

**DOWNTOWN REDEVELOPMENT BOARD
MINUTES
Tuesday, March 21, 2023**

A regular meeting of the Downtown Redevelopment Board was held Tuesday, March 21, 2023, 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. Sheryl Cook
Ms. Freddie Smith-Friend
Mr. John Kamchan
Mr. Kenneth Hunt
Mr. James Newman
Mr. Jake Nicely

Board Members Absent:

Mr. Tibor Benke

Staff Members Present:

Mr. Ken Thomas, Redevelopment Director
Mr. Ben Gross, Deputy City Attorney
Ms. Michele Toliver, Redevelopment Project Manager
Ms. Angela Armstrong, Redevelopment Project Manager
Mr. Dennis Mrozek, Planning Director
Captain Jeremy Nikolow, 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. Pledge of Allegiance:

The Pledge of Allegiance was stated by the board

4. Approval of the minutes: November 1, 2022 & January 3, 2023

It was moved by Ms. Cook to approve the minutes for November 1, 2022, seconded by Mr. Hunt. Motion carried 7-0

It was moved by Mr. Hunt to approve the minutes for January 3, 2023, seconded by Ms. Cook. Motion carried 7-0.

5. Police Report:

Captain Jeremy Nikolow provided a report regarding police activity during bike week, crime statistics, upcoming events, substation on Glenview & Grandview, and incident of individuals dumping items in the dumpster behind McKay's Restaurant on Beach Street.

Captain Nikolow and Board members discussed the Orange Crush takeover event, ring camera program, homeless on MLK Blvd directly across from the bus station obstructing the sidewalk or camp due to the City Ordinance/Pottinger Ruling, and recruitment of Officers.

Mr. Gross stated that the Pottinger Ruling indicates that the Officers has to provide them with a place to stay before they can arrest them.

6. Staff Reports:

a. Major Site Plan Approval – DEV2022-131– 400 Beach Street Apartments

A request by Kristopher Rowley P.E., Zev Cohen & Associates on behalf of 400 Beach QOZB, LLC (property owner), to approve a Major Site Plan for a 294-unit apartment building and parking structure with associated site improvements on 3.5± acres of land located at the southwest corner of N. Beach Street and Michigan Avenue.

Staff Presentation:

Mr. Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. He stated that the property is generally located south of Michigan Avenue, west of N. Beach Street, east of Daytona Street, and north of the Brown and Brown facility. He stated that the Future Land Use (FLU) on the property is High Intensity Mixed Use, which allows for a great amount of density for that site and particular area and zoning is Planned Development – Redevelopment (PD-RD). The City of Daytona Beach Community Redevelopment Agency and City Commission approved the Framework Downtown Redevelopment Incentive Agreement in December 2021. The City Commission approved the Framework Downtown Planned District (PD) Agreement and PD-RD rezoning in March 2022; With the rezoning, it included some modifications to the Land Development Code (LDC) and those were all approved, also approved the PD Plan that was established for the further development. Mr. Mrozek summarized the footprint of the actual building structure through the PowerPoint presentation such as the elevations, courtyard near swimming pool, 6-7 stories parking garage, and other amenities for the residence. He stated along Beach Street and Michigan Avenue to the north are the two access points to the parking garage and there is a circular access point that is where the drop-off and pickup areas will be located with a couple parking spots as well.

Garbage pickup that is going to occur at the backside of the property off of Daytona Street, so it keeps it away from the other areas of the development. Elevations that have been presented, these are consistent with the elevations that were shown with the PD Plan. Project details consist of 294 residential units (~84 units per acre) on 3 acres of property and the PD allows up to 10 dwelling units per acres, 6-story, 79-foot tall building and PD has a maximum height of 80-feet, landscaping still has a couple of outstanding issues that the staff is still reviewing, that is tied to the applicant confirming a caliper size of some of the trees and some of the tree mitigation that will have to be completed prior to staff signing off on the final site plan for that project. Framework PD Agreement, proposed 448 parking spaces that is consistent with the PD Agreement, they were allowed 1.5 spaces per dwelling unit and their calculation is a little over the 1.5 parking spaces, so they do meet the parking requirements. The applicant has requested to reduce to an 18 foot parking stall consisting with Department of Transportation (DOT) standards and staff was able to approve this request with a minor modification in the staff report itself and prior to final site plan approval, outstanding Technical Review Team (TRT) comments must be resolved for utilities per the utility department. Mr. Mrozek provided a brief discussion of the Public Art work that will be displayed at the entrance of the building and the parking garage per the PowerPoint presented. He stated provided all outstanding staff comments are resolved prior to issuance of a site plan approval letter, staff recommends Board approval of a Major Site Plan for a 294-unit apartment building and parking structure with associated site improvements.

Ms. Cook asked how does the apartment complex get an site approval when the City of Daytona Beach does not know what they will be doing.

Mr. Mrozek stated he would allow the applicant to speak a little to that question but he knows that they are working with the Utility staff on what the anticipated utility improvements would be and they would be installing those improvements to be able to serve their property in addition, to the City being able to use it for the remainder of Beach Street, it is a coordinated effort between staff and the applicant to get to that point.

Mr. Gross stated the site plan allows the applicant to proceed with the building permit applications and they will be able to get building permits but not COD and they understand that risk and City staff is working with them but this allows the project to move forward while they are negotiating technical issues.

Board members and Mr. Mrozek discussed Beach Street closure, traffic plan, building permits and the timeframe of the project to be completed.

Applicant Presentation:

Mr. Robert Merrell, Cobb Cole, 149 S. Ridgewood Avenue, discussed the length of time this project has been in existence when the CRA was created and the Public Private Partnership with the City. He stated that they are going through a process with the utility department and City Manager office, to coordinate their efforts with the water and sewage lines.

Mr. Alex Love, Framework Group LLC, 1211 N. West Shore Blvd, Ste., 802, Tampa, FL, presented a video PowerPoint that displayed the architecture elements of the building to the board.

Board members and Mr. Love discussed the elevations of the building and flooding issues (underground stormwater vault management system) and the monthly rental amounts.

Anne Ruby, 137 Park Avenue, Daytona Beach, discussed her concerns with Beach Street having a long span of nothing there to attract pedestrians and would like them to have colorful landscaping.

John Nicholson, 413 N. Grandview Avenue, Daytona Beach, discussed the curb cut to allow people heading north to enter into their building from Beach Street and landscaping.

Board Actions:

It was moved by Ms. Cook to approve Major Site Plan Approval – DEV2021-131 – 400 Beach Street Apartments subject to resolution of all standing TRT comments, seconded by Mr. Hunt. Motion carried 7-0

7. Public Comments:

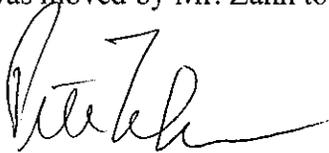
John Nicholson, 413 N. Grandview Avenue, discussed the Pottinger Rule, Police Substation on Beachside, and volleyball court and trees in parking lot at City Island.

8. Board Comments:

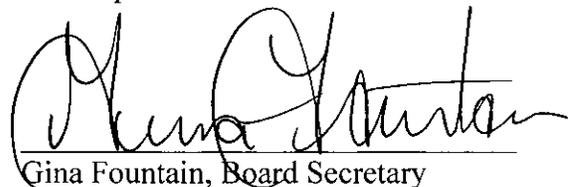
There were no further comments

9. Adjournment:

It was moved by Mr. Zahn to adjourn the meeting at 12.48 p.m.



Pete Zahn, Chair



Gina Fountain, Board Secretary