



## The CITY OF DAYTONA BEACH Beachside Redevelopment Board Minutes

City Hall  
Commission Chambers  
Regular Meeting

301 South Ridgewood Avenue  
Wednesday, April 10, 2019  
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  
Ms. Marcia Tuggle

### Board Members Absent

Mr. Dino M. Paspalakis

### Staff Members Present

Mr. Reed Berger, Redevelopment Director  
Mr. Ben Gross, Deputy City Attorney  
Ms. Becky Groom, Board Secretary

### Call to Order

Dino P. Paspalakis called the meeting to order at 6:00 p.m.

### Roll Call

Roll was taken with attendance as noted above.

## Approval of Minutes - March 13, 2019

Ms. Nazak asked that a correction be made to the minutes regarding her statement about spraying of herbicides in the parks; but then stated later that the change was not in the Beachside minutes she read but a separate document; therefore, no changes were made to the minutes.

A motion was made by Mr. Denis, seconded by Mr. Myara, to approve the minutes of the March 13, 2019, Beachside Redevelopment Board meeting, as presented. The motion carried (6-0).

## Wall Graphics - 734 Main Street and 777 Main Street

A request by Frank Molnar to apply wall graphics to 734 Main Street and 777 Main Street.

Mr. Gross stated that Ms. Pyle has a conflict on this item since she prepared some of the artwork; therefore, Ms. Pyle will file a Conflict of Interest form and abstain from voting.

### Staff Presentation:

Mr. Berger presented the staff report which was included as part of the packet. Mr. Berger stated murals were approved in the downtown so there is a lot of interest in the community in art. Mr. Berger stated the applicant is Frank Molnar who is coordinating the project with the property owners and artists. Mr. Berger stated three graphics are proposed.

### Applicant's Presentation:

Frank Molnar, 2607 S. Peninsula Drive, Daytona Beach, Florida stated he worked as part of the committee to develop the Beachside Redevelopment Plan, which was completed almost a year ago. Mr. Molnar stated the top two priorities of the report were International Speedway Blvd. and Main Street. Mr. Molnar stated he has spoken with Billie Wheeler who is a member of the Volusia County Council; Daytona Beach City Commissioner Quanita May; representatives of the Museum of Arts and Sciences; and city staff and feels there is now a very strong interest in doing something along Main Street. Mr. Molnar read a letter from Jack White in support of the project. Mr. Molnar stated he is interested in forming a Daytona Beach Arts Alliance which will include the entire city; and if an art district is created, it would be eligible to receive ECHO funds.

Mr. Paspalakis stated there is a section of the flashing on the 777 building that needs maintenance.

Mr. Molnar stated he will request that the maintenance be done.

Mr. Molnar stated Ms. Pyle has asked to rescind her proposed artwork at this time. Mr. Molnar stated there will be two images on the building at Noble and Main and one image on the Corbin building, which is the 777 building.

Ms. Pyle stated what she had proposed was an interactive mural, but it will not work at the Noble Street location. Ms. Pyle stated she feels what she proposed would fit better on the Hot Leathers building or next to the County lot.

Mr. Gross stated if Ms. Pyle is withdrawing her request to include her art, she will not need to abstain from voting since she no longer has a personal interest in the project.

Mr. Berger stated what has been presented and, if approved, is what is expected to be painted on the walls and where it will be painted. Mr. Berger stated the areas outlined in the packet as areas A, B, and C, are where the murals are proposed to be painted.

Mr. Paspalakis stated it would make sense to have the blank area at the rear and have the artwork close to Main Street.

Mr. Newman stated the murals are a draw and he is in favor of this project.

Ms. Pyle thanked Mr. Molnar for coordinating this project. Ms. Pyle stated she recently visited Tucson, Arizona where many dilapidated buildings have been improved by artwork. Ms. Pyle stated she is very excited about this project and looks forward to being involved.

Ms. Nazak stated the project is exciting and will encourage coffee houses and similar types of businesses in the area.

Mr. Denis stated he also is in support of the project but feels there should be an outside group reviewing the artwork as well.

Ms. Tuggle stated she is in support of this project and is something the Board has talked about for a long time. Ms. Tuggle stated she feels there are neighborhood associations who would support this project as well. Ms. Tuggle stated she feels some of the Bike Week funding should be used to support this project and be used to reinvest in Main Street. Ms. Tuggle stated possibly high school or college students could be involved in a similar project to display some of their artwork. Ms. Tuggle stated there has to be something to draw tourists to the area and the city should be looking for ways to encourage new ideas for things for tourists to do.

Mr. Myara thanked Mr. Molnar for his efforts in coordinating this project. Mr. Myara stated there used to be murals on many of the buildings on A1A, but city leadership 20 years ago forced the business owners to remove the murals. Mr. Myara stated he is pleased to see the murals presented again.

## Public Comments:

Billie Wheeler, Volusia County Council Member, District 2, stated she supports this project and feels this is a great start for a project on Main Street.

Josiah Leatherbury, 908 N. Wild Olive, Daytona Beach, Florida stated he is an artist who has painted murals throughout the country and will speak with Mr. Molnar regarding the proposed project.

Steven Pyle, 138 S. Noble Street, Daytona Beach, Florida asked the city's policy on people playing guitars or a ukulele and having a case open for collecting donations.

Mr. Paspalakis stated an RFP was prepared for performances on the beachside. Mr. Paspalakis stated it is restricted to performances only since the image of street performers was not something that is what should be projected. Mr. Paspalakis stated someone can play an instrument but once a tip jar is opened, that is a different situation.

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida stated other performers could be permitted, other than music, such as spray paint artists, and that may be something the city should explore.

## Board Action:

A motion was made by Mr. Denis, seconded by Mr. Myara, to approve Wall Graphics - 734 Main Street and 777 Main Street, in accordance with the staff report as presented. The motion carried (6-0).

## Redevelopment Projects Update

Mr. Berger stated a request is on the City Commission agenda for an ordinance to allow a Mega Cycle.

Ms. Tuggle asked if the cycle will be allowed to continue to park in public parking spaces on Main Street. Ms. Tuggle stated the spaces are blocked off with cones when the unit is removed.

Mr. Berger stated there should not be cones placed on the spaces and he will relay that information to the Police Department. Mr. Berger stated the ordinance will permit alcohol on the cycle.

Ms. Pyle stated the drinks are not served on board but are brought onto the cycle from different locations where the cycle stops.

Mr. Gross stated a special exception will be included in the ordinance for open containers on the mega cycle.

Mr. Berger stated the Avista project is on hold due to the construction costs.

Mr. Myara stated Cobb & Cole has been retained for the Avista project and the project is back on track.

Mr. Berger stated discussions will continue about something for the Hilton parking lot site, but nothing has been presented to the city.

## Public Comments

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida asked about the seawall repairs that were to be done at the end of Harvey.

Mr. Berger stated he had no new information and the project is on hold.

Mr. Myara stated the owners were in Daytona Beach three weeks ago and the Code Enforcement Board gave them additional time to make repairs. Mr. Myara stated there are still homeless people living in that area. Mr. Myara stated the owner wants top dollar for the site and no one will pay what he wants.

Ms. Ruby stated the city should be aggressive through Code Enforcement in making the owner fix the hole in the seawall if the parking lot project is not completed.

Mr. Paspalakis stated the Code Enforcement Board has the ability to impose a fine.

Ms. Ruby asked the status of the property on Coates where Mr. Myara stated an indoor market may be placed.

Mr. Myara stated the cranes will be on site in a few weeks but the trusses are 16 weeks behind. Mr. Myara stated he should have an update on the project in the next few days.

Steven Pyle, 138 S. Noble Street, Daytona Beach, Florida stated street performers would be free art.

John Nicholson, 413 N. Grandview, Daytona Beach, Florida stated street lights on A1A have not been repaired; a fence on the Boardwalk needs repaired; landscaping improvements are needed on A1A; there is a lot of trash near Jimmy John's on Coates between Butler and Ora; and the sidewalks are broken near Napoli's and Walgreen's.

## Board Comments

Mr. Newman stated he will bring up Mr. Nicholson's concerns about the sidewalks and the trash on Coates at the Beautification Board meeting. Mr. Newman stated the Code Enforcement Board should take action on the seawall.

Ms. Pyle stated Public Works is pretty responsive so feels they will address the issues that have been raised by Mr. Nicholson. Ms. Pyle stated she understands the concerns about live performers, such as guitar players, but they may be appropriate in some areas.

Ms. Nazak stated she supports public art and feels having areas where artists can place small tables to display their art would be beneficial. Ms. Nazak stated it is a way to liven up the town. Ms. Nazak stated some cities have vacancy taxes and that may be something to consider for Daytona Beach. Ms. Nazak stated Commissioner Quanita May arranged for Ms. Nazak to speak at the Breakers regarding environmental issues. Ms. Nazak stated she also spoke on the City's radio show about horticulture.

Mr. Denis asked if there has been any further discussion about placing Code Enforcement liens on the tax bills.

Mr. Gross stated he did not know but would research that item.

Mr. Denis asked if Mr. Paspalakis has discussed the issue with the City Commission about the parking fund that was discussed at last month's Beachside meeting.

Mr. Paspalakis stated he has not discussed that with the City Commission but does plan to do so.

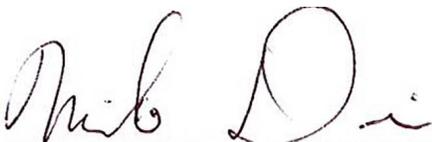
Ms. Tuggle stated she is concerned that some of the codes that are in place for the Redevelopment areas may deter some businesses from locating in Daytona Beach, such as the Whiskey Distillery which tried to locate on Main Street but opened in Holly Hill. Ms. Tuggle stated many people go to other cities looking for that type of business.

Mr. Berger stated he is not aware of anyone approaching Redevelopment about that type of business; however, a text amendment is going through the review process to permit breweries and distilleries and the text amendment will also expand the locations where such businesses would be permitted.

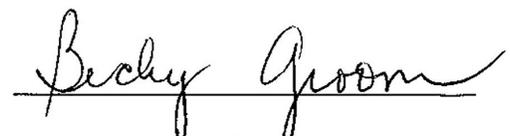
Mr. Paspalakis stated he was concerned to see a food truck in front of the Ocean Center during the recent cheerleading event.

## Adjournment

There being no further business, the meeting was adjourned.



Mike Denis, Vice Chair



Becky Groom, Board Secretary