

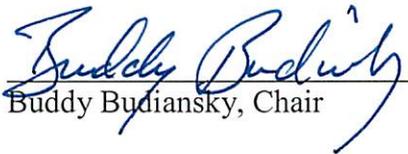
Mr. Jeffries stated a request was submitted to the Historic Preservation Board for the Windy City site and received approval for exterior renovations. The site was intended to become a restaurant called Bourbon on Beach Street with a BBQ restaurant on the first floor and a Speakeasy on the second floor.

Dr. Sharples stated there were a number of abandoned boats in the Halifax River. He stated it was a distracting element.

Mr. Berger stated there was an effort on the part of the City to address that concern.

7. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned.

  
Buddy Budiansky, Chair

  
Becky Groom, Recording Secretary