

**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..

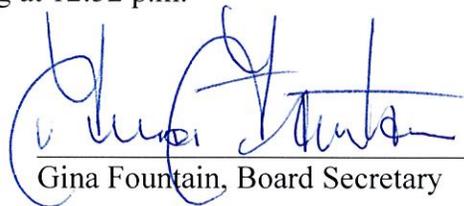
Mr. Thomas asked Ms. Cook if she was referring to the construction dumpster that they are using for their renovation. Ms. Cook replied, yes. Mr. Thompson advised that as long as they are still doing their renovation, they can use that dumpster.

10. Adjournment:

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



Pete Zahn, Chair



Gina Fountain, Board Secretary