

DOWNTOWN REDEVELOPMENT BOARD
MINUTES
Tuesday August 6th 2024

The regular meeting of the Downtown Redevelopment Board was held on Tuesday August 6th, 2024, at 12:00 p.m. The meeting was held in the City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following People were present:

Board Members Present:

Mr. Kenneth Hunt, Chair
Mr. Pete Zahn, Vice Chair
Mr. James Newman
Mr. John Kamchan
Ms. Sheryl Cook
Mr. Javier Benavente

Board Members Absent:

Mr. Jake Nicely
Mr. Tibor Benke

Staff Members Present:

Mr. Ken Thomas, Redevelopment Director
Mr. Anthony Jackson, Deputy City Attorney
Ms. Michele Toliver, Redevelopment Project Manager
Mrs. Angela Armstrong, Redevelopment Project Manager
Ms. Phebe Fuqua, Redevelopment Project Manager
Mrs. Mandana Carry, Office Specialist III

1. Call to Order

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

2. Roll Call

Mrs. Carry called roll and noted members present as stated above.

3. Pledge of Allegiance

The Pledge of Allegiance was stated by the board.

4. Approval of Minutes

A motion was made to approve the minutes from June 4th, 2024, by Ms. Cook, seconded by Mr. Zahn. The motion was carried 6-0.

5. Police Report

None.

6. Staff Reports

Ms. Fuqua reported that security operations with First Coast Security are going well. She noted that the board can request any reports from her as needed. Since it's been a while since the board last met, the report is quite extensive. She suggested that they could request information for specific dates or the entire report, which she can provide either in person or via email.

Ms. Fuqua updated the board on the outdoor seating that recently went before the commission. Everything was approved with minor changes, including a requirement for a five-foot right of way to ensure ADA compliance, allowing easy access for those with mobility challenges. Another change is that if seating extends onto city property beyond the surveyed area of the restaurant, extended insurance is required.

Ms. Fuqua encouraged anyone unsure about their insurance needs or with questions to contact her for guidance. She also mentioned a grant available to help businesses cover the cost of necessary barricades or planters to maintain consistency in outdoor seating areas. Each case will be reviewed individually, and Ms. Fuqua will visit the sites to determine how to proceed with design and grant funding.

Mr. Newman asked if the grant would cover the cost of extra insurance. Ms. Fuqua clarified that it would not. She explained that before restaurant owners worry about costs, she will review the survey and site plan. If these documents show that the restaurant is in the city's right of way, they will assess the potential costs. She mentioned that according to several insurance companies, the increase might be around \$60 a year.

Ms. Cook inquired about Little Italy and its ownership of the side space. Ms. Fuqua explained that this is a unique case. Some restaurants have alleys, which are city property, requiring a more complex process for outdoor seating. For such cases, restaurants would need to draft an agreement with the city's legal team. Although the outdoor seating ordinance has been updated, any restaurant wishing to use side space on city property would need to go through this additional process.

Mr. Benavente asked if the ordinance has any technical issues that might cause problems. Ms. Fuqua explained that code enforcement will handle each situation, noting that some required changes haven't been implemented yet. The changes to the land development code for outdoor seating apply only to restaurants, but some non-restaurant businesses with outdoor seating are also affected. She mentioned there's been a grace period because some people are unaware of the new rules, and she's been discussing them with local business owners.

Mr. Benavente then asked if the ordinance allows restaurants to keep their current setups or if they'll need to make changes. Ms. Fuqua confirmed that they will need to make changes if they're not following the LDC guidelines.

Ms. Cook asked if code enforcement is also addressing extra banners and sandwich boards on sidewalks that obstruct pedestrians. Ms. Fuqua clarified that these issues are not part of the outdoor seating changes, but code enforcement is aware and informs businesses that banners and signs cannot be placed in grass areas or other undesignated spots. She added that the staff could send out a letter outlining the do's and don'ts.

Mr. Zahn asked when the ordinance was first enacted. Ms. Fuqua responded that it was during the first meeting in May. Mr. Zahn noted that three months have passed since then, and in his experience with code enforcement, there are usually three chances to correct a violation before it goes to the code board. He added that three months should be enough time for people to understand and comply with the new rules.

Mr. Jackson explained that the process for the CDX is similar. Typically, they issue an initial citation, allow time for compliance, and then impose a fine if it's not resolved. Any subsequent violations would be treated as repeat offenses.

Ms. Fuqua discussed the Business Development Triage Program, which has about 30 applicants. The program assesses businesses to identify areas where they need support and then helps them implement strategies for growth and retention, particularly in the redevelopment areas of Daytona Beach. She encouraged anyone who knows a business owner interested in participating to visit the city website, click on the "Business" tab, and select the Business Triage link. The program is a free service available until the end of the fiscal year on September 30th.

Ms. Fuqua talked about the SeeClickFix app, encouraging everyone to use it or contact her directly if they notice any issues. The app allows users to report problems, which are then sent to the appropriate department for resolution. She also mentioned that new businesses are coming to the area, which is a positive sign, and noted that she's seeing many BTR requests.

Ms. Fuqua shared updates on upcoming programs and events. The "Pitch Your Idea" competition has been postponed, with applications currently open and the competition set for spring 2025 during the Accelerate Business Summit. They are carefully reviewing applications to ensure they provide valuable resources and give judges ample time, enhancing the competition's impact on the summit.

She also mentioned that vendor and sponsor applications for the summit will open soon. The last summit in February had 205 registrations, with over 140 attendees, 18 food vendors, and 15-16 resource vendors. They aim to make the 2025 event even bigger and encourage anyone interested to contact her.

Ms. Fuqua announced that they have upgraded their grant programs, including the Small Project Commercial and Business Incentive Program, the Commercial Property Improvement and Professional Design Assistance grants, the updated Lease Subsidy Grant, and the Landscape Improvement Grant. All grants are currently accepting applications and can be found on the redevelopment website.

In response to Mr. Hunt's question about grant amounts, Ms. Fuqua stated that they range from \$10,000 to \$50,000. When Ms. Cook inquired about the total budget for indoor and outdoor grants, Ms. Fuqua mentioned that \$150,000 has been budgeted for this area.

Ms. Fuqua addressed board members' reappointments, reminding those interested in continuing their roles to submit their letters. She requested that members inform her if they are still interested or not, to ensure compliance with board requirements.

She also discussed the pamphlets she previously distributed, which cover both the Neighborhood Services Department and the Redevelopment Department. She encouraged board members to distribute these pamphlets to help spread information about the CRA and ensure consistent messaging. Additionally, the city is enhancing its website and creating videos to highlight redevelopment areas, updates on incentives, and changes in statutes.

Mr. Newman expressed concerns about the lack of contact information for downtown patrols and noted that neither he nor the museum has received details on how to reach security. Ms. Fuqua agreed to send an email with this information.

Mr. Hunt mentioned that although security doesn't typically cover Palmetto, vagrants often gather around Orange Avenue and Palmetto. When he asked them to move along, they responded with profanity. He also asked the business owner on the corner (the hot tub spot) to put up no-trespassing signs, which they did, and he posted some at his location as well. He is hopeful this will improve the situation.

As a result, his vacation rental ratings increased to 4.89, which he was pleased with. However, he did receive a one-star rating due to the area's issues, highlighting the need to address these concerns. He also noted that a man frequently loiters after 11 p.m., making guests uneasy, especially those leaving the nearby lounge. He requested that this information be documented in case the city considers adding security coverage to this area next year.

Mr. Kamchan inquired about the possibility of testing security in specific hotspots.

Mr. Benavente reported an issue with someone storing materials and harvesting metals from the back of a truck near the area. He also mentioned concerns about a CVS location with a long-term lease, which could attract more problems and pose a challenge for the city.

Mr. Jackson noted that they are addressing some of these issues through active litigation and exploring legal changes that may offer solutions, working with the legal and police departments.

Ms. Cook mentioned that she spoke directly with Jakari Young about people parking next to the container in the back parking lot, holding parties, and even climbing on top of it. He directed her to code enforcement, who followed up with her, and the vehicle is no longer there. The people on bikes who were feeding everyone have also left the area. She speculated that they might have tapped the pole by Salon 230, as she hasn't seen the two ladies charging their phones on their bikes there recently.

Ms. Fuqua emphasized the importance of reporting issues to staff so they can address them effectively.

Mr. Hunt inquired about the status of Galerie Elan after their grant was approved. Ms. Fuqua reported that the business is still operating and continues with the necessary renovations. The previous tenant has moved out, but the building owner still retains ownership. She clarified that when businesses request funding, they are typically seeking reimbursement for completed tasks. Currently, the building is vacant, and discussions are underway regarding the next steps for the building owner to secure a new tenant.

7. Public Comments

None.

8. Board Comments

Ms. Cook inquired about the redevelopment area public works reports, noting that the charging stations, including the one on Magnolia, appear to be installed. Ms. Fuqua confirmed this and agreed to ensure that future reports are complete and reflect recent updates. Ms. Cook also asked about the Coast Guard Auxiliary building, and Ms. Fuqua promised to gather information and provide an update at the next meeting.

Mr. Newman asked about the Bayou Bridge, specifically whether the funds from Brown & Brown were used to expedite the project and if there is a projected completion date. Ms. Fuqua said she does not have a date but confirmed that funding has been secured. He also asked about the Brooklyn Bridge, questioning its completion status since it wasn't reflected in the reports. Ms. Fuqua will get an update on this and noted that future reports could include additional details as requested by the board.

Mr. Benavente asked about the annual budget cycle, to which Ms. Fuqua responded that it ends in September. He also inquired about developments north of Main Street. Ms. Fuqua explained that the focus is on road development and infrastructure, particularly Ballough Road and North Beach Street. They are working with developers and anticipate seeing new construction or demolitions in the coming year. The city is also working on property mitigations and new business developments, including Josh Wagner's firm on Fairview and Ballough. They are exploring an entertainment district with a modernized mixed-use concept and coordinating with neighboring cities.

Ms. Fuqua will present more details to the board as developments solidify.

Mr. Newman asked about the proposed public green space around the Root Basin, inquiring if it is still in progress. Ms. Fuqua confirmed that it has been discussed, but the focus is on developing the surrounding areas first. The green space would be addressed later in the process.

9. Adjournment

The meeting was adjourned at 12:41 p.m.



Mr. Kenneth Hunt, Chair



Ms. Chernelia Campbell, Board Secretary