



The CITY OF DAYTONA BEACH Beachside Redevelopment Board Minutes

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Wednesday, March 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. Dino P. Paspalakis, Chair
Mr. Mike Denis, Vice Chair
Mr. Gilbert Myara
Ms. Jennifer Nazak
Mr. James Newman (Planning Board appointee)
Ms. Amy Pyle

Board Members Absent

Mr. Dino M. Paspalakis
Ms. Marcia Tuggle

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Robert Jagger, City Attorney
Ms. Marsha McDonald, Office Specialist II

Call to Order

Dino P. Paspalakis called the meeting to order.

Roll Call

Roll was taken with attendance as noted above.

Approval of Minutes - February 14, 2018

Mr. Paspalakis asked that a typo be corrected to change Dina to Dino.

A motion was made by Ms. Pyle, seconded by Mr. Denis, to approve the minutes of February 14, 2018. The motion carried (5-0).

Staff Reports

Mr. Berger stated the report for Code Enforcement was included as part of the packet. Mr. Berger stated the Compstat report was available on the City's website for anyone that was interested in reviewing the report.

Wall Graphic - Lazy Gator Beach Shop at 1018 S. Atlantic Avenue

Mr. Berger presented the staff report which was included as part of the packet. Mr. Berger stated the wall was currently blank and a mural was proposed. Mr. Berger stated the mural would face Silver Beach.

Applicant's Presentation:

Tom Bifalco spoke representing the applicant and presented a large representation of the proposed mural.

Dino P. Paspalakis suggested placing the mural higher on the side of the building because if it was placed as is proposed, parked cars would block the view of the mural.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Myara, seconded by Ms. Pyle, to approve Wall Graphic, Lazy Gator Beach Shop at 1018 S. Atlantic, in accordance with the staff report as presented. The motion carried (5-0).

Redevelopment Projects Update

Mr. Jagger introduced Carly Meek who will be the new City Attorney working with the Beachside Redevelopment Board.

Mr. Berger stated the LDC text amendment for tattoo establishments would be heard by the City Commission on March 21, 2018.

Mr. Berger stated the Jimmy Johns request was continued at the City Commission meeting due to an issue regarding notification requirements. Mr. Berger stated the item would be continued to the April 4, 2018 City Commission meeting.

Mr. Berger stated discussion and establishment of the Building Code Board would be discussed by the Planning Board on March 22, 2018.

Mr. Berger stated the vacant lot at 101 Ocean and Harvey Avenue would be going through a rezoning process in order to allow for a public parking lot at the site.

Mr. Berger stated blighted properties were discussed at the last Beachside meeting. Mr. Berger stated there were currently 42 properties in the City designated as blighted and 4 of those properties were in the Beachside Redevelopment area. Mr. Berger stated the properties were at 150 S. Coates, 215 S. Grandview, the units at 219/221 /223 N. Peninsula, and 400 S. Atlantic.

Mr. Berger stated there was now a Code case on the issue of the seawall at 101 S. Ocean that was raised at the last Beachside meeting.

Public Comments

Anne Ruby, 137 Park Avenue asked for an update on the property at 128 S. Wild Olive.

Mr. Jagger stated there was a suit involving this property and the issue would be resolved.

Ms. Ruby provided information to the Board on how the City" s CRA funds were spent during 2017. Ms. Ruby stated about 57% was spent on payroll and salaries. Ms. Ruby stated she felt more oversight was needed on how the money was spent. Ms. Ruby stated there should be a dedicated Project Manager for the Main Street CRA.

Ms. Pyle stated she thought the CRA funds were to be used to address blight and if that was not being done, we were missing an opportunity.

Dino P. Paspalakis stated the Friends of the Bandshell requests \$30,000 from the City for the purchase of fireworks; but \$4,100 is spent per show for the fireworks for a total of \$94,000. Mr. Paspalakis stated the City did not contribute in other ways for the events held at the bandshell; and the Friends paid the City each week for the use of the bandshell. Mr. Paspalakis stated there were other contributors and sponsors for the events.

Vern Weatherholtz, 3 Granville Circle, Daytona Beach, Florida asked about the renovations at the property at 400 South Atlantic.

Mr. Berger stated he had not reviewed the plans for the renovations and those plans would be reviewed by the City" s Permits and Licensing Division.

Mr. Weatherholtz asked about short-term rentals.

Mr. Berger stated there were 51 cases reported of short-term rentals and 13 of those cases were in the Main Street area.

Mr. Weatherholtz expressed concern about the negative comments that were made by representatives from Daytona Beach Shores against the City at the last Volusia County Beachside Redevelopment Board meeting.

John Nicholson, 413 N. Grandview, Daytona Beach, Florida asked about short term rentals.

Mr. Jagger stated there was a "grandfathered" status from the State of Florida which was established for local ordinances regarding short term rentals that were adopted prior to June 2011. Mr. Jagger stated if the City amends the existing regulations, there was a risk that the grandfather status would be lost.

Mr. Nicholson discussed tattoo establishments; graffiti on existing buildings; streetlights that were not working; fences on the Boardwalk; the proposed Jimmy John's site on the beachside; the need for a Project Manager for the Beachside CRA area; vendors on Main Street; and parking.

Board Comments

Ms. Pyle talked about blighted properties and stated she felt if a property was slated for demolition, it should be removed. Ms. Pyle expressed concern about people not maintaining their properties. Ms. Pyle talked about the seawall at the corner of Harvey and Ocean. Ms. Pyle stated property owners should be forced to maintain their existing properties before approval was given for additional projects.

Ms. Nazak stated she would support a vacancy tax on vacant properties. Ms. Nazak stated she felt bicycling should be promoted in order to reduce the need for parking. Ms. Nazak stated she supported tattoo establishments since they were no longer viewed negatively.

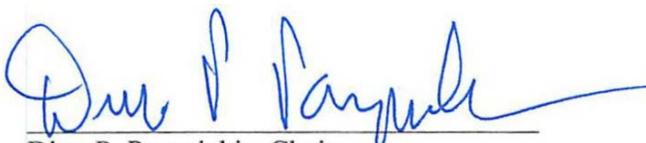
Mr. Denis stated the blighted property on Peninsula had been listed as blighted for years and there should be a time limit placed on the amount of time a property could sit before it was demolished. Mr. Denis asked for a status report at the next meeting on the FPL project to change streetlights to LED. Mr. Denis stated he would like to see an accounting for the CRA money.

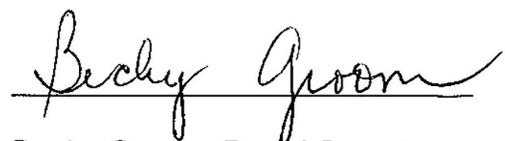
Mr. Myara stated when the City receives funds for events such as those held at the bandshell, the funds are deposited into the General Fund, not the CRA. Mr. Myara stated there was a Project Manager for the Beachside and it was Mr. Berger.

Dino P. Paspalakis expressed concern about buildings being torn down and then the property was not developed, and the site was used for itinerant vending. Mr. Paspalakis stated as a result, taxable values were not raised.

Adjournment

There being no further business, the meeting was adjourned.


Dino P. Paspalakis, Chair


Becky Groom, Board Secretary