



The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION

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AGENDA

DOWNTOWN REDEVELOPMENT BOARD

Tuesday, September 5, 2023 - 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.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

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. **Pledge of Allegiance**
4. **Approval of Minutes:** May 2, 2023 & August 1, 2023
5. **Election of Chair and Vice Chair**
6. **Presentations**
 - 7a. City Manager- Mr. Deric C. Feacher
7. **Police Report** – Captain Nikolow
8. **Staff Reports**
9. **Public Comments**
10. **Board Comments**
11. **Adjournment**

Agenda Approval

Date

	Redevelopment & Neighborhood Services Director	8-24-23
	Assistant City Attorney	8-26-23
	City Manager	8-28-23

11/5/23

**DOWNTOWN REDEVELOPMENT BOARD
MINUTES
Tuesday, May 2, 2023**

A regular meeting of the Downtown Redevelopment Board was held Tuesday, May 2, 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
Mr. Kenneth Hunt, Vice Chair
Ms. Sheryl Cook
Mr. James Newman
Mr. Jake Nicely
Mr. Tibor Benke
Ms. Freddie Smith-Friend
Mr. John Kamchan

Board Members Absent:

None

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
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: March 21, 2023

It was moved by Ms. Cook to approve the minutes for April 4, 2023 with necessary corrections, seconded by Mr. Hunt. Motion carried 8-0

Mr. Thomas advised the board that they would review the previous minutes to confirm when the last elections was to verify who was voted to be the vice-chair and provided that information at the next meeting.

5. Police Report:

Captain Jeremy Nikolow, was not present to provide report

6. Presentation:

a. Beach Street Beautification-Roadway Improvement-

Mr. Mark Veenstra-Engineer II, Public Works, provided an overview of the changes made to the previously Adopted/Resolution No. 2022-100 approving the Final Design Layout Plan for Beach Street Phase II Streetscape that will consist of Roadway, sidewalk, landscape and lighting improvements on Beach Street and Mary McLeod Bethune Blvd (MMB) that could be constructed in approximately 15 month at an estimated cost of 8.3 million, however, there is currently no availability of funding but applied for LAP funding through FDOT. Hopefully, there will be funding available by the first quarter of next year (2024). He answered all of the board member's questions and documented their suggestions for further review.

Mr. Thomas and Mr. Veenstra discussed the design of the streetlights and review of the designs on the City poles before the final decision, installing benches on sidewalks due to the homeless population in the area, upsize of the water and sewage lines, flood prevention and backflow preventers as well as outfalls, landscaping with irrigation system using reclaimed water, crosswalks and pavers, warning lights for pedestrians, timeframe of the project and budget year to begin the project with input by the board members on these topics.

7. Staff Reports:

7a. 2023 Ethics Training

Mr. Thomas advised the need for all board members to complete the yearly mandatory four-hour ethics training. Informed there will be an in-person training held on May 12th, located at City Hall in room 149B or they can complete online at their leisure.

7b. Board Members Reappointment

Mr. Thomas advised the board members they would have to reapply for this board seat for the upcoming year.

Ms. Cook and Mr. Newman asked if they needed to complete another application for this board because they had already done so for the Downtown Development Authority (DDA) and Planning boards. They advised that they were appointed representatives on this board by the DDA and Planning boards.

Mr. Thomas advised that it has been verified that Ms. Cook or Mr. Newman does not have to reapply for this board because they were appointed to be representative by the DDA and Planning boards.

8. Public Comments:

There were no comments.

9. Board Comments:

Ms. Cook asked Mr. Gross about the update on the coding for whether retail had been changed on the first floor on Beach Street because there is a gym in the south block or middle block that is open 24 hours and there are no retail sells done by this business. She stated there is some disconnect about what is mentioned in the LDC.

Mr. Gross stated that LDC does not dictate hours of operations for businesses. However, they do not typically limit hours of operations but for certain types of uses they do. They can have multiple principle uses in a space and each principle use then must meet the requirement use.

Ms. Cook advised that she was under the impression that the first 10 ft or 15 ft in the business have to be retail before they conduct the other business in the back.

Mr. Gross advised that he further review the zoning districts and PDs that have been adopted and provide an answer at a later date.

Ms. Cook inquired about the dumpster located on Beach Street being used by Kale Café..

Mr. Thomas asked Ms. Cook if she was referring to the construction dumpster that they are using for their renovation. Ms. Cook replied, yes. Mr. Thompson advised that as long as they are still doing their renovation, they can use that dumpster.

10. Adjournment:

It was moved by Mr. Zahn to adjourn the meeting at 12:52 p.m.



Pete Zahn, Chair

Gina Fountain, Board Secretary

DOWNTOWN REDEVELOPMENT BOARD
MINUTES
Tuesday, August 1, 2023

A regular meeting of the Downtown Redevelopment Board was held Tuesday, August 1, 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
Mr. James Newman
Mr. Jake Nicely

Board Members Absent:

Mr. Kenneth Hunt, Vice Chair
Ms. Freddie Smith-Friend
Mr. John Kamchan
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
Ms. Mandana C, Board Secretary

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. Pledge of Allegiance:

The Pledge of Allegiance was stated by the board.

4. Approval of the minutes: May 2, 2023

Unable to approve minutes due to no quorum.

5. Election of Chair and Vice- Chair

Unable to vote on elections of Chair or Vice Chair due to no quorum.

6. Police Report

Captain Jeremy Nikolow was not present to provide the report due to scheduling problems.

7. Presentation:

No presentations.

8. Staff Reports:

Mr. Thomas stated Ms. Cook had asked about the Framework property, and that his talk with the project manager was about liking the project but wanting the site to be cleaned up. The project manager was willing to make sure that the on-site manager would help with the request. Plus, we intend to keep in touch with them periodically.

The Board discussed some of the problems with the construction site, flooding issues on Ballough, elevation and possible relocation.

Ms. Cook asked about an update on old Woolworth's Building on the corner?

Mr. Thomas stated he had reached out to them, but the meeting kept getting postponed. We have been trying for months.

Mr. Thomas updated the Board on some of the cafés and restaurants along Beach Street with sidewalk agreements with the city. Mr. Thomas stated Ms. Armstrong has been working on their sidewalk agreements with the city, and these businesses that have a table outside not only have to be liable for paying for their license but also the cleaning up of the sidewalk area.

Ms. Cook stated that she had spoken with some officers that were on Beach Street, handing flyers out alerting the business owners that there are now more officers patrolling Beach Street.

The Board discussed different issues they had with Beach Street's garbage, parking, and handicap issues.

8. Public Comments:

Mr. Benavente, 614 S. Beach Street, stated that he lives across the street from Freddie Smith, one of the Board members, and that they know each other. He stated that they moved to Daytona a few years ago and have seen the investment the city has put into the downtown area and love it. They are very happy with the new developments that have been taken to fix up the Redevelopment areas, we are very happy, for example, with the Bike Trails that were put in. Mr. Benavente expressed his appreciation to the city and the work that has been done.

Ms. Cook stated that we do have reports of the unsafe conditions from the Public Works department, and the bike paths, they did inform of us of the conditions, just wanted you to know, we are aware of the issues, and it is in City hands.

Mr. Zahn stated that it takes a vision, first "paths" so it's a process, then it begins to connect those paths, it's a great system.

9. Board Comments:

Mr. Newman stated he had a question about the underpass of the ISB Bridge. Mr. Newman stated the quotes were all due by July 28th. Does anyone know the bids?

Mr. Thomas stated they would look into that.

Mr. Newman stated that he is really disappointed that Magnolia Market closed.

Ms. Cook stated that it had been in decline for a while.

Mr. Thomas stated the market will be at Esplanade, however one of the reasons that the market on Magnolia was thriving before was the force of the vendors and produce vendors. The vendors just stopped, and they're going elsewhere.

The Board discussed some further ideas for the market and what could have been done, plus the future of the new Esplanade on Sundays.

Ms. Honse introduced herself as the assistant City Attorney and stated that she will be taking over on the Board instead of Ben Gross. Ms. Honse stated further that she knew that the bids for the underpasses for ISB had not been included, because the Bids had not been opened yet.

Mr. Zahn asked what they were fixing.

Ms. Honse stated that it was the wooden path under the ISB bridge, that was what the bid was put out for fixing.

Mr. Zahn and the Board welcomed Ms. Honse.

10. Adjournment:

It was moved by Mr. Zahn to adjourn the meeting at 12:42 p.m.

Pete Zahn, Chair

Mandana Carry, Board Secretary

Downtown Redevelopment Area (Downtown and Ballough Road)

Public Works Projects

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).
 - 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 approval of Design March 16, 2022
 - Utilities Dept. request for Reuse Main Extensions MMB to Fairview and Bay St from Beach To Ridgewood, Change Order approved by City Commission June 1, 2022.
 - Preliminary design plans have been received from PMA and reviewed
 - Consultant Surveyor picked up additional topographic survey on Riverfront Park to reflect final construction (as-built) of park components along the eastern edge of project.
 - CO#1 for Reclaimed Water Main extension design approved by Commission June 1, 2022
 - Revised 30% drawings have been submitted to City
 - Coordination meeting held with Frameworks Developer and Engineer along with City Public Works and Utilities staff. It appears Frameworks development will start construction first and list of items they will need to construct was discussed. CADD files for Beach St Phase 2 have been sent to Frameworks Design Engineer for their use in preparing revised drawing
 - Presentation to Downtown Redevelopment Board on May 2, 2023
 - City received 60% plans and cost estimate.
- Upcoming Work (1-week look-ahead)
 - Engineer submittal of 60% drawings and cost estimate.
 - City review of 60% Design drawings.

Issue Risks/Challenges

- Maintaining Traffic flow during Construction
 - Coordination with work in Riverfront Park and proposed development
 - Constructing Project within Budget and timeframe
- Schedule

- Change Order for Reuse line extensions approved by City Commission on June 1, 2022
- Project Costs
 - Design Cost: \$698,479 includes CO#1 (Reclaimed main extension) and Additional topo along Riverfront Park for As-Built conditions including new fencing.
 - Construction Estimate \$8,500,000

Halifax Harbor Dock Renovation

- Commission District/Description:
 - Zone 3 (May)
 - Downtown CRA
 - Project consist of removing deteriorated boat dock and replace with a 3 boat slip dock with boat lifts..
- Progress
 - City obtained Engineering Proposal from PMA (Parker Mynchenberg Associates) to develop plans.
 - Funding source provided by P & L.
 - City Commission approval of engineering proposal on 2/15.
 - PO issued to PMA for design phase
 - Geotechnical engineering work and pile design in process.
 - 60% plans were submitted to the City for review on 5/12/23.
 - Dock orientation options were approved and 90% drawings are pending.
 - Permit application submittals and responses for additional information.
- Schedule
 - Coordinate meeting with PMA to review proposal/scope
- Project Costs
 - Design estimate \$54,000
 - Construction Estimate - \$627,000
- Summary
 - The City has purchased several new boats and require a central location to store up to 3 boats. The old deteriorated floating dock at the Halifax Marina was selected as the most appropriate location for a new 3 boat dock and lift system.

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
 - \$400,000.00 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
 - Master plan field amenities being considered include new field lighting, foul poles and batters eye.
 - Zone 3 (Quanita May)
 - Redevelopment Area: Downtown
- Progress
 - Lighting contract bid, reviewed and approved by City Commission Aug 2, 2023.
 - Foul poles and Batters Eye rebid for foundation design and lack of bids.
- Schedule:
 - Musco Lights approved at August 2nd City Commission meeting. Executed Contract being forwarded to vendor.
 - Contract and PO was sent to Musco, awaiting install schedule
 - Batters Eye and Foul Poles components will be advertised for Bid upon foundation design additions. .
- Pending Work:
 - Schedule construction of lighting improvements
 - Design of foundations for inclusion in bid documents.
- Upcoming Work (1 week look-ahead):
 - Structural design from Graef for foundations.
 - Obtain soil/geotechnical report for structural design of foundations.
- Risks/Challenges:
 - Coordination of work with current game schedule if work done during season.
- Project Cost:
 - Estimated cost based on original proposals received is \$670,000.00.
- Summary:
 - Major League Baseball issued a "FACILITY STANDARDS" requirement list that is presented as an obligation of the facility owner to comply with. This first set of improvements will be to the playing field (new field lights, new batters eye, new foul poles)
 -

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 when County issues with bridge, memorial plaza and 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:
 - Revised connection to Beach Street sidewalk as connections to Esplanade segment can be gated at times per lease agreement.
- 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 back on track when County issues with bridge, memorial plaza and access have been resolved.

Electric Vehicle Chargers Installation

- Commission District/Description:
 - Various City Locations
 - Purchase and install a new EV Chargers at 5 city facilities.
- Progress
 - Reviews completed with several suppliers and utility programs.
 - Locations identified at Breakers Park, Beach St. (Magnolia), City Hall, Mid-Town, and Florida Tennis Center.
 - City will direct buy EV Chargers from SemaConnect as a Source Well partner.
 - City's Property Maintenance will provide power and install chargers.
 - Contract issues are being addressed with SemaConnect.
 - SemaConnect was acquired by Blink Charging Co. and an updated contract and quote have been received. The City Purchasing staff is working on final contract revisions.
- Project Costs
 - \$90,000.00 estimated
- Summary

- Public Works evaluated the request from City Manager to install EV Chargers at 5 City facilities. Several vendor options were reviewed. SemaConnect was selected to provide the chargers and software that will give the City a return-on-investment opportunity.

North Beach/Sickler Intersection Improvements

- Commission District/Description:
 - Commission Zone 2
 - CRA – Ballough Road
 - Improve intersection and turning movements.
- Progress
 - Preliminary boundary and topographic survey has been received.
 - Develop conceptual improvements and determine if improvement can be done within existing ROW.
 - Preliminary layouts being developed.
- Risk/Challenges:
 - Coordination with City of Holly Hill on improvements, as west side of road is in Holly Hill.
- Project Costs
 - Survey \$16,416
 - Design TBD (In-house design being considered)
- Summary
Public Works was asked to look at the intersection and look for ways to improve the travel movements and aesthetics of this northern gateway to the City.

Ballough Road Bike/Ped Trail Modifications

- Commission District/Description:
 - Commission Zone 2
 - CRA – Ballough Road
 - Provide improved pavement markings/delineators along Ballough Road Trail from Anita to just north of the Ballough Bridge where the roadside trail merges back onto a shared use path.
- Progress
 - Two concepts have been drafted to provide separation from the travel lanes and the trail. Preliminary boundary and topographic survey being obtained.
 - Additional concept developed to include sidewalk/trail widening for consideration.
 - Developed concepts to be presented to Commission for review and approval.
- Project Costs
 - Conceptual/Design – In house
 - Cost to be developed
- Summary
Public Works was asked to look at providing a clear separation from the travel lanes and the trail. Currently only delineated by pavement markings and plastic delineators. Indication is that cars are crossing over into the trail markings/delineators creating a potentially unsafe condition, some are even parking on the trail.

Wooden Boardwalk Trail Repair – Bookland Bridge

- Commission District/Description:
 - Zone 3, Downtown Redevelopment Area

- Design, permit and repair the wooden boardwalk under the ISB bridge that interconnects City Island with Riverfront Park. The trail sustained damaged during Hurricane Ian.
- Schedule
 - 100% Design & Permitting – January 2023
 - Solicit Bids – June 2023
 - Pre-Bid meeting –July 12th
 - Bids currently due – July 28th
- Project Cost
 - Engineering was completed in-house.
 - Construction estimated at \$300,000.
 - Project is to apply for FEMA funding
- Summary
 - Received “No Permit Required” determination from the FDEP and the Coast Guard.
 - Technical Specifications and Plans package provided to Purchasing the week of Feb 1st, project advertised the week of Feb 27th.
 - Held pre-bid meeting on March 9th. No bids received prior to the deadline, so the City is going to extend the bid opening by two weeks to April 20th. No bids received, currently revising the plans and bid documents to re-advertise on June 30, 2023.
 - Prebid meeting held on July 12th. Answered a couple questions on July 24th prior to question cut off.
 - Completed the bid evaluation and recommended the Construction Contract be awarded to the lowest, responsive and responsible bidder, Saboungi Construction, Inc. Purchasing working with Legal to finalize Contract.
 - Prepared the agenda item for City Commission consideration to award at September 6th Commission meeting.

Riverfront Park Day Dock Repair

- Commission District/Description:
 - Zone 3, Downtown Redevelopment Area
 - Design, permit and repair the day docks just north of the ISB bridge. The floating docks sustained damaged during Hurricane Ian.
- Schedule
 - 100% Design & Permitting – Feb 2023
 - Solicit Bids – May 2023
 - Bids Received June 2023
 - Construction Commencement – August 2023
 - Construction Completion – March 2024
- Project Cost
 - Engineering was completed in-house.
 - Construction estimated at \$526,324.
 - Project is to apply for FEMA funding.
- Summary
 - Received “No Permit Required” determination from the FDEP and received the USACOE permit the week of Feb 20th.
 - Technical Specifications and Plans package provided to Purchasing on Feb 22nd, the project advertised the week in March 6th, 2023.
 - Pre-bid meeting is currently scheduled for March 14th. Multiple questions came in just before the question deadline on March 22nd, these questions have been answered and the bid opening date has been pushed to April 5th. Bids came in way above project budget, based on the number of bidder questions it is felt there may have been some confusion resulting in highly elevated bid pricing. The City to re-advertise after revisions are made to the plans and specifications to reduce the potential for confusion/uncertainty.

- Plan and bid document revisions have been made and the project was re-advertised on May 3rd. Prebid meeting held on May 11th and bids due May 31st. Bid analysis complete, requested Purchasing to prepare the Contract for signature. Contract is currently in Legal review prior to Contractor signature.
- Contract to go before City Commission for consideration at July 19th, 2023 meeting.

Manatee Island Floating Dock Repair

- Commission District/Description:
 - Zone 3, Downtown Redevelopment Area
 - Design, permit and repair the floating docks on the east side of Manatee Island. The floating docks sustained damaged during Hurricane Ian.
- Schedule
 - 100% Design & Permitting – April 2023
 - Solicit Bids – May 2023
 - Bids received – June 2023
 - Construction Commencement – August 2023
 - Construction Completion – March 2024
- Project Cost
 - Engineering was completed in-house.
 - Construction estimated at \$250,000.
 - Project is to apply for FEMA funding.
- Summary
 - Received “No Permit Required” determination from the FDEP; Submitted for the USACOE permit on April 14th. USACOE permit received the week of May 22nd.
 - Advertised with the Riverfront Park Day Dock repair, due to similarity in work.
 - Plan and bid document revisions have been made and the project was advertised on May 3rd with the Riverfront Day Docks. Prebid meeting held on May 11th and bids due May 31st. Bid analysis complete, requested Purchasing to prepare the Contract for signature. Contract is currently in Legal review prior to Contractor signature.
 - Agenda item prepared and Contract to go before City Commission for consideration in July 2023.
 - After bids are received, the contract to make the repairs will go before City Commission for consideration at July 19th, 2023 meeting.

City Wide Resurfacing Program

Nothing planned in this area this month. As the project progresses, the roads will be listed here.