

**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