



The CITY OF DAYTONA BEACH Board of Adjustments Agenda

City Hall
Room 149-B
Regular Meeting - Canceled

301 South Ridgewood Avenue
Monday, September 9, 2019
12:00 AM

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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The regular meeting of the Downtown Redevelopment Board was held Tuesday, August 7, 2018, at 12:00 p.m. in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present

Mr. Scott Weidman, Chair
Ms. Quanita May, Vice Chair
Ms. Sheryl Cook
Mr. Daniel Harshaw
Mr. Russell Holloway
Mr. Jake Nicely
Dr. Kent Sharples
Ms. Cathy Washington (Planning Board Representative)

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Jason Jeffries, Redevelopment Project Manager
Ms. Carly Meeks, Assistant City Attorney
Ms. Becky Groom, Board Secretary

Call to Order

Mr. Weidman called the meeting to order at 12:10 p.m.

Roll Call

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

Approval of Minutes

A. Regular Meeting: February 6, 2018

Board Action:

A motion was made by Ms. Cook, seconded by Mr. Harshaw, to approve the minutes of the Regular Meeting of February 6, 2018 as presented. The motion carried unanimously (7-0).

B. Special Meeting: February 15, 2018

Board Action:

A motion was made by Mr. Holloway, seconded by Ms. Cook, to approve the minutes of the Special Meeting of February 15, 2018, as presented. The motion carried unanimously (7-0).

C. Regular Meeting: May 1, 2018

Board Action:

Mr. Weidman stated only the Board members in attendance at the May 1, 2018, meeting could vote on the approval of the minutes of that meeting.

A motion was made by Dr. Sharples, seconded by Ms. May, to approve the minutes of the May 1, 2018 Regular Meeting as presented. The motion carried (3-0, with Mr. Weidman, Ms. May, and Dr. Sharples as the voting members).

Brown & Brown Headquarters Planned Development DEV2018-094

Staff Presentation:

Mr. Jeffries presented the staff report which was included as part of the packet. Mr. Jeffries stated the request was to rezone the property from Downtown Redevelopment-Commercial (RDD-3) and Residential Professional (RP) to Planned Development-Redevelopment (PD-RD).

Mr. Jeffries stated a Neighborhood Meeting was held on March 12, 2018 and the notes from that meeting were included as Exhibit D in the packet. Mr. Jeffries stated an adjustment was made to the boundary of the proposed project to the west and, as a result, a second Neighborhood Meeting was held. Mr. Jeffries stated issues raised at the second meeting included: Access to Beach Street; vacation of San Juan, public roadway improvements, and neighborhood traffic calming.

Mr. Jeffries stated there has been a change as a result of a new submittal by the applicant to the FAR. Mr. Jeffries stated the applicant was requesting FAR-10 and not FAR-3 as was reflected in the Staff Report.

Mr. Jeffries stated Public Utilities was requesting construction of a larger capacity lift station to handle the capacity of the project and the lift station would be located on the applicant's property. Mr. Jeffries stated the landscape and signage plans were included as part of the packet.

Mr. Nicely asked if there would be a structured phasing of the project.

Mr. Jeffries stated the PD would allow for phasing of future buildings but what was proposed today was the first phase.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke representing the applicant and provided a hand-out of a proposed site plan to the Board. Mr. Merrell stated the first phase of the project would be the large office building which would produce 600 high-paying new jobs to the area. Mr. Merrell stated the Downtown Redevelopment Board would be presented the final site plan for review. Mr. Merrell stated the landscaping would include large trees that would be full-grown at planting. Mr. Merrell stated two Neighborhood Meetings were held and the notes from those meetings were included in the packet. Mr. Merrell stated the proposed area had historically had flooding problems and storm water improvements would be made in conjunction with the project. Mr. Merrell stated the Brown's had pledged \$15,000,000 for enhancements and improvements to the park across the street from the site. Mr. Merrell stated Consolidated Tomoka had acquired the land at the First Baptist Church site which would be used for housing. Mr. Merrell stated construction was planned to start at the first of 2019 and would be completed in July. 2020.

Ms. Cook stated she was impressed with what was proposed and was excited about the project.

Public Comments:

Jim Cameron, Senior Vice President of Governmental Relations, The Daytona Regional Chamber, stated the Chamber was in support of this project. Mr. Cameron stated this project would be the anchor that would bring walking activity to the existing downtown businesses.

John Nicholson, 413 N. Grandview, Daytona Beach, Florida, stated he was concerned that a number of mature trees would be removed from the proposed site. Mr. Nicholson expressed concern that the audience could not see the proposed plans that were presented as hand-outs to the Board. Mr. Nicholson stated he hoped the City plans other improvements in the area that could be made while construction was taking place for the proposed project.

Mr. Harshaw stated he agreed with Mr. Nicholson's comments and hoped the City would make improvements along International Speedway and Orange Avenue to enhance the area at the same time so the new employees would be attracted to the area and reside nearby.

Mr. Merrell stated the City Commission awarded a Contract to Parker Mynchenberg to develop plans for landscaping along Beach Street. Mr. Merrell stated he had also had meetings with City leadership about coordinating the park improvements for Riverfront Park. Mr. Merrell stated he agreed that all of these projects needed to be coordinated. Mr. Merrell stated the First Baptist Church site was planned to be a housing development.

Dr. Sharples stated he had been meeting with other groups this week about bringing high-tech businesses to the area. Dr. Sharples stated the City's image was changing as a result of the Brown & Brown announcement.

Mr. Nicely stated there should be initiatives to create housing that was affordable in the area and maybe tax incentives or grants could be offered for development or to elevate some of the properties that were already developed. Mr. Nicely stated someone might want to live in a historic home and would hope there was funding available to assist an owner with renovations.

Mr. Berger stated there were Residential Improvement Grants available through the City and additional funds were available if a home was located in a historic district.

Mr. Holloway stated it could be an incentive for Brown & Brown to have their employees living close to where they work and stated he also wanted the Brown & Brown employees to own homes in Daytona Beach and not go to Ormond Beach or New Smyrna to live.

Mr. Merrell stated it was a focus of Brown & Brown to have their employees living close by and being able to walk to work.

Mr. Merrell stated he did not have the hand-out materials to the City in time to be included with the video presentation today so he would make sure Mr. Nicholson received a copy of what was distributed.

Dr. Sharples disclosed for the record that he was an independent contractor for the CEO Business Alliance which is a group of 10 community leaders that is supported by Hyatt Brown; Dr. Sharples stated he would receive no personal gain or benefit by supporting the proposal presented.

Board Action:

A motion was made by Dr. Sharples, seconded by Mr. Nicely, to approve Brown & Brown Headquarters Planned Development, DEV2018-094, in accordance with the Staff Report as presented. The motion carried unanimously (7-0).

Rezoning to Residential/Professional (RP), DEV2018-084

Staff Presentation:

Mr. Jeffries presented the staff report which was included as part of the packet. Mr. Jeffries stated the property was located at 434 N. Ridgewood which was the corner of Ridgewood and Michigan. Mr. Jeffries stated when the City placed the current zoning on this property in the 1960's, this made the property non-conforming.

Mr. Jeffries stated a Neighborhood Meeting was held on July 13, 2018 and a summary of that meeting was included with the Staff Report.

Applicant Presentation:

Vincent Pasciuta, 434 N. Ridgewood, Daytona Beach, Florida stated he was the applicant and planned to live in the home.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Holloway, seconded by Ms. Cook, to approve Rezoning to Residential/Professional (RP), DEV2018-084, in accordance with the Staff Report as presented. The motion carried unanimously (7-0).

Public Comments:

John Nicholson, 413 N. Grandview, Daytona Beach, Florida, stated a site was previously approved for the Pinnacle on Beach Street that the City owned to develop a parking garage with condominiums above it. Mr. Nicholson stated this would be an excellent time to reconsider that project. Mr. Nicholson stated more HUD or affordable housing was not needed. Mr. Nicholson stated activities needed to be developed to provide things for people to do after work, such as jogging or bicycling trails.

Board Comments

Mr. Holloway stated he was pleased to see the Brown & Brown project moving forward and felt the community was moving in the right direction.

Ms. May stated she was working toward making the area in the downtown a vibrant community.

Mr. Harshaw stated if the Brown & Brown employees were not living in the downtown area, the area would never receive a grocery store. Mr. Harshaw stated he was pleased to see that the City Commission hired a gentleman from St. Augustine to help with the pan-handling situation in the City. Mr. Harshaw stated he felt the speed limit should be reduced on Beach Street. Mr. Harshaw stated bicyclists should be restricted from riding on the sidewalks. Mr. Harshaw stated he hoped to see improvements made to Orange Avenue and ISB so the area would be attractive to the new employees of Brown & Brown.

Ms. Cook asked how long Parker Mynchenberg had to complete the study regarding the Riverfront Park area.

Mr. Berger stated Mr. Mynchenberg was working on a very aggressive schedule and he was developing a phased process block by block. Mr. Berger stated Mr. Mynchenberg was moving along very quickly.

Ms. Cook stated she agreed that bicyclists should not be allowed on the sidewalks. Ms. Cook stated she also felt improvements should be made while the streets were torn up as part of the Brown & Brown project.

Ms. Washington stated she was impressed with the plans that were presented today for the Brown & Brown project. Ms. Washington stated she hoped there would be housing for the employees in the Beach Street area and hoped people would not have to live on the west side of the City. Ms. Washington stated she agreed that the speed limit should be reduced along Beach Street.

Mr. Nicely stated when he referred to affordable housing for the Brown & Brown employees, he did not mean HUD housing: Mr. Nicely stated there would be opportunities for people to live on the west side of the City and he was hoping there would be housing that was affordable in the downtown area so many of the Brown & Brown employees would reside in Downtown. Mr. Nicely stated there needed to be an aggressive, coordinated approach to draw people to live in Downtown.

Mr. Weidman stated he had lived in the downtown for 12 years and he applauds the Browns for their efforts in what they were doing for the City of Daytona Beach. Mr. Weidman stated the project would add revenue as well as an economic engine for the downtown.

Adjournment

There being no further business to come before the Board, the meeting adjourned at 1:22 p.m.



Scott Weidman, Chair



Becky Groom, Recording Secretary