



The CITY OF DAYTONA BEACH Beachside Redevelopment Board Minutes

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Wednesday, February 14, 2018
6:00 PM

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) 671-8020		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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Board Members Present

Mr. Gilbert Myara. Chair
Mr. Dino M. Paspalakis, Vice Chair
Mr. Mike Denis
Ms. Jennifer Nazak
Mr. James Newman (Planning Board appointee)
Mr. Dino P. Paspalakis
Ms. Amy Pyle
Ms. Marcia Tuggle

Staff Members Present

Mr. Reed Berger. Redevelopment Director
Mr. Robert Jagger. City Attorney
Ms. Becky Groom. Board Secretary

Call to Order

Mr. Myara called the meeting to order at 6:02 p.m.

Roll Call

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

Approval of Minutes - January 10, 2018

Board Action:

A motion was made by Mr. Denis, seconded by Dino P. Paspalakis, to approve the minutes of the January 10, 2018 meeting, as presented. The motion carried unanimously (7-0).

Staff Reports: Police Department and Code Enforcement

Police Department Report:

Mr. Berger stated the CompStat report would no longer be included as part of the packet.

Code Enforcement Report:

The Code Enforcement Report was provided to the Board for their information.

Mr. Denis expressed concern about the number of short-term rental complaints listed on the report. Mr. Denis stated he did not feel the time of Code Enforcement Officers should be spent looking for out of state license plates. Mr. Denis stated he did not feel this may be the best use of Code Enforcement staff's time.

Mr. Berger stated he had not had an opportunity to talk with Denzil Sykes, Code Enforcement Manager, regarding the number of complaints listed.

Ms. Pyle stated she spoke to one of the Code Enforcement Officers who told her 100% of his time was being spent on checking short-term rental complaints.

Ms. Pyle stated the Trakit system listed 41 properties as blighted and some of the properties had long-standing violations. Ms. Pyle asked what progress was being made on the Rehab Board and stated there were 3 applicants for the Rehab Board. Ms. Pyle stated the requirements to serve on the Rehab Board were that applicants must have building or architectural experience. Ms. Pyle stated unless 4 more people were appointed to this Board, the City would not be able to pursue blighted properties that needed attention.

Mr. Jagger stated he was not familiar with a Rehab Board. Mr. Jagger stated there was a board called the Board of Building Codes which reviews condemnation appeals and opinions regarding the International Property Maintenance Codes. Mr. Jagger stated there was also an in-house group of staff reviewing condemnations but stated he was not sure which group Ms. Pyle may be referring to. Mr. Jagger stated he was working with staff to re-establish the Board of Building Codes, but their function would not be to address the 41 blighted properties Ms. Pyle was questioning. Mr. Jagger stated those properties would be addressed by staff and Code Enforcement.

Ms. Pyle stated there was a property on the listing at 331 S. Palmetto which was across from City Hall. Ms. Pyle stated the building had no front on it but there were still people living in it. Ms. Pyle stated she did not understand why the building was allowed to be occupied. Ms. Pyle stated the City needed to take a hard look at the things that had been slogged through for years and get them cleaned up.

Mr. Berger stated he would review the 41 cases Ms. Pyle was questioning and provide the Board with more information on their status. Mr. Berger stated the property at 331 Palmetto was being actively addressed right now. Mr. Berger stated the reason the building was open was because of the need to look

inside to determine structural concerns. Mr. Berger stated a determination had been made that the people that lived there could stay while this work was being done.

Ms. Tuggle asked if any of the properties in question had gone to the Special Magistrate. Ms. Tuggle asked what happened once a property had gone to court. Ms. Tuggle suggested perhaps enforcement should be stricter in Redevelopment areas or there should be a shorter timeline in the process if the property was blighted.

Mr. Berger stated he would check on the status of the properties.

Election of Officers

Election of Chair:

Ms. Pyle nominated Mr. Denis to serve as Chair. seconded by Ms. Nazak.

Dina M. Paspalakis nominated Dino P. Paspalakis to serve as Chair, seconded by Mr. Myara.

A vote was taken, and Ms. Pyle, Ms. Nazak, and Mr. Denis voted for Mr. Denis as Chair. Mr. Myara, Ms. Tuggle, Dino M. Paspalakis, and Dino P. Paspalakis voted for Dino P. Paspalakis to serve as Chair.

Dino P. Paspalakis was voted as Chair: however. Mr. Myara continue to serve as Chair for the remainder of the meeting.

Election of Vice Chair:

Ms. Pyle nominated Mr. Denis to serve as Vice Chair, seconded by Ms. Tuggle. The motion carried unanimously (7-0).

Redevelopment Projects Update

Mr. Berger stated the Jimmy John's request for the project reviewed by the Redevelopment Board last month would be presented to the City Commission in March. Mr. Berger stated the Planning Board approved the request with the same motion as the Redevelopment Board that the improvements to Butler Blvd. not be required.

Mr. Berger stated he had received inquiries from developers about property along beachside, but he was not at liberty to discuss details at this time.

Mr. Berger stated he had not received anything regarding a project similar to One Daytona near the Ocean Center which was asked about at the last meeting.

Mr. Berger stated FOOT had agreed to move forward with the design and planning process for International Speedway Blvd.

Public Comments

Anne Ruby. 13 7 Park A venue, Daytona Beach, Florida, stated there was a change to the Land Development Code in order to allow the extension for the George Anderson parking lot. Ms. Ruby stated she did not believe there was a vote of the City Commission to approve the extension and asked if that was something that was upcoming.

Mr. Berger stated the City Commission action would happen after the first two-year extension had passed.

Fred Zeigler, 2566 Coral Way E., Daytona Beach, Florida, asked why the citizens can't be told who had expressed an interest in developing along the ocean as was stated by Mr. Berger.

Mr. Berger stated it was not public information.

Mr. Denis stated if an application was received and was being reviewed by staff, the project would be listed in the City's Trakit system and any interested citizen could follow an item on that site.

Mr. Berger stated the first step in the development process was the requirement to hold a neighborhood meeting.

Ms. Pyle stated a lot of work goes into a project before there was a neighborhood meeting. Ms. Pyle stated a neighborhood meeting may be the first public announcement. Ms. Pyle stated only people within 300 feet of a site were notified of a neighborhood meeting.

Ms. Pyle stated Mr. Chisholm stated at a Chamber breakfast meeting that the City was looking at partnerships for development of a 29-acre site near the Ocean Center in the Main Street area. Ms. Pyle asked Mr. Berger if he knew anything about it.

Mr. Berger stated he did not know anything about it.

Ms. Nazak stated she was pleased to see at the Volusia County Beachside meeting that workforce housing and parking were items that were discussed.

Ms. Nazak stated she has been told that plans had been confirmed for a high-rise parking garage on Grandview. Ms. Nazak stated everyone that lived in that area will want to be part of the discussion regarding the review of that project.

Mr. Berger stated that staff had not had an application to review anything for that property.

Mr. Newman stated anyone could sign up for notification of neighborhood meetings online.

Mr. Berger stated the property was also posted if there was a plan for development.

Board Comments

Ms. Pyle asked that staff check the corner seawall next to the Harvey Street beach access. Ms. Pyle stated the south corner was dangerous where people were living and sleeping.

Mr. Berger stated he would check into her concern tomorrow.

Ms. Pyle asked if the \$750,000 agreed to by the City Commission to start the East International Speedway Blvd. project would come from the CRA fund.

Mr. Berger stated there would be an expenditure decision that the CRA would have to make and the funds would have to be encumbered. Mr. Berger stated he did not know where the amount would be funded.

Ms. Pyle stated since the Main Street workshop that was held by the City Commission, she had not seen any changes. Ms. Pyle stated she recently attended a Downtown Redevelopment Board meeting, and that Board had a dedicated Project Manager and provided plans and strategies for the development of the downtown area. Ms. Pyle stated this Board did not have a similar plan.

Mr. Berger stated the Main Street and South Atlantic CRA had the E-zone plan which was online; and if the Board was interested, an update could be provided. Mr. Berger stated the project being worked on in the Main Street area right now was the upgrading of the lighting.

Ms. Pyle stated the Code stated parking on grass lots was not permitted and asked if that would be enforced during Bike Week. Ms. Pyle stated there were many areas in the City where grass lots were used for paid parking.

Mr. Berger stated there were a number of areas that needed enforcement and he had raised that issue with Code Enforcement. Mr. Berger stated there was an area along Main Street that specifically allowed parking adjacent to Main Street.

Ms. Pyle stated she would like to see the City's grant program changed. Ms. Pyle stated she felt work should be allowed to be done by the property owner instead of being required to have work done by a contractor.

Ms. Nazak stated she was working to have activities on Main Street during the summer that would attract families to the area.

Mr. Denis stated Volusia County had discussed extending the Boardwalk and asked if the County had specified what material would be used for the Boardwalk and asked if it would be timber or concrete. Mr. Berger stated he was not aware of any specifications for the project. Mr. Berger stated the Boardwalk was at a discussion level only at this time and he had not seen any plans.

Mr. Denis stated Florida Power & Light would exchange lighting fixtures for LED at no additional cost.

Mr. Berger stated the City was working with FPL on that effort.

Mr. Denis stated instead of the City's grant program, he had been looking into a low-cost loan program which would encourage people to improve their homes.

Ms. Tuggle stated there could be problems with extending the boardwalk east of the sea wall during high tide because the spacing between the wall and the water was limited. Ms. Tuggle stated she attended the Music Fest this past weekend and felt it was very successful. Ms. Tuggle stated she did not have a problem with Code Enforcement checking on short-term rentals.

Dino P. Paspalakis stated there would be an eminent domain battle if a boardwalk was planned for the east side of the seawall. Mr. Paspalakis expressed concern about the low lighting at Breakers Park.

Dino M. Paspalakis asked Ms. Pyle if she was aware of what was planned for the 29 acres along Main Street that she discussed.

Ms. Pyle stated she felt a large Daylona One project would be discussed during the Volusia County Beachside Committee meeting. Ms. Pyle stated she felt the project would be adjacent to the Ocean Center/Main Street area.

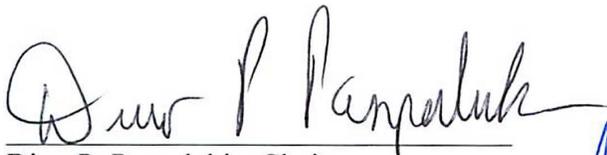
Mr. Berger stated the next meeting of the Beachside Committee would be at 6:30 p.m. next Monday at the Ocean Center.

Ms. Nazak stated she liked One Daytona but was glad One Daytona was not near Beachside.

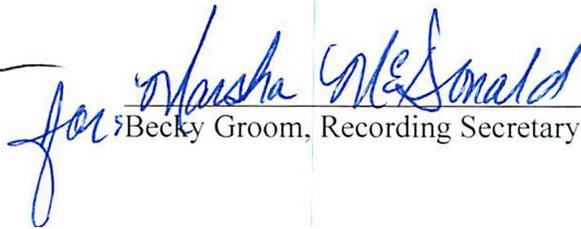
Mr. Myara thanked the Board for allowing him to serve as Chair.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:27 p.m.



Dino P. Paspalakis, Chair



Becky Groom, Recording Secretary