



# The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION

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## AGENDA

### DOWNTOWN REDEVELOPMENT BOARD

Tuesday, March 1, 2022 - 12:00 P.M.

### City Commission Chambers - City Hall

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**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.

	<b>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</b>		<b>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</b>
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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.

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1. **Call to Order**
2. **Roll Call**
3. **Presentation:** Mr. Deric C. Feacher, City Manager
4. **Approval of the minutes:** January 4, 2022 Meeting
5. **Staff Reports**
6. **Public Comments**
7. **Board Comments**
8. **Adjournment**

**DOWNTOWN REDEVELOPMENT BOARD  
MINUTES  
TUESDAY, JANUARY 4, 2022**

A regular meeting of the Downtown Redevelopment Board was held Tuesday, January 4, 2022, 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. Pete Zahn, Chair  
Mr. Tibor Benke  
Ms. Freddie Smith-Friend  
Mr. Kenneth Hunt  
Mr. Jake Nicely

**Board Members Absent**

Ms. Sheryl Cook  
Mr. John Kamchan

**Staff Members Present**

Mr. Reed Berger, Redevelopment Director  
Mr. Ben Gross, Deputy City Attorney  
Ms. Mandana Carry, Office Specialist

**1. Call to Order**

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

**2. Roll Call**

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

**3. Approval of Minutes**

**Board Action:**

A motion was made by Ms. Freddie Smith-Friend, seconded by Mr. Benke, to approve the minutes of the July 23, 2021 Downtown Redevelopment Board meeting, as presented. The motion carried 5-0.

**Staff Presentation**

Capt. Nickolow provided a report regarding police activity and crime statistics.

Mr. Zahn asked what time frame those numbers were from for the reports.

Capt. Nickolow stated they were from Nov. thru Dec. of 2021.

#### **4. Rezoning to Planned Development-Redevelopment (PD-RD) - Framework Downtown, DEV2021-134 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Framework Group, LLC, to rezone a total of 3.5± acres of property from Redevelopment Downtown - Riverfront Mixed Use (RDD-4) to Planned Development-Redevelopment (PD-RD) to allow the construction of a multifamily residential complex.

##### **Staff Presentation**

Reed Berger, Redevelopment Director, presented the staff report that was included as part of the packet.

##### **Applicant Presentation**

Robert Merrell, Esq. Cobb Cole law firm. speaking on behalf of Framework Group, LLC reviewed the history of downtown development and the relationship of the project to proposed improvements to Beach Street and traffic circulation. Mr. Merrell introduced Phillip Smith, a real estate developer whose company had created a similar project in Tampa Bay, increasing the area's urban development, and bringing life back to the Bay area, which he now plans to do for downtown Daytona Beach.

Phillip Smith, President of Framework Group, LLC (1211 N. Westshore Blvd. Tampa) explained the positive changes the project would bring to Downtown Daytona Beach. Mr. Smith pointed to a rendering of the project and offered a detailed explanation of the architectural and spatial features, landscaping, parking, and pedestrian circulation. Mr. Smith referred to the City's TIF Agreement approved in December and stated that Framework is now proposing to accelerate their development schedule and eliminate their phasing plans so that the project can be completed and occupied within the next few years.

##### **Board Comments**

Freddie Smith-Friend asked how long the construction would take and if there were incentives to build faster.

Mr. Smith stated construction would take about 2 years, and with contingencies, as long as 4 years.

Ben Gross noted that the sooner the project is completed the sooner Framework will benefit from the City's agreement to provide tax increment revenues.

Pete Zahn asked if the TIF financing was part of the PD agreement.

Mr. Gross stated the TIF agreement is contingent on the approval of the PD agreement. Mr. Gross described some of the requirements in the TIF agreement that need to be met by the developer.

Jake Nicely asked if the architectural rendering was the same design as other drawings that were part of the report.

Mr. Merrell stated yes, the rendering should be the same as seen in the other graphics and

drawings they have provided.

Mr. Hunt asked if the apartments were all different in sizes and looks, were there studios, 1-bedroom, single family residence only, would the parking be on the same level as the apartments, and how did the 1.5 parking space allotment work.

Mr. Smith stated there are different options for rentals, there is ground parking for guests, and parking access directly to each level for tenants. Mr. Smith noted the parking spaces are located to assure everyone has convenient access to parking spaces.

Mr. Nicely asked if Framework was a third party in all the building and development.

Mr. Smith stated that they would retain ownership of this building and kept ownership of a good portion of the projects they build.

Mr. Hunt asked how long Framework had worked on project such as this and with their partnerships.

Mr. Smith stated that this will be Framework's 11th year, the first co-development project was done in 2016, the next in 2018, and now Daytona.

### **Public Comments**

John Nicholson, 413 N Grandview, Daytona Beach, stated this is an exceptional project, but requested the developer use a higher quality palm tree for the landscaping. Mr. Nicholson also recommended the developer acquire the remaining parcels on the block, and expressed his concern about traffic circulation and access.

Mr. Merrell noted this is a concept plan, not a site plan, and that circulation will be shown on site plan.

### **Board Action**

A motion was made by Mr. Nicely, seconded by Mr. Hunt, to approve the request per staff recommendations. The motion passed 5-0.

## **5. Public Comments**

There were no public comments.

## **6. Board Comments**

Mr. Zahn asked about the status of the Burgoyne project.

Mr. Berger stated developers have made inquiries about the property. At this time Burgoyne is working to retain tenants and lease the remaining vacant spaces.

Mr. Nicely asked about the status of the office building on Ridgewood north of ISB.

Mr. Berger stated the building is now occupied.

7. **Adjournment**

Mr. Zahn call for adjournment at 1:05 p.m.

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Pete Zahn, Chair

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Mandana Carry, Office Specialist II

# Downtown Redevelopment Area (Downtown and Ballough Road)

## Public Works Projects

### **Beach Street Streetscape Improvements Phase II**

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- 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).
    - Agenda Packet for design contract approved June 16, 2021.
    - Design Kickoff Meeting held July 01, 2021
    - Meeting on Design Concept Presentation held August 25, 2021.
    - Topographic Survey on Project has been completed.
    - Workshop Presentations to City Commission for concept plans held October 20, 2021
    - Public Meeting conducted November 15, 2021
    - City Commission discussion/design direction held Jan 5, 2022
  - Upcoming Work (1-week look-ahead)
    - Design consultant work on Design drawings.
    - Site review of Survey Topo for accuracy and Utility pick-ups.
    - Set up meeting with Riverfront Park Design Engineer
    - Design engineers produce concept design on parking rearrangement on Beach St
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- Issue Risks/Challenges
- Maintaining Traffic flow during Construction
  - Coordination with work in Riverfront Park
  - Constructing Project within Budget and timeframe
- Schedule
    - Project Design on schedule.
  - Project Costs
    - Design Cost: \$617,000
    - Construction Estimate \$8,000,000

### **Halifax Harbor Dock Renovation**

- Commission District/Description:
  - Zone 3
  - Downtown CRA
  - Project consist of rebuilding deteriorated boat dock.
- Progress
  - Site review with local marina dock/lift contractors
  - Three proposals were presented, and Antinori Construction was the lowest, responsive, and responsible bidder,
  - Memo submitted to CM for approval and funding.
  - Request made to Tech Services to refresh bids.
- Schedule
  - Complete dock rebuild – TBD

- Project Costs
  - \$22,500.00+
- Summary
  - The single boat dock is weathered and falling into the water. Complete renovation is required. Project is pending a funding source.

### **Police / Coast Guard Auxillary Boathouse (extension of boatlift project below)**

- Commission District/Description:
  - Installation of new covered dock and building improvements for the Coast Guard Aux. Building.
  - Zone 3 (Quanita May)
  - Redevelopment Area: Downtown
- Progress
  - Base set of autocad drawings (schematic) completed.
  - Bid set of drawings under production
- Schedule:
  - Bid set of drawings to be completed April, 2022
- Pending Work:
  - Bid Set for publication for solicitation of bids
- Risks/Challenges:
  - None at this time
- Project Cost:
  - \$500-\$600K
- Summary:
  - New dock, boat lift, boat lift roof, and various interior and exterior improvements to the existing Coast Guard Auxiliary Building.
  - .

### **City Island Pavilion and Footbridge Renovation**

- Commission District/Description:
  - Zone 3
  - Downtown CRA
  - Project consist of replacing all decking and handrails on the three pavilions over the Halifax River.
- Progress
  - Site review
  - SOW was created and submitted to Department Head for required funding
- Schedule
  - Fund request – September 2021
  - ITB – TBD
  - Renovation – TBD
- Project Costs
  - \$330,000.00 estimated
- Summary
  - The deck boards and handrails on the City Island pavilions and footbridges have deteriorated to the extent that full replacement is required. Existing pilings, beams and joists are to remain and are not part of the scope of work.

### **Jackie Robinson Master Plan**

- Commission District/Description:
  - Development of MLB mandated facility upgrades and Master Planning for Jackie Robinson Complex
  - Zone 3 (Quanita May)

- Redevelopment Area: Downtown
- Progress
  - Project on hold until further notice as City Hall / Tortugas develops a scope and cost for project
- Schedule:
  - TBD
- Pending Work:
  - Site visits, programming, existing facility assessments vs. required improvements
  - Develop RFP scope and put project “on the street” for design proposals from design firms with documented stadium / sports arena experience
  - RFP effort temporarily paused as some effort may be duplicated by Tortuga’s. Joint meeting to be set up to determine path of RFP and scoping.
- Risks/Challenges:
  - None at this time
- Project Cost:
  - Not known at this time.
- Summary:
  - Major League Baseball issued a “FACILITY STANDARDS” requirement list that is presented as an obligation of the facility owner to comply with. The upgrades to the facility are focused on the “players side” of the facility and do not directly impact the public / fan portions of the facility.
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### **Orange Ave Trail (PH I) (Beach St to the Chamber of Commerce) (Updated)**

- 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:
  - City submitted PH III deliverables to the FDOT for their PH III Reviews on June 29, 2021.
- Risks/Challenges:
  - Completion of Veteran’s Memorial Bridge/trail cross section at SW intersection of City Island Parkway.
- Schedule:
  - 100% Plans: - TBD
  - 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:
  - City submitted PH III deliverables to the FDOT for their PH III Reviews on June 29, 2021
- Risks/Challenges:
  - N/A
- Schedule:
  - 100% Plans: - TBD
  - 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.

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

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- 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:
  - This project is now Final Complete as of July 21, 2021.
- Upcoming Work (1-week look-ahead):
  - City Commission approve Final Project Resolution.
  - Ribbon cutting ceremony planned, date TBD
- Schedule:
  - SUNTrail JPA for Construction expires November 21, 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 completed, remove from list upon final payment and reimbursement from FDOT.**

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

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- 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 now Final Complete as of June 29, 2021..
- Upcoming Work (1-week look-ahead):
  - City Commission approve Final Project Resolution
  - Ribbon cutting ceremony planned, date TBD
- Risks/Challenges:
  - N/A
- Schedule:
  - SUNTrail JPA for Construction expires November 21, 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 completed, remove from list upon final payment and reimbursement from FDOT.**

## Wayfinding Parking Signs – Phase 2

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- 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
  - Construction Notice to Proceed date of August 30, 2021 established and project will begin field activity in the coming weeks.
  - Sign installation began Dec 8<sup>th</sup>, substantially complete Dec 10<sup>th</sup>
- Schedule
  - Contractor to submit shop drawings and mobilize for construction.
- Upcoming Work (1 week look-ahead)
  - Revisions to location No. 15 and No 6 to be completed..
  - Issue Substantial and Final Completion notice.
  - Tree trimming at select locations.
- Risks/Challenges
  - Possible underground conflicts with existing utilities.
- Project Costs
  - Estimate for construction: \$50,010
  - Contractors Bid \$46,692
- Summary
  - One (1) responsive bid received, City awarded project and commencing with Construction.

## **125 Basin St. Suite 205 Water Intrusion Repairs**

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- 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
  - HVAC system replacement is complete.
  - Skylight design drawings and shop drawing were reviewed. Comments submitted back to manufacturer. Modified Shop-Drawings received for review 9/20/2021
  - Received modification of Shop Drawing for alternative glass due to availability, reviewed and approved by City 12/9/21.
  - Encountered another skylight factory delay due to the glass manufacturer. New glass approved by City Architect, latest update is delay will extend into March, 2022.
- Schedule
  - Waterproofing completed
  - Skylight replacement to start 5/14, to be completed approximately 30 days for delivery of Skylight.3/2022.
  - HVAC replacement completed 7/16/21
- 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. The City is making necessary repairs to stop water intrusion by Wet Sealing window and doors, replace rotted out HVAC unit leaking into space, and replace deteriorated skylight. Mold remediation was performed prior to repairs.

## **Ballough Road Bridge**

- Commission District/Description:
  - Zone 2and Zone 3, Ballough Redevelopment Area
  - Repair miscellaneous items identified on July 2021 FDOT bridge inspection report.
- Schedule
  - Purchase Order Issuance – Aug 2021
  - Complete work – Jan 2022
- Project Cost
  - Cost of repair services is \$16,135.96.
- Summary
  - Sanderson Concrete provided proposal to complete scope of work identified in the FDOT 2021 bridge inspection report.
  - Purchase Order to complete the necessary work has been issued.
  - A preconstruction meeting held, Contractor on site the week of Nov 15<sup>th</sup> completing work as tidal fluctuation allow. Work is approximately 95% complete.
  - Progress meeting held on Jan 11<sup>th</sup>, work should be finished up by the end of Feb 2022.
  - Work is ongoing