



The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION

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AGENDA

DOWNTOWN REDEVELOPMENT BOARD

Tuesday, April 6, 2021 - 12:00 P.M.

City Commission Chambers - City Hall

NOTICE – 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.

	<p>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</p>
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

1. **Call to Order**
2. **Roll Call**
3. **Approval of the minutes:** August 4, 2020
4. **Emergency Procedures for Public Meetings and Public Comments**

During this time of extraordinary circumstances dealing with the declared State of Emergency associated with the COVID-19 pandemic, the City is temporarily allowing online public comments, and limited in-person public comments at City Hall, for public meetings of the City Commission and the various City Boards.

Online Public Comment Forms. The City is providing an online Public Comment Form to allow members of the public to submit public comments for each public meeting of the City Commission or a City Board. The Public Comment Form may be found at <https://www.codb.us/comments>. Please follow the directions on the Form to ensure proper electronic submission to the City. All Public Comment Forms completed and properly transmitted before 5 p.m. on the day prior to the public meeting will be provided to City Commission or Board members, as applicable, for their review and consideration prior to the public meeting. Any Public Comment Forms submitted after 5 p.m. on the day prior to the meeting will be provided to Commission or Board after the public meeting. All Public Comment Forms will be included in the official meeting records and retained by the City Clerk or the Board Secretary as a public record. If you have issues with accessing, completing, or submitting the online Public Comment Form please email us at comments@codb.us or call 386-671-8023.

Public Comments on Propositions before the City Commission or a Board. Although persons are strongly encouraged to submit online Public Comment Forms during this State of Emergency, persons may visit City Hall during a public meeting to make public comments on propositions coming before the City Commission or Board for a vote, subject to these City procedures and all social distancing requirements established by the Federal Centers For Disease Control and Prevention. The Commission Chambers will be closed for in-person attendance by the public. The City Hall lobby will be equipped with an audio/video feed to the Commission Chambers and a lectern and microphone will be placed immediately inside the door for public comments. Forms will be provided for persons to fill out who wish to make public comments. Persons may approach the lectern to speak on an item before the Commission or Board at appropriate times, when called upon, subject to such time limitations as may be imposed by the public body. The lobby will also have a limited defined area, with social distancing, for persons waiting to make public comment. In addition, the exterior entryway to City Hall will be equipped with a loudspeaker for persons waiting for permission to enter to make public comment due to space limitations in the lobby. Persons may also monitor public meetings from their iPhone, iPad, or other electronic device at www.codb.us/618/DBTV, and enter City Hall for public comment at appropriate times, when called upon. Persons who have finished speaking or not intending to speak on a matter coming before the Commission or Board will not be permitted to remain in City Hall. All persons must comply with social distancing requirements while at City Hall, such as by remaining at least 6 feet apart. Use of facial masks is mandated to combat the spread of the COVID-19 disease.

5. **Board Introductions**
6. **Election of Chair and Vice Chair**
7. **Staff Presentation**
8. **Public Comments**
9. **Board Comments**
10. **Adjournment**

**DOWNTOWN REDEVELOPMENT BOARD
MINUTES
Tuesday, August 4, 2020**

The regular meeting of the Downtown Redevelopment Board was held Tuesday, August 4, 2020, 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 (via audio connection)
Ms. Sheryl Cook (via audio connection)
Mr. Daniel Harshaw
Mr. Jake Nicely
Dr. Kent Sharples
Ms. Cathy Washington (Planning Board Representative) (via audio connection)

Staff Members Present

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

1. Call to Order

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

2. Roll Call

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

3. Approval of the Minutes

Board Action:

A motion was made by Dr. Sharples, seconded by Mr. Harshaw, to approve the minutes of the January 7, 2020 Downtown Redevelopment Board meeting as presented. The motion carried (6-0).

**4. Rezoning to Planned Development-Redevelopment (PD-RD) –
Burgoyne Downtown, DEV2020-004**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Burgoyne Properties, LTD, to rezone a total of 9.21± acres of land to develop mixed-use development generally located within the following two blocks:

1.) The northernmost portion of the block bounded by Bay Street, Palmetto Avenue, International Speedway Boulevard, and Beach Street, to be rezoned from Redevelopment Downtown - Beach Street Retail (RDD-1) and Redevelopment Downtown – Central Business District (RDD-2), to Planned Development-Redevelopment (PD-RD), and;

2.) The northernmost portion of the block bounded by Mary McLeod Bethune Boulevard, Palmetto Avenue, 3rd Avenue, and Beach Street, to be rezoned from Redevelopment Downtown – Commercial (RDD-3) and Redevelopment Downtown – Riverfront Mixed Use (RDD-4), to Planned Development-Redevelopment (PD-RD).

Staff Presentation:

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. Mr. Berger stated the rezoning request covers two areas that span three blocks. Mr. Berger stated the northern section is the current location of the Indian Motorcycle shop and the southern section is the block north of International Speedway Blvd. along Beach Street. Mr. Berger stated no land use changes are proposed and the plan will conform to the land use requirements in the Comprehensive Plan. Mr. Berger presented architectural renderings of the concept for the proposed development. Mr. Berger stated a hotel is proposed near International Speedway Blvd. with retail on the frontage. Mr. Berger stated the proposed plan also includes multi-family residences. Mr. Berger provided a letter to the Board members from the applicant that outlines requested waivers from the Land Development Code.

Application Presentation:

Robert Merrell, Cobb Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Merrell stated the proposed development will complement the Delta West project that is planned for the former First Baptist Church site.

Mr. Weidman asked how many residential units are proposed.

Mr. Merrell stated what is presented is a concept plan that includes about 300 units.

Jessica Gow, Cobb Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida reviewed the proposed signage requests for the development.

Ms. Cook asked about the lease for the Indian Motorcycle property.

William College, Burgoyne Properties, stated Indian Motorcycles is a tenant and the lease is current. Mr. College stated the process for the proposed project will take some time and Indian Motorcycles is aware of the proposed plans as are the other tenants along Beach Street.

Ms. Cook asked if the project will be started within two years.

Mr. Merrell stated the starting time for construction of the first phase is five years.

Ms. Gow stated construction plans must be submitted within five years.

Ms. Washington stated she feels this is a fantastic project and looks forward to it.

Mr. Harshaw expressed concern regarding the number of waivers requested from the Land Development Code.

Mr. Merrell stated most of the LDC waivers requested are those already in place for the Brown & Brown and Delta West projects. Mr. Merrell stated when the Land Development Code was rewritten, it did not focus on the downtown. Mr. Merrell stated that part of the LDC can be revised if the City would like it rewritten.

Ms. Gow stated four waivers are requested that are different from what was proposed for the Delta West project. Ms. Gow stated the four waivers requested include landscaping, signage, setbacks, and uses.

Mr. Harshaw asked about the parking structure.

Mr. Merrell stated the parking structure is internal to the multi-family structure and noted parking for the hotel will be shared with occupants of the residential units. Mr. Merrell stated the site plan will be presented to the Board at a later date.

Mr. Harshaw asked if there is a developer for the project.

Mr. Merrell stated there are people interested in the project but, at this time, the applicant is going through the development process.

Mr. Weidman stated 300 residential units could add an additional 600 cars to the downtown plus what will be in the downtown as a result of the Delta West project. Mr. Weidman asked if a study has been completed regarding traffic and parking.

Mr. Berger stated a traffic review has been done from a zoning standpoint but traffic alternatives may have to be considered, such as shuttles. Mr. Berger

stated we may have to rely on other means of transportation in order to move people through the downtown in addition to Votran.

Mr. Merrell stated the plan is to make people not have to get into cars.

Mr. Harshaw stated his concern is about public safety if an evacuation is needed. Mr. Harshaw asked if neighboring properties are aware of the proposed development.

Mr. Merrell stated a number of public meetings have been held regarding the proposed project; and Mr. Merrell stated the applicant wants to incorporate existing customers into the proposed project.

Dr. Sharples stated what is presented is a conceptual idea and the waivers are needed in order for the project to make economic sense. Dr Sharples stated if the requested waivers are not granted, the applicant may not be interested in doing the project.

Mr. Nicely asked when demolition will start.

Mr. Merrell stated demolition will coincide with construction.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Dr. Sharples, seconded by Ms. Washington, to approve Rezoning to Planned Development-Redevelopment (PD-RD) – Burgoyne Downtown, DEV2020-004, in accordance with the staff report as presented. The motion carried (6-0).

5. Public Comments

There were no public comments.

6. Board Comments

Mr. Berger stated the Orange Avenue Bridge will open on August 6, 2020 at 8:30 a.m.

7. Adjournment

There being no further business, the meeting was adjourned.

Scott Weidman, Chair

Becky Groom, Board Secretary

Downtown Redevelopment Area (Downtown and Ballough Road)

Public Works Projects

Beach Street Streetscape Improvements Phase I

- Description/Commission District:
 - Project is for the design and construction of the Beach Street Streetscape between Orange Ave. and Bay St. The project involves increasing the width of the pedestrian walkways west of Beach St., reduction of driving lanes from four to two, parking modifications on both sides of Beach Street and ancillary traffic calming measures. Additional improvements in the project corridor include landscape, lighting upgrades, irrigation, backflow prevention water services and other utility upgrades.
 - Zone 3
 - Downtown Redevelopment Area
- Progress
 - NTP was January 20, 2020
 - Substantial Completion Oct 26, 2020
 - Final Completion: TBD based on FPL Transformer relocation schedule
- Upcoming Work (1-week look-ahead)
 - Most punch list items completed.
 - Transformer Relocations completed
 - Final electrical ties ins to be worked on
 - Regrading and concrete work in transformer locations
- Issue Risks/Challenges
 - Maintaining Traffic flow during Construction
 - Coordination with work in Riverfront Park
 - Constructing Project within Budget and timeframe
- Schedule
 - Substantial completion Oct 26, 2020
 - Final completion TBD: Based on FPL schedule for transformer relocation
- Project Costs
 - Design Cost: \$279,236.88 (Negotiated Contract Value)
 - Orange Ave to Bay Street

Part A: Streetscape Improvements	\$ 3,476,062
Part B: Utility Improvements	\$ 536,505
Part C: Lift Station Force Main	\$ 246,555
Part D: Traffic System Improvements	\$ 220,720
Total Orange to Bay	\$ 4,479,842

 - Change Order #1 Clay Pipe Utility repair
 - Change Order #2 Delete Oak Trees and install Palm Trees
 - Change Order #3 Revise Arch Replacement Scope
 - Change Order #4 FPL Transformer Relocation
 - Change Order #5 Replacement of Traffic Loops at ISB
 - Change Order #6 Additional MOT for Transformer Work
 - Change Order #7 Additional grading and concrete at Transformer work areas

Beach Street Streetscape Improvements Phase II

- **Description/Commission District:**
 - Project is for the design and construction of the Beach Street Streetscape between Bay St and Fairview Ave. The project involves increasing the width of the pedestrian walkways west of Beach St., reduction of driving lanes from four to two, parking modifications on both sides of Beach Street and ancillary traffic calming measures. Additional improvements in the project corridor include landscape, lighting upgrades, irrigation, backflow prevention water services and other utility upgrades.
 - Zone 3
 - Downtown Redevelopment Area
- **Progress**
 - Design Engineer has been selected (PMA)
 - Initial scoping of project has been initiated
 - Utilities Dept. has reviewed/commented on Scope of Work
- **Upcoming Work (1-week look-ahead)**
 - Respond to Scope review comments from Utilities Dept.
 - Prepare Agenda Item for City Commission approval.
- **Issue Risks/Challenges**
 - Maintaining Traffic flow during Construction
 - Coordination with work in Riverfront Park
 - Constructing Project within Budget and timeframe
- **Schedule**
 - May 2021 Commission approval of Design contract
- **Project Costs**
 - Design Cost: \$600,000
 - Construction Estimate \$8,000,000

Halifax Harbor Marina Boatlift

- **Commission District/Description:**
 - Zone 3
 - Downtown CRA
 - Project consist of refurbishing existing boat slip to accommodate new boat lift
- **Progress**
 - Site review with local marina dock/lift contractor
 - Review of available cost-effective lift solutions
 - Three contractors contacted to provide estimates. All are pending.
- **Schedule**
 - TBD
- **Project Costs**
 - TBD
- **Summary**
 - The City purchased a new 24' boat and there is a need for a covered boat lift area. The existing covered boat dock in north harbor on Basin St. is being evaluated for this use.

Orange Ave Trail (PH I) (Beach St to the Chamber of Commerce)

- **Description & Commission and CRA Districts:**
 - Commission Zone 3
 - CRA – Downtown Redevelopment Area

- FDOT LAP Project to apply a road diet across the Orange Ave bridge to provide for a 12' wide concrete trail between Beach St and the Chamber of Commerce.
- Progress:
 - ALTA submitted revised 90% plans on December 1, 2020 for City and FDOT PH III Reviews.
- Risks/Challenges:
 - Completion of Veteran's Memorial Bridge/trail cross section at SW intersection of City Island Parkway.
- Schedule:
 - 90% Plans: - December 2020
 - 100% Plans: - April 2021
 - Final Plans and specs- TBD
- Project Costs:
 - FDOT LAP Funding: TBD
 - Costs for Design: \$99,501.82
 - Costs (E) for construction: \$410,000
 - Cost for CEI: \$82,000
- Summary:
 - Project back on track as County issues with bridge and striping access have been resolved

Orange Ave Trail (PH II) (On City Island between Chamber of Commerce & ISB Underpass)

- Description & Commission and CRA Districts:
 - Commission Zone 3
 - CRA – Downtown Redevelopment Area
 - FDOT LAP Project to widen, relocate and construct 12' wide trail section along east riverfront from Phase 1 at Orange Ave connection at ISB underpass.
- Progress:
 - ALTA submitted revised 90% plans on February 22, 2021 for City and FDOT PH III Reviews
- Risks/Challenges:
 - N/A
- Schedule:
 - 90% Plans: - February 2021
 - 100% Plans: - April 2021
 - Final Plans and specs - TBD
- Project Costs:
 - FDOT LAP Funding: TBD
 - Costs for Design: \$52,325.85
 - Costs (E) for construction: \$315,000
 - Cost for CEI: \$68,000
- Summary:
 - Project is on time.

Riverfront Park Seawall Design and Construction

- Commission District/Description:
 - Zone 3, Downtown Redevelopment Area
 - Design and permit the repair of the seawall along the eastern side of Riverfront Park between ISB and Orange Avenue.

- Schedule
 - Aug 2020 - Commence Construction
 - April 2021 - Complete Construction Progress
- Project Cost
 - Cost for design, permitting, and inspection services is \$119,000.
 - Cost for construction is \$3,167,710
- Summary
 - Contractor complete with the seawall and seawall cap; Hazen Construction has been a big impediment on this project. Contractor has ordered the railings and observation overlooks. Anticipated to start installation in early April.
 - Due to project delays outside of the contractor's control, a change is being considered to add additional contract time.
 - Project on time.

SUNTrail – Sweetheart Trail Ballough Rd Bridge

- Description & Commission and CRA Districts:
 - Commission Zone 3
 - CRA – Ballough Road Redevelopment Area
 - Striping the Sweetheart Trail Project across the Ballough Rd Bridge.
- Progress:
 - The project is complete.
- Upcoming Work (1-week look-ahead):
 - Project closeout.
- Risks/Challenges:
 - N/A
- Schedule:
 - SUNTrail JPA for Construction expires June 30, 2021.
- Project Costs:
 - FDOT SUNTrail PE Funding: \$19,440
 - FDOT SUNTrail CONSTR Funding: \$100,000
 - Costs for Design: \$20,539.79
 - Costs for construction: FDOT = \$51,139.00, City = \$32,706.00 + \$40,081.25 (CO No. 1) = \$72,787.25
- Summary:
 - Project is on time.

SUNTrail – Sweetheart Trail Beach St (Bellevue to Marina Point)

- Description & Commission and CRA Districts:
 - Commission Zone 3
 - CRA – Downtown Redevelopment Area
 - Sweetheart Trail Project, bundled with a 36" FM utility project, to construct a 12' wide concrete trail along Bellevue Ave between Beach St and Donnelly Place, and on Beach St from Bellevue Ave to Marina Point. The trail will be constructed as the 36" FM progresses.
- Progress:
 - Most of the trail segments are installed.
 - Roadway realignment work completed and paved, but the paving work has many deficiencies that need to be corrected.

- Upcoming Work (1-week look-ahead):
 - TBD
- Schedule:
 - Substantial Completion: Summer 2021
 - Final Completion: Late Summer 2021
 - SUNTrail JPA for Construction expires October 31, 2021
- Project Costs:
 - FDOT SUNTrail PE Funding: \$56,819
 - Costs for Design: \$57,009.22
 - FDOT SUNTrail CONSTR Funding: \$300,000 + \$154,035 = \$454,035.00
 - Costs for construction: \$718,583 (includes full depth reconstruction of roadway realignment of Beach St, and traffic signal re-design).
- Summary:
 - Project is on time to run concurrently with the Utilities 36" force main project from Live Oak to Bethune Point WWTP that extends to late Summer 2021.

SUNTrail – Sweetheart Trail Beach St (Marina Point to Orange)

- Description & Commission and CRA Districts:
 - Commission Zone 3
 - CRA – Downtown Redevelopment Area
 - Sweetheart Trail Project, bundled with a 36" FM utility project, to construct a 12' wide concrete trail on Beach St from Marina Point to Orange Ave. The trail will be constructed as the 36" FM progresses.
- Progress:
 - This project is nearing Substantial Completion.
- Upcoming Work (1-week look-ahead):
 - Final walk-through inspection.
- Risks/Challenges:
 - N/A
- Schedule:
 - Substantial Completion: Summer 2021
 - Final Completion: Late Summer 2021
 - SUNTrail JPA for Construction expires October 31, 2021
- Project Costs:
 - FDOT SUNTrail PE Funding: \$71,455
 - Costs for Design: \$74,604.44
 - FDOT SUNTrail CONSTR Funding: \$450,000 + \$121,825 = \$571,825.00
 - Costs for construction: \$656,844
- Summary:
 - Project is on time to run concurrently with the Utilities 36" force main project from Live Oak to Bethune Point WWTP that extends to late Summer 2021.

Wayfinding Parking Signs – Phase 2

- Commission District/Description:
 - Zone 3 and 6
 - CRA – Downtown Redevelopment Area
 - To construct new parking signs to help visitors find and locate parking areas for businesses located within the Beach Street area.

- Progress
 - Advertisement for bid and receipt of bid
- Schedule
 - Finalize contract and commence work June 2021.
- Upcoming Work (1 week look-ahead)
 - Contracting documents and submittals.
- Risks/Challenges
 - Possible underground conflicts with existing utilities.
- Project Costs
 - Estimate for construction: \$50,010
- Summary
 - One (1) responsive bid received, City working to get contract awarded and commence construction.

125 Basin St. Suite 205 Water Intrusion Repairs

- Commission District/Description:
 - Zone 3
 - Downtown CRA
 - Project consist of replacement of the existing skylight, replace one HVAC unit and “Wet Seal” the entire exterior window and door structures.
- Progress
 - Memo created for HVAC replacement – pending funding
 - Memo created for weatherproof work – pending funding
 - Due to continued water damage from skylight leak, Emergency memo will be created.
- Schedule
 - TBD
 - Pending funding memo request based on competitive bids.
- Project Costs
 - HVAC replacement - \$24,870.00
 - Weatherproofing - \$13,870.00
 - Skylight replacement - \$44,398.00
- Summary
 - Volusia County is no longer considered as a future tenant. Plan is being prepared to request City funding to seal and secure the space to stop the water intrusion.