

DOWNTOWN REDEVELOPMENT BOARD
MINUTES
Tuesday, July 5, 2022

A regular meeting of the Downtown Redevelopment Board was held Tuesday, July 5, 2022, at 12:00 p.m. The meeting was held in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present:

Mr. Pete Zahn, Chair
Ms. Freddie Smith-Friend
Mr. Kenneth Hunt
Mr. Jake Nicely
Mr. James Newman

Board Members Absent

Ms. Sheryl Cook
Mr. John Kamchan
Mr. Tibor Benke

Staff Members Present

Mr. Ken Thomas, Redevelopment Director
Ms. Kira Honse, Assistant City Attorney
Ms. Michele Toliver, Redevelopment Project Manager
Mr. Doug Gutierrez, Principal Planner
Lieutenant Tracy Miller, Daytona Beach Police Department
Ms. Gina Fountain, Board Secretary

1. Call to Order

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

2. Roll Call

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

3. Approval of Minutes

Board Action:

A motion was made by Mr. Hunt, seconded by Mr. Nicely, to approve the minutes of the May 3, 2022 meeting as presented. The motion carried (4-0).

4. **Historic Overlay (HO) Zoning Map Amendment- DEV2022-073 (Quasi-Judicial):**

A request from the Development and Administrative Services Department, Planning Division, for a historic overlay zoning district map amendment for the City Island Recreation Center Annex, located at 110 East Orange Avenue Daytona Beach, Florida, 32114.

Staff Presentation:

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. He stated the structure addressed is located at 110 E. Orange Avenue and a one-story Masonry Vernacular constructed in 1943, designed by Architect Alan J. McDonnell and constructed by M.P.S. Builders of Daytona Beach. He stated the structure was originally designed as a recreation hall for the Women's Army Corps (WAAC or WAC) stationed at the nearby Bethune Point, then reverted to City Island National Register Historic District, and is in the Downtown Redevelopment District. He stated Section 3.4.D.3, Site-Specific Zoning District Map Amendment requires that the historic site meet **at least Three of Nine** criteria and this application meets **Nine of Nine** criteria, which brief of overview and history was provided. He stated Staff recommends approval of the request for a historic Overlay (HO) Zoning District Map Amendment for 110 E. Orange Avenue Known as the City Island Recreation Center Annex Building. He stated on May 17, 2022, the Historic Preservation Board voted 6-to-1 to recommend approval to the City Commission.

Board Comments:

Mr. Newman asked is this structure already on the National Historic Register?

Mr. Gutierrez responded yes; it was added onto the Jackie Robinson Stadium.

Mr. Newman asked so what is the benefit of adding the historic overlay to it?

Ms. Honse stated the National Registry does not offer the same protection of the building as a historic overlay.

Mr. Newman asked what type of protection?

Ms. Honse stated it has to go through a more complete process in order to receive a demolition permit. She stated that without the overlay it could be just demolished without any kind of hearing or process for it. She stated it would need a permit, but not a hearing process and this provides a hearing process for the demolition.

Mr. Nicely asked what is going on with City Island?

Mr. Gutierrez stated he was not sure about City Island but does know there is a committee that was established to look into funding and proposed uses for this building.

Mr. Hunt stated that the committee members are in the process of determining the use for the building and the possible income producing opportunities. He stated that the information will be presented to the City Manager towards the end of the month or the beginning of August and then it will go to the Commissioners and everyone else to determine if what was presented by the committee is acceptable.

Mr. Nicely asked if the building owned by the City or Redevelopment Department and who is going to spend the \$600,000?

Mr. Hunt stated that the building is still owned by the City and the Committee will recommend the future the use. He stated that if the City Manager and City Commissioners agree, then grants and personal investments would be taken into consideration.

Ms. Smith-Friend asked will there be a lot of restrictions put on the City for the usage with the overlay in place and would it also effect demolition?

Mr. Gutierrez stated that it only effects the exterior of the building not the use. He stated even though the Historic Preservation Board would have to review the demolition, it would not prevent it from occurring. He stated the Historic Preservation Board would have up to six months to either come up with a solution to relocate it, find funding to rehab it, or obtain any materials that have historic value. However, the review does not prevent the demolition of the building even with a local historic designation.

Mr. Newman stated that if the City Commission decides to demolish the building because of no use or does not meet the criteria will it be postponed by this extra process?

Mr. Gutierrez stated the demolition would be postponed up to six months.

Mr. Zahn stated that this building would need the overlay designation that would require the Historic Preservation Board to review if a demolition permit is received. He asked for a motion to approve this historic overlay district zoning map amendment.

Mr. Hunt stated that he would have to recuse himself from voting because he is on the Orange Avenue Recreation Center Committee.

Ms. Honse informed Mr. Hunt that he does not have to recuse himself from voting because there is no conflict.

Mr. Nicely asked Mr. Hunt to explain the trajectory and what is going to happen to the building if the overlay is put in place and they have access to the \$75,000 grant. In addition, what other costs will be required to do the renovation?

Mr. Hunt stated that the committee would be presenting ideas for usage and to come up with an ability for it to be sustainable so that the city does not necessarily have to come out of pocket for maintaining the building. He stated that a final decision will be made by the City Manager and City Commission for the use.

Mr. Nicely asked what is the main motivation and sense of urgency for this building?

Mr. Hunt stated that at one point the City was looking at demolition of the building and then the community became involved and wanted the building saved. He stated that the City decided to create a committee to determine the options or usage with a 90-day timeframe before a final decision is made.

Mr. Nicely asked if the building could be moved because his concern that if the board paint themselves into a corner with something that is right in the middle of a desirable area. He stated that City Island have had multiple proposals for redevelopment and there is no Master Plan in place for what is going on with City Island. He stated the current focused is only to fix one thing and not thinking about the whole thing.

Mr. Zahn asked is the restriction that this is going to place on the building is primarily related to demolition?

Mr. Gutierrez stated that the building currently has limited protection without the overlay.

Ms. Honse stated that the Land Development Code (LDC) outlines the Certificate of Appropriateness process that is called Delayed Demolition and there are various points that happen. She stated that the final point is if within the period of delay, no alternative to demolition has been arrived at which is acceptable to the owner and after architectural and historic documentation has been prepared by the applicant and submitted to the City, the City shall then issue the demolition permit upon demand if all other requirements had been met. She stated that it is not an absolute prohibition against demolition, just gives time to figure out if it can be moved to document the historic nature, take photographs, remove the historic wood, and various historic items to preserve those. She stated there is not an absolute prohibition against it but it causes certain steps to have to be done by the owner which is the City and the City has applied for this overlay district.

Mr. Hunt stated the committee is taking in consideration of maintaining much of the architectural integrity of the property with a few modern amenities within it and to blend in with the community, with the sweetheart trail. In addition, tying the building in with Brown & Brown, the Esplanade and all the storefronts along Beach Street should be taken into consideration.

Mr. Nicely asked the timeframe of the start of renovation?

Mr. Hunt stated once the committee submit their recommendations to the City, then the City will determine based on resources and grants that may be available and potential renters before a final decision is made.

Mr. Newman asked has there been an assessment on the building for potentially hazardous building materials and asbestos?

Mr. Hunt stated the committee toured the building and that was not one of their concerns.

Mr. Newman stated that Brown & Brown redesigned the original Master Plan for Riverfront Park, so the Master Plan is not necessarily set in stone.

Mr. Hunt asked are we at the stage were we make the motion to approve the request?

Mr. Newman stated there are a lot of buildings in our city that do not get the attention of this particular one that have a distinct local historic value. He stated this building has a bland architecture and does not have the flair of the other local buildings. He stated that the building does not seem significant but he is a non-voting member because he is on the Planning Board.

Mr. Hunt stated the reason for the urgency in this particular case is because it was slated for demolition.

Mr. Zahn call for a roll call vote.

Board Action

It was moved by Mr. Hunt to approve the Historic Overlay (HO) Rezoning of City Island Recreation Center. Mr. Zahn seconded the motion in accordance with the staff report as presented. The motion failed 2-to-2 (1 non-voting member).

5. Historic Preservation Grant – 128 Orange Avenue

Staff recommends approval of the Historic Preservation Program Grant for Thomas Leigh Acquisition Corporation in the amount not to exceed seventy-five thousand dollars (\$75,000).

Staff Presentation

Ken Thomas, Redevelopment Director, presented the staff report which was included as part of the packet. He stated this particular building is for renovation and restoration of a commercial building/office space near Orange Avenue. He stated that the total project acquisition and renovation exceeded \$1.6 million according to the owner. He

stated the project would be an improvement to Orange Avenue and the downtown community. He stated that the renovation cost with the \$75,000 grant, staff can support this project. He stated with the boards approval today then it will move on to the CRA board for their approval. He stated that Stephen Furnari is here today to answer any questions by the board.

Applicant Presentation

Stephen Furnari, Co-founder, Thomas Leigh Acquisition Corporation and Ripple Coworking, stated that the historic building was formerly the Daytona News-Journal and all its predecessors that has been closed for four years. He stated that he hopes this will be a Marquee building in the downtown area that helps support all of the local businesses who have been very supportive of the project.

Board Comments

Mr. Hunt asked can you tell us what your intentions are for the building?

Mr. Furnari stated the there are plans to operate shared workspaces/c-working space. He stated there will be 72 offices for entrepreneurs, remote workers, and some professionals. He stated it will be a place for locals and those visiting for conventions or other work-related business to use as a drop in space to work.

Mr. Zahn asked what is the available maximum and minimum square footage?

Mr. Furnari stated that would be an eight-by-eight kind of offices all the way up to a team room that can accommodate ten and everything in between.

Mr. Newman asked do you have other businesses like this in other areas?

Mr. Furnari stated the company have been operating shared workspaces for 20 years and in major metropolitan areas with a location currently in Flagler Beach. He stated that the companies first project was a shared workspace for attorneys only and gradually over time started them for multiple professional businesses.

Board Action

It was moved by Ms. Smith-Friend to approve the Historic Preservation Grant-128 Orange Avenue. Mr. Nicely seconded the motion in accordance with the staff report as presented. The motion passed 4-to-0 (1 non-voting member).

6. Historic Preservation Grant – 230 S. Beach Street

Staff recommends approval of the Historic Preservation Program Grant for Van Gogh Enterprises in the amount of \$50,826.37.

Staff Presentation

Ken Thomas, Redevelopment Director, presented the staff report which was included as part of the packet. He stated that he had an opportunity to visit the site located at 230 S. Beach Street to inspect the elevator. He stated that Van Gogh Enterprises has requested an Historic Preservation Grant to support a new elevator in the building. He stated that \$75,000 is the maximum amount that staff could support with this building and because of previous grant awards for the owner, this request would only equal \$50, 826.37 for this project to complete the repairs of their elevator. He stated their representative is here to answer any questions.

Applicant

Kim Thomas, representing Wendy Wen, 220 N. Atlantic Avenue, stated that she hopes everyone has a copy of Elevator Modernization Agreement. She provided an overview of the agencies that Ms. Wen is currently working with to keep the building under code, which is the reason for the grant request. She stated that Ms. Wen opened her gallery on September 1, 2021 with 70 artists and once the second floor of the building is completed, she will house 100 artist. She stated that an upgraded elevator would allow complete accessibility for the building, not only for artists who might choose to house themselves there but the second floor would be primarily the space for classrooms and individual studios.

Board Comments

Mr. Zahn asked when are you going to start on the mural that was previously approved?

Ms. Thomas stated that Ms. Wen would have to provide the answer to that question.

Ms. Newman asked is there an existing elevator, if so, would it be replaced or repair?

Ms. Thomas stated that there would be a some repairing and replacing of the parts for the elevator that would be an estimated cost of \$85,595.

Mr. Zahn stated the Elevator Modernization Agreement states it is to meet Americans with Disabilities Act (ADA) requirements.

Ms. Thomas stated that if Ms. Wen take the elevator out or if it becomes totally dysfunctional then her building would be out of compliance for ADA because the rest of the building would not be accessible.

Ms. Smith-Friend asked does this building have a freight elevator in the back or is this the only elevator.

Ms. Thomas replied this is the only elevator for the business.

Board Action

It was moved by Mr. Hunt to approve the Historic Preservation Grant-230 S. Beach Street. Ms. Smith-Friend seconded the motion in accordance with the staff report as presented. The motion passed 4-to-0 (1 non-voting member).

7. Staff Report

- a. Lieutenant Tracy Miller, Daytona Beach Police Department, briefly introduced herself and provided a summary of the CompStat Report.

Mr. Zahn asked what the difference between the level of a theft, larceny, and burglary?

Lieutenant Miller provided a brief explanation of the three.

Mr. Hunt asked was there a particular year or make and model for the auto thefts?

Lieutenant Miller stated she can not speak for the particular year, but Kia and Hyundai are the make and models. She stated that the thieves are breaking the steering wheels and using a USB chip to start the cars.

Ms. Smith-Friend asked were there any homelessness and solicitation reports?

Lieutenant Miller stated the biggest solicitation that is going on and unfortunately is not being reported, are people going into convenience stores and hanging outside and verbally asking for money. She stated that the people holding the signs, are immediately address by officers and if they receive reports from individuals, the matter is taken care of.

Ms. Smith-Friend stated that there were two homeless individuals that had to be escorted out of the yacht club in the past few weeks. She stated their use to be an issue down by the Marina where the homeless were sleeping and sitting in the bushes down.

Lieutenant Miller stated that Captain Nikolow sent out an email regarding the southside of the Marina. She stated that officers have gone down there and observed an old camp, but after regular checks no one observed and no recent complaint calls.

Mr. Newman stated that he and others have been panhandled a number of times walking by the bank building next to the post office. He stated that the homeless hang out there and sit on the planter box and the wall in front of the post office. He stated that has been a recent problem area for us.

Mr. Hunt stated there is also a problem on Magnolia Avenue between Palmetto Avenue and Ridgewood Avenue just east of 7-11.

Lieutenant Miller stated she will have officers look into that.

b. Ken Tomas, Redevelopment Director, stated that he was here to hopefully encourage all board members to complete their Statement of Financial Interest that they should have received by email. He stated that with the new legislation there are talks about fining individuals that do not fill out their Statement of Financial Interest. He stated that he has copies of the form for anyone that needs them.

Mr. Zahn asked if we do one, is that enough for all boards?

Mr. Thomas stated yes, one form could be used for all the boards that an individual serves on.

Board members asked if there was a way to check the status of their forms that was sent in by mail to the County Clerk office.

Mr. Thomas stated per Ms. Toliver the City Clerk has a list of individuals who have completed their forms by contacting Latisha.

Mr. Thomas stated that there are a few board members whom term has expired and identified those individuals as Ms. Smith-Friend, Jake Nicely, and John Kamchan. He stated that these individuals can serve two terms and another application has to be completed to renew their term.

Mr. Hunt asked if Mr. Thomas could provide the term expiration dates for all board members.

Mr. Thomas provided the term expiration date for all board members.

Ms. Toliver stated that to remain a board member is not automatic and if you choose to serve a second term an application must be completed online.

Ms. Smith-Friend stated that she will complete her application online to serve a second term on the board.

Mr. Nicely stated he is on his second term now.

Ms. Honse stated that the code allows for members to serve until their position is filled.

Mr. Newman asked as an appointee of the Planning Board, does my term expire?

Ms. Honse stated that your term is based on the Planning Board position, so when you are no longer eligible for the Planning Board, then you would not be eligible for this board.

8. **Public Comments**

There were no comments

9. **Board Comments**

Mr. Newman thanked the other board members for welcoming him.

10. **Adjournment**

It was moved by Mr. Hunt to adjourn the meeting. Mr. Nicely seconded the motion to adjourn the meeting. The motion passed 5-to-0.



Pete Zahn, Chair



Gina Fountain, Board Secretary