

**DOWNTOWN/BALLOUGH ROAD
REDEVELOPMENT AREA BOARD
MINUTES**

Tuesday, October 7, 2014

A meeting of the Downtown/Balough Road Redevelopment Area Board was held Tuesday, October 7, 2014, at 12:00 p.m. in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members

Mr. Harold Goodemote, Chair
Mr. Robert Abraham
Mr. Daniel Harshaw
Mr. Larry Robinson
Dr. Kent Sharples
Ms. Cathy Washington
Mr. Scott Weidman
Mr. Jack White
Mr. Paul Zappitelli

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Jason Jeffries, Redevelopment Project Manager
Mr. Ron McLemore, Public Works Director
Ms. Carrie Avallone, Assistant City Attorney
Ms. Becky Groom, Board Secretary

1. Call to Order

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

2. Roll Call

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

3. Approval of Minutes – September 9, 2014

Board Action:

Mr. Abraham made a motion to approve the minutes of the Regular Meeting of September 9, 2014. Dr. Sharples seconded the motion and it was approved unanimously (9-0).

4. Discussion: Orange Avenue Project

Ron McLemore, Public Works Director, introduced Mark Vistra, who is the Project Manager for the Orange Avenue project.

Mr. McLemore stated the sewer line between U.S. 1 and Palmetto will be finished in about 3 weeks so the crews will not be working in that section of the project until after the first of the year. Mr. McLemore stated construction will be intense from U.S. 1 to the west for the next 18 months.

Mr. Goodemote asked if the barriers and barricades will be removed from the U.S. 1 to Palmetto section during the next few months.

Mr. McLemore stated the barriers will not be removed but there will be access to parking in the area.

Mark Vistra, Project Manager, stated the barricades need to remain for traffic control.

Mr. Harshaw asked if the project will stop at Beach Street or will the project continue across the bridge.

Mr. McLemore stated the project will stop at Beach Street.

Mr. Vistra stated the project will extend for about 100 feet beyond Beach Street for stormwater tie-ins.

Big John asked what the plans are during Bike Week and Speed Week. He stated at the City Commission meeting last week, there was discussion about reimbursement to the merchants for devastation and asked for the status.

Mr. McLemore stated the City Commission has asked staff to report back to them on signage and a potential revision to the construction schedule. Mr. McLemore stated the activity on Orange Avenue will not change during Bike Week and Speed Week.

Mr. Harshaw asked about International Speedway Blvd. He stated at last month's meeting, there was a discussion about the roundabouts and noted the minutes state the ISB project will not start for 5 to 6 years. Mr. Harshaw stated he feels the project should be done sooner and feels nothing has been done to the road for 20 to 25 years.

Mr. McLemore stated it is a State road so work will be done when the State decides to proceed, not the City. Mr. McLemore stated he will be meeting with FDOT on Friday morning to discuss this issue. Mr. McLemore stated FDOT is interested in improving the intersection at A1A and ISB and he feels that project may move forward with a high priority. Mr. McLemore stated the ISB project will require a lot of acquisition of property which will not happen quickly.

Mr. Harshaw stated that what was done on Granada from U. S. 1 to the river was not a \$60,000,000 project and everyone loves what was done there. He stated perhaps the project is being over-projected. Mr. Harshaw stated he just wants good roads with clean sidewalks so people feel they are invited to come to town.

Mr. McLemore stated there are some things that could be done to improve the road but there are property issues to address in order for the area to be “dressed up.” Mr. McLemore stated the project is on the TPO list.

Ms. Washington asked if the State will completely fund the project.

Mr. McLemore stated it depends on how the project is designed but said he would expect the city will have to allocate some funds. Mr. McLemore stated the city has already spent a considerable amount of money on evaluation and engineering work.

Ms. Washington stated there is not sufficient parking for people who want to visit the businesses in the Beach Street area. She stated she does not feel the city is moving on the parking issue and stated parking for the public is crucial.

Mr. Berger stated he would address parking later in the meeting once the agenda items have been completed.

Mr. Harshaw asked if anything will be done to improve ISB since the Orange Avenue Bridge will be closed for 2 years and traffic will increase on ISB.

Mr. McLemore stated he will talk with the State about the surface condition of ISB.

Mr. Zappitelli stated the power boxes for the traffic signals need to be removed from the sidewalks and sidewalks resurfaced along ISB.

5. DEV2014-128, Conditional Use, Chicago Style Bar & Grill

Mr. Jeffries presented the staff report which is included as part of the packet. Mr. Jeffries stated the applicant has requested a change to the outdoor table service area and would now like to place tables along the street in the parking space bump-outs. Mr. Jeffries stated 6 to 8 feet must remain clear due to ADA requirements.

Applicant's Presentation:

Colleen Miles, Land Development Resource Group, spoke on behalf of the applicant. Ms. Miles stated there will be a walk-up window for placing orders and receiving the food and tables where customers could stand are proposed to be located adjacent to the street.

Mr. Zappitelli stated he does not like the idea of people walking or driving by and seeing people standing at the front of a business smoking and drinking alcohol.

Ms. Miles stated the service area would be similar to what is in front of Stavro's and also what is in front of the Lucky Rooster on Main Street.

Mr. Jeffries stated it is proposed to have the walk-up window at the front of the restaurant and then 8 feet of the sidewalk will remain open. Mr. Jeffries stated there would be two tables located next to the curb.

Mr. Harshaw asked why there is a DJ station on the second floor outside.

Ms. Miles stated the seating will be on the porch and the DJ station will be underneath.

Mr. Harshaw stated it may be under roof but it is still outside and asked why a DJ station is needed for a hot dog stand. Mr. Harshaw stated he also has concerns about someone purchasing beer and no food.

Mr. Zappitelli stated he does not feel what is proposed is family friendly.

Mr. Abraham stated he likes the idea of having the sidewalk space between the tables and the window space. Mr. Abraham stated in other cities, people do drink outside and there is a nice ambience.

Board Action:

A motion was made by Mr. Abraham, seconded by Dr. Sharples, to approve DEV 2014-128, Conditional Use, Chicago Style Bar & Grill, including the revisions as presented by the applicant for table service adjacent to the street, in accordance with the staff report as presented, subject to any staff comments. The motion carried (5-4, Ms. Washington, Mr. Weidman, Mr. Harshaw, and Mr. Zappitelli voting no).

6. Public Comments

There were no public comments.

7. Board Comments

Mr. White asked if the Board could prepare a letter of support for the homeless study that was recently completed by Dr. Marbutt. Mr. White stated he would like the letter sent to the City Commission and Volusia County. Mr. White stated he would be happy to draft a letter in order to get something started and would like to present it at the next meeting for discussion.

Mr. White asked for an update on the design work for Beach Street.

Mr. Berger stated the proposal from Parker Mynchenberg has not been presented to the City Manager for his review.

Mr. Harshaw stated palm trees have been cut down along Beach Street and the trees have not been replaced. Mr. Harshaw asked when the trees will be installed.

Mr. Berger stated he has approved the funding for the replacement trees so that will be done as soon as it is approved by the City Manager. Mr. Berger stated the areas around the trees will need to be filled in with flexi-pave.

Mr. Harshaw asked about Code violations related to signage along Beach Street.

Mr. Berger stated he will discuss signs that are in violation with Code Enforcement.

8. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 1:00 p.m.

Harold Goodemote, Chair

Becky Groom
Recording Secretary