



The CITY OF DAYTONA BEACH Downtown Redevelopment Board Minutes

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Tuesday, November 6, 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.
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The regular meeting of the Downtown Redevelopment Board was held Tuesday, November 6, 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. Quanita May, Vice Chair (arrived at 12: 10 p.m.)
Ms. Sheryl Cook
Mr. Daniel Harshaw
Mr. Russell Holloway
Mr. Jake Nicely
Dr. Kent Sharples
Ms. Cathy Washington (Planning Board Representative)

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Ms. Carly Meek, Assistant City Attorney
Ms. Becky Groom, Board Secretary

Call to Order

Mr. Weidman called the meeting to order at 12:05 p.m.

Roll Call

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

Approval of Minutes - Regular Meeting: August 7, 2018

Board Action:

A motion was made by Ms. Cook, seconded by Mr. Harshaw, to approve the minutes of the Regular Meeting of August 7, 2018 as presented. The motion carried (6-0).

Ms. May arrived for the meeting at 12:10 p.m.

Brown & Brown Headquarters - Major Site Plan, DEV2018-133

Staff Presentation:

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. Mr. Berger stated the planned project covered 14.35 acres and would include an 11 story, 225,000 s.f. office building including 812 parking spaces on site. Mr. Berger stated the taxable value of the project is \$37,200,000. Mr. Berger stated 625 new jobs would be created as a result of this project with an average salary of \$41,300. Mr. Berger stated there would be 900 employees at this site.

Mr. Berger stated there would be a property exchange with the City for property at the north side of the site in order to facilitate the installation of a life station.

Mr. Berger stated two items must be approved in conjunction with the site plan approval, and those items were a right-of-way vacation for Wisconsin, Daytona, and San Juan Boulevards (DEV2018-134) and the rezoning of the property (DEV2018-094).

Mr. Weidman asked if there were two retention ponds on the west side of the property.

Mr. Berger said there were two retention ponds but only one will be wet.

Mr. Harshaw asked about access points to and from the site and asked if a traffic light would be needed.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke representing the applicant.

Sans Lassiter, L TG, 1450 W. Granada Blvd., Suite 2, Ormond Beach, Florida stated a traffic analysis had been completed for the project. Mr. Lassiter stated there was a good network of roads and a new traffic light would not be required.

Mr. Nicely asked about drainage issues in the Beach Street area.

Mr. Merrell stated sewer upgrades would be made in the area as well as a new lift station. Mr. Merrell stated storm water improvements would also be made.

Dr. Sharples stated site work had started and asked when building construction would begin.

Mr. Merrell stated construction would start in mid to late January.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Dr. Sharples, seconded by Mr. Nicely, to approve Brown & Brown Headquarters Major Site Plan, DEV2018-133, in accordance with the Staff Report as presented, subject to right-of-way vacation for Wisconsin, Daytona, and San Juan Boulevards (DEV2018-134) and the rezoning of the property (DEV2018-094) being approved by the City Commission. The motion carried unanimously (7-0).

Public Comments:

There were no public comments.

Board Comments

Ms. May asked when the Bourbon on Beach Street would be opening.

Mr. Berger stated there had not been any progress on the building lately and staff had not had an answer from the owner as to when work would be completed.

Mr. Berger stated two new businesses were planned nearby, Nitro Ice Cream and the Radio Station. Ms. May asked if there were City grant funds available for businesses.

Mr. Berger stated there was about \$80,000 available.

Mr. Harshaw asked about street improvements from the railroad tracks to the Halifax River once the Orange Avenue bridge was open. Mr. Harshaw expressed concern about congestion as a result of new projects in the downtown, including the renovation of the former First Baptist Church site.

Mr. Berger stated engineering work was being done to narrow Beach Street from four lanes to two within the next year.

Ms. Cook asked what the deadline was for the plans from Parker Mynchenberg for Beach Street. Ms. Cook stated merchants had talked about traffic that would impact Ridgewood if Beach Street was narrowed.

Mr. Berger stated the project was planned based on percentages and Parker Mynchenberg was completing work as contractually obligated. Mr. Berger stated U.S. 1 was not congested, other than at peak hours. Mr. Berger stated Beach Street needed to be safe so people could move from the shops to the Riverfront Park area and slowing traffic would help.

Dr. Sharples asked for the status of the Salvation Army site and the Ballough Road project.

Mr. Berger stated the Board reviewed a conceptual plan for the Ballough Road area and that was as far as the project had moved. Mr. Berger stated funding would have to be identified in order to move the project forward. Mr. Berger stated he visited the Salvation Army site last week and repairs still needed to be made as a result of Hurricane Irma. Mr. Berger stated major parts of the living area had been repaired

but the gymnasium still needed work. Mr. Berger stated the Streets Team was located at the site and they would continue their services to the City from that site.

Mr. Berger stated the Holiday Wine Walk and Boat Parade would be held on December 1, 2018.

Adjournment

There being no further business to come before the Board, the meeting adjourned at 12:48 p.m.



Scott Weidman, Chair



Becky Groom, Recording Secretary