



The CITY OF DAYTONA BEACH Downtown Redevelopment Board Minutes

City Hall
Commission Chambers
Special Meeting

301 South Ridgewood Avenue
Thursday, February 15, 2018
12:00 PM

Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
--	--	--	--

A special meeting of the Downtown Redevelopment Board was held Thursday, February 15, 2018, 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. Scott Weidman, Chair
Ms. Sheryl Cook
Mr. Daniel Harshaw
Mr. Russell Holloway
Ms. Quanita May, Vice Chair
Mr. Jake Nicely
Dr. Kent Sharpies Ms. Cathy Washington (Planning Board Representative)

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Jason Jeffries, Redevelopment Project Manager
Mr. Robert Jagger, City Attorney
Ms. Becky Groom, Board Secretary

Call to Order

Mr. Weidman called the meeting to order at 12:01 p.m.

Roll Call

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

Rezoning to Residential/Professional (RP) - DEV2018-014

Mr. Jeffries presented the Staff Report which was included as part of the packet. Mr. Jeffries stated the Downtown Redevelopment Board's recommendation would be presented to the Planning Board for their consideration at the February 22, 2018 Planning Board meeting.

Ms. May asked if there would be any unintended issues as a result of the rezoning.

Mr. Jeffries stated he did not foresee any issues if the property were rezoned. Although the BP zoning district permits business uses, to convert to a business use, the properties would be required to provide sufficient parking and the properties are not sufficient size for a commercial parking lot. The lots are sized for residential use.

Mr. Harshaw asked if the lots would be combined.

Mr. Jeffries stated the lots were under separate ownership.

Mr. Weidman asked if there were any Tax Liens or Code Enforcement issues on the properties.

Mr. Jeffries stated both properties are going through the Code Enforcement process.

Mr. Harshaw asked if this is a spot zoning.

Mr. Jeffries stated this was not spot zoning since the parcels were adjacent to RP zoning district. Mr. Jeffries stated staff could bring back a discussion regarding rezoning of the entire neighborhood to address this issue at a future Redevelopment Board meeting.

Mr. Harshaw asked why the property at 319 San Juan was being rezoned since we do not know what was planned for that lot.

Mr. Jeffries stated the rezoning was being done in order to have contiguous RP zoning.

Public Comments:

Amy Pyle, 136 S. Grandview, Daytona Beach, Florida stated she did not feel the rezoning should be combined since the property owner at 311 had requested the rezoning but not the property owner at 319 San Juan. Ms. Pyle asked why a special meeting was called in order to move this item forward for the February Planning Board meeting.

Mr. Berger stated he was asked to move the item quickly through the rezoning process.

Ms. May asked why the Board could not wait until their March meeting to act on this item since the regular Redevelopment Board meeting was only two weeks away.

Mr. Nicely asked if there had been any response from the property owner at 319 San Juan about the rezoning.

Dr. Sharpies asked if 319 San Juan would gain or lose any opportunity as a result of this rezoning.

Mr. Jeffries stated 319 San Juan would still have a non-conforming structure and site issues. Mr. Jeffries stated the proposed rezoning is consistent with the policies in the Downtown Redevelopment Plan.

Mr. Jeffries stated the property owner was not notified of today's meeting but would be provided a notice of the City Commission meeting.

Board Action:

A motion was made by Dr. Sharpies, seconded by Ms. Cook, to approve Rezoning to Residential/Professional (RP) - DEV2018-014, in accordance with the Staff Report as presented. The motion carried unanimously (7-0).

Public Comments

There were no public comments.

Board Comments

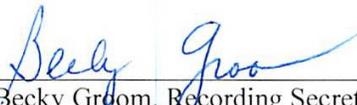
There were no Board comments.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 12:24 p.m.



Scott Weidman, Chair



Becky Groom, Recording Secretary