



The CITY OF DAYTONA BEACH Downtown Redevelopment Board Minutes

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Tuesday, April 2, 2019
12:00 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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The regular meeting of the Downtown Redevelopment Board was held Tuesday, April 2, 2019, 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. Sheryl Cook
Mr. Russell Holloway
Mr. Jake Nicely
Dr. Kent Sharples

Board Members Absent

Mr. Daniel Harshaw
Ms. Cathy Washington (Planning Board Representative)

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Robert Jagger, City Attorney
Ms. Jennifer Lynch, Office Assistant II

Call to Order

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

Roll Call

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

Approval of Minutes

Regular Meeting: February 5, 2019

Board Action:

A motion was made by Ms. Cook, seconded by Mr. Holloway, to approve the minutes of the February 5, 2019 meeting as presented. The motion carried (5-0).

Special Meeting: March 20, 2019

A motion was made by Dr. Sharples, seconded by Mr. Nicely, to approve the minutes of the March 20, 2019 Special Meeting, as presented. The motion carried (5-0).

Rezoning to Planned Development-Redevelopment (PD-RD) - Project Delta West, DEV2018-164

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. Mr. Berger stated the project is one block that covers the area from Ridgewood to Palmetto, bordered by Bay Street to the north and International Speedway Blvd. to the south. Mr. Berger stated apartments and a parking garage are planned for the area; and the project will include a grocery store.

Applicant's Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood, Daytona Beach, Florida, spoke representing the applicant. Mr. Merrell stated apartments, restaurants, and retail space are planned for the project. Mr. Merrell stated the project will be key to redevelopment in the downtown and will create an urban environment. Mr. Merrell stated the request is to rezone the property and site plans will be presented prior to construction. Mr. Merrell stated Consolidated Tomoka owns the property but the project will be developed by another developer. Mr. Merrell stated demolition has started on the church but the church will be used through the end of the year.

Mr. Weidman asked about the parking garage and accessibility for the public.

Mr. Merrell stated there is a potential public component that is being discussed with the city.

Mr. Weidman stated the report indicates there is a 5 year phasing plan, which is typical for most development projects.

Ms. Cook asked who will maintain the property once the church is removed.

Mr. Merrell stated the owner will maintain the property.

Mr. Merrell stated the height of the building will be determined by the FAR.

Public Comments:

Jim Cameron, Senior Vice President, Daytona Regional Chamber, stated this project is long overdue. Mr. Cameron stated the Brown & Brown project along with the Riverfront Park project will renovate the

downtown and housing will be needed. Mr. Cameron stated the project will help to generate new business and expand the tax base. Mr. Cameron stated the Chamber is in support of this project.

Big John, Holly Hill, Florida asked Mr. Merrell how many apartment units there will be.

Mr. Merrell stated at this time it has not been determined.

Board Action:

A motion was made by Dr. Sharples, seconded by Ms. Cook, to approve Rezoning to Planned Development-Redevelopment (PD-RD) - Project Delta West, DEV2018-164, in accordance with the staff report as presented. The motion carried (5-0).

Public Comments

Big John, Holly Hill, Florida asked for an update on the Root Canal project and asked if grants are being secured.

Mr. Berger stated Root Canal is not a project that is currently being worked on so there is nothing to report. Mr. Berger stated he is not aware of any current grant applications for the project.

Mr. Berger stated the day docks along the area north of the News Journal Center are being worked on and construction material has been placed in the area.

Mr. Berger stated the agreement for the Riverfront Park project was recently approved by the City Commission. Mr. Berger stated the project will include the area from Orange Avenue to Main Street.

Mr. Jagger stated the Riverfront Park project includes Manatee Island but there are not plans for improvements in that area at this time.

Mr. Weidman asked how much will be added to the tax rolls as a result of the Delta West project.

Mr. Berger stated he does not have an idea what that amount will be and won't know until the buildings are constructed.

Big John stated anything that goes there will be a huge improvement for the CRA.

Mr. Jagger stated the vacant lot will go onto the tax rolls; and once it is developed, the buildings will be added to the tax rolls as well.

Dr. Sharples stated with the zoning in place on the property, the owner will be able to sell the property to a developer; and ad valorem tax money will be coming to the city which will be significant. Dr. Sharples asked if there are new flood plain standards based on the flooding that happened in the downtown during the last storm.

Mr. Berger stated FEMA regulations have not changed in the last couple of years; and the flood maps were changed pre-hurricane.

Ms. Cook asked if the lift station that will be moved onto the Brown & Brown property will be able to sustain the additional residential development or will that development need its own lift station.

Mr. Berger stated what is proposed with the new development is no change to utilities. Mr. Berger stated there is currently work being done in that area to move water out but it will not resolve what will happen at high tide.

Mr. Weidman asked if any of the Root Canal has been rezoned.

Mr. Berger stated no.

Dr. Sharples asked if negotiations are continuing for city acquisition of the Salvation Army site.

Mr. Berger stated he is not aware of any negotiations. Mr. Berger stated he attended an open house at the Salvation Army site recently and services are being offered from there. Mr. Berger stated the city talked with the Salvation Army representatives about acquisition after Hurricane Irma but he is not aware of any current negotiations.

Ms. Cook asked for an update on the Beach Street project.

Mr. Berger stated he believes the project will start in mid-summer. Mr. Berger stated the last plans he saw were 60%. Mr. Berger stated the plans are that only one area will be under construction at any given time.

Board Comments

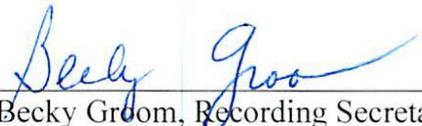
There were no additional Board comments.

Adjournment

There being no further business, the meeting was adjourned.



Scott Weidman, Chair



Becky Groom, Recording Secretary