

Minutes

Mobile Food Vending Workshop

The City of Daytona Beach, Florida

March 6, 2019

Minutes of the Mobile Food Vending Workshop of the City Commission of The City of Daytona Beach, Florida, held on Wednesday, March 6, 2019 at 4:30 p.m., City Hall, Room 149B, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

Attendance

Commissioner Ruth Trager	Present
Commissioner Aaron Delgado	Not Present
Commissioner Quanita May	Present
Commissioner Robert Gilliland	Present
Commissioner Dannette Henry	Present
Commissioner Paula Reed	Present
Mayor Derrick Henry	Present

Also Present:

James V. Chisholm, City Manager
Robert Jagger, City Attorney
Letitia LaMagna, City Clerk

1. Welcome

Mayor Henry welcomed everyone to the Mobile Food Vending Workshop. He turned the meeting over to the City Manager.

- 2. & 3. Jim Chisholm, City Manager, stated they needed to work through a workshop on this. These issues were discussed at a public meeting and they had different views and opinions and before they move forward he wanted to try and sort out what the ultimate desires are of the commission.

Commissioner Trager expressed her concern with mobile food vending during special events like Bike Week because that's when the established businesses make enough money to carry them through the year. She would be ok with them having their own festival, like a mobile food festival, but not during already established special events.

Commissioner Gilliland asked if it's currently allowed and if they use a TPA.

Jim Morris, Deputy City Manager stated they are merely a TPA, which is connected to what you sell inside. You might be able to do it as a special event but they haven't had food trucks doing that in Daytona Beach other than the Main Street Food Truck event they did. They did have some restrictions on food service, so that's one reason they are looking at these regulations.

Commissioner Gilliland asked if somebody wanted to do a food truck event this weekend if there's anything that would prevent them from applying to do it.

Mr. Morris stated it would be processed as a special event through Leisure Services and they would assess it for infrastructure demand and public service demand such as if streets are blocked. These are things they look at with every special event.

Commissioner Trager asked if that means a last minute food vendor can come in and decide to set up even though they have the master plan.

Mr. Morris said no, that would not mean that. With special event permits the Commission discussed the process and there were questions about how long it takes to get them done. The reason is because there are a number of checkoffs by Police and Public Works with public safety issues. You also have a deadline in advance. You have a threshold and wouldn't have a last minute pop up food truck event. That's not to say that someone might not do it, but it wouldn't be legally permitted.

Commissioner Trager stated she feels that the already established businesses should be able to take advantage of the special events because they're leaving the money in the community.

Mr. Chisholm stated that they do have vendors that are participating in events like Bike Week.

Commissioner Trager agreed however, they are following the master plan and most of them have rented a space from some business or property owner here in town.

Mr. Chisholm asked if she was ok with that

Commissioner Trager stated she just doesn't want them taking from the established businesses.

Commissioner Gilliland stated if you prohibit food trucks in the Redevelopment areas that would prevent that from happening. You've got to keep them off Main Street during Bike Week and Biketoberfest and other areas like Beach Street. He asked if that addressed her concern.

Commissioner Trager said she wasn't quite sure. She reiterated that her main concern was for the established businesses that live here and make their money here, and are here all year round. Their business should not be surpassed by somebody who comes in just for the busy days then takes the money and leaves town.

Mayor Henry [inaudible]

Commissioner Trager stated they wouldn't just come in and set up anywhere but vendors come in and are paying property owners to set up, so essentially a good bit of the money stays in town.

Commissioner Reed stated there would be a fee for the food truck vendors as well. They wouldn't just come in and set up anywhere. There would be a fee for them just like any other vendor.

Commissioner Trager stated she has heard complaints about general vendors not in places where they're supposed to be. It's not on the master plan.

Commissioner Henry thought they were more concerned about the day to day, and not Bike Week because there are tons of food trucks at Bike Week currently.

Commissioner Trager said if they were wanting to have a special event with their food vendors it would be ok with her. It's just the established events that a lot of the local establishments depend upon.

Commissioner Henry stated her concern was more for the day to day for the established businesses as opposed to a weekend event like Bike Week.

Commissioner Trager said she agrees. It should be during a special event weekend and should not be during established major events.

Commissioner Henry asked if she meant she didn't want them in during Bike Week.

Commissioner Trager said she doesn't think they should be. Not unless they're going through the master plan. She sees a lot of mobile food trucks set up within 250 feet from a licensed eating establishment. She thinks they're going to get them clustered. She feels that the local people who are here all year round serving their residents should be given preferential treatment.

Commissioner Henry asked if as of right now they are included in special events.

Mr. Morris stated that the way it works is the special event permit follows a master plan. The people that rent properties out and turn in their site plan will show who the users will be and those users do include mobile food vendors and dealers. They have a concession style vehicle and they serve food from it. The commission did talk about the concerns for existing facilities that serve food and what happens with the competition between them and the food trucks. The commission did talk about perhaps excluding outside the redevelopment areas for the regular day to day food truck event, but in terms of the Bike Week master plan the commission has not really spoken to that. He believes the general rules for Bike Week is that it's all included in part of the existing practice.

Robert Jagger, City Attorney said that he understands Commissioner Trager's point. She wants to preserve the events themselves so they don't have a sprawl of food trucks outside the event. The intent of the regulation would be to ensure that the businesses that are a part of the master plan have sufficient clientele. They can simply draft into the regulation that food truck vending will not be allowed during a special event.

Commissioner Trager stated those who are offenders aren't in the master plan. Form the last meeting someone said, if you're hungry you're going to have lunch, you might go to a local food vendor instead of a restaurant.

Mr. Jagger stated it would serve that purpose if it's the Commission's will to preserve the Bike Week festival events occurring within the event area.

Commissioner Reed stated she has a different opinion. First, anyone could be a part of the master plan. They're in the master plan now. So eliminating any of those who are currently already participating by saying they can't participate. But it's still part of the master plan. She doesn't have a problem with them when it's special events. The City has hundreds of thousands of people come. If she wants Bethune Grill then she doesn't care how many food trucks she passes. She's going to where she wants to eat but if she wants Dino's food then she's going there. In fact, during Bike Week on the Avenue; she doesn't know those people. As a local she's going to the people she knows. As long as they're a part of the plan of what the City has done and gone through whatever process they've put in place for them to participate because they're going to pay someone. They don't just show up just to show up then they'll need to adjudicate accordingly.

Commissioner Trager stated she can understand churches during a special event having non-profit. They should be allowed to.

Commissioner Reed stated they do it every week now. They've already included churches or excluded churches.

Commissioner May stated meaning they can do it.

Commissioner Henry stated however, she thought the discussion tonight was on how they were going to do it. The entire thing and not just during special events, it is a City-wide food truck with the areas they have determined to allow.

Commissioner Reed agreed with Commissioner Henry, that she doesn't necessarily think it should be every day, with the everyday man and mom pop shop. But in that case it would be most effective if they work every day. She can count on one hand how many major special events the City has and hundreds of thousands of people are coming to them. There the Bike Week, the 500, whatever happens in July, Biketoberfest and the two Turkey Rod Runs. So that's six things. Also, the art festival which makes it seven. So when the City thinks major; there's more than enough to go around. If they're staying to supply their food trucks then

they're giving to the economy by staying somewhere because they shouldn't be living in the food truck.

Commissioner Trager stated one is coming in for the event then leaving.

Commissioner Reed stated that's business.

Mr. Chisholm stated he would like to go through the draft Ordinance.

Dennis Mrozek, Planning Director, Development & Administrative Services, stated one of the things they did was when they opened it up as a temporary use. They added restrictions to the Code of Ordinances which is really the standards by which the food trucks would have to operate. One of the basic things talked about what the produce vending. It would be opened up to anywhere in the City. They put the restrictions so they can operate on private property with permission also in the public right of way.

Commissioner Reed asked was that anywhere anytime.

Mr. Mrozek stated yes. They have the mobile food vending which they have some restrictions on. They weren't allowed to operate within 250 feet of a single family or duplex. It doesn't apply mobile food vending in a place of worship; so a place of worship wouldn't have that restriction to the proximity of a single family or duplex. Also, private property could be within 250 feet of a licensed eating and drinking establishment so they couldn't operate a mobile food vending if there was a restaurant within 250 feet of the property. Produce vending can't operate within 500 feet of a licensed grocery store or a produce stand without permission from the owner. Other than that the rules were pretty basic ones. They can operate for up to eight hours a day over a 24 hour period. They have the size of sales area they have to comply with, storage and parking requirements. They couldn't put a truck on a vacant lot or unimproved lot so it had to be an improved lot. They have to meet all State requirements and Department requirements.

Commissioner May asked it has to be on an improved lot, correct.

Mr. Mrozek answered yes. If it say unimproved in your backup then they'll have to change it. Prohibited from mobile food vending to occur on any vacant or not improved lot. He defined improved.

Commissioner Gilliland asked so the lot that a shale type of covering is not improved.

Mr. Mrozek stated there's some things that the Land Development Code allows them to use other materials other than the asphalt or concrete depending on the type of surface it is and how it's treated. The Land Development Code standards for an acceptable lot would be considered. Lastly that would be his interpretation of it.

Commissioner Reed asked if that was the intention of the type of business or just the what the Land Development Code (LDC) says.

Mr. Mrozek stated just the LDC.

Commissioner Trager asked do they still have a sunset provision.

Mr. Mrozek stated there is a sunset provision but in that version it's was an older sunset so it will have to be updated to the current sunset.

Commissioner May asked how they feel about 2.b. only zoning districts to Industrial, Hospitals, etc.

Commissioner Gilliland stated he still feels it is creating a disincentive for somebody to invest in a business because there isn't a restaurant within 250 feet. That means that's fair game for somebody to put a food truck there. I'd rather see a brick and mortar restaurant. But, if you put a food truck there what's the incentive for somebody making the investment to put into their restaurant.

Commissioner May stated even though it's in the Industrial area, they're desensitizing a potential restaurant coming to that area.

Commissioner Gilliland stated you wouldn't have the foot traffic as they see on Beach Street on Fentress. So Fentress is a place that makes complete sense and the Industrial area makes sense.

Commissioner May stated that would be a definition of what it would look like in terms of what type of restaurant because even Fentress has some restaurants on International Speedway Boulevard (ISB).

Commissioner Gilliland stated no not until you get to ISB.

Commissioner Henry stated even one block behind on Mason Avenue wouldn't be anything in that industrial area until they go across to Tanger Outlets.

Commissioner May stated that's a pretty good area to help with.

Commissioner Henry stated absolutely

Commissioner May asked to talk about the hospital. She asked are we hurting the hospital at all by doing this because they also have cafeterias etc. and the surrounding restaurants there.

Commissioner Henry stated no one going into a hospital to eat or taking a trip over to the hospital to have lunch. They're already there. Or, if they weren't there I think they'll be more prone to eat at the hospital. But as far as we're just going to go over to the hospital for lunch today, I don't think most people think will do that.

Commissioner May asked what about restaurants across the street from the hospital. There's that whole little shopping complex there with the Starbucks coffee and some new restaurants just opened up in there. She asked if that's going to be a problem for them.

Commissioner Reed stated she thinks people eat what they want.

Commissioner Henry stated there're Burger Kings and McDonald's and Starbucks coffee.

Commissioner May stated she can't believe she is defending those restaurants, but wonders if it will create an issue.

Commissioner Henry stated she understand what the Commissioner is saying, but those restaurants that are tried and true and probably aren't going anywhere.

Commissioner Gilliland stated at the Florida hospital, there's nothing there.

Commissioner May asked about the Redevelopment District. She stated she went back again and asked the same questions to different people. She asked people if they want this here, if they live and work here. She went back to the Second Avenue Merchants and the response was still no.

Inaudible

Commissioner May stated she spoke to somebody who says they represents them. If she is wrong, then she's wrong, but this is what she did.

Commissioner Reed stated she told me as well, so as she stated in the Daytona Times. She asked what the draw was in regards to the Second Avenue. She stated she would not park a food truck near by Mary McLeod Bethune Boulevard because there is no foot traffic where people are going to come in right away unless it is a special event. There's nothing you can do.

Commissioner Henry stated Bethune Grill already has a food truck. They participate in a food truck because she goes to it every Bike Week and their food truck is right there. She's not sure if they wanted it because they already have a food truck. She's trying to see how many people actually have right there in that area that would be harmed or that could be possibly helped. She stated half the people put their truck in this area anyway.

Commissioner Reed stated she went McLeod Bethune Boulevard this week. She stated the people she talked to want it; only two people try to dictate what cannot come on. These are the younger people...they are tired of not having options. She's not advocating that's every day either. It's during special events. And they have food trucks during the Bike Week.

Commissioner May stated it seems as though they were all in agreement about special events. They were good at special events and food trucks.

Commissioner Reed stated as long as they are part of the plan.

Commissioner May stated whatever is in existence, when we make the permitting and the applications and, they're seeing that right now, they have at least seven of these already going. She asked if they are saying they want to expand that and to have more special events or still back to that again.

Commissioner Gilliland stated those who are saying that you would have a food truck that can come in and get there if they do their own special event with a food truck rally if they chose to do that.

Commissioner Reed stated which the City just did.

Commissioner Gilliland stated it's the most sensitive one to him. Particularly, we all want to see year round business on Main Street. If you get to a situation where you start using food trucks out there ...there are a lot of areas where you could...there was a map with circles of where what was going to be blocked out and there wasn't a lot of area there, but there was some. He's had two different people that own restaurants say they would just shut down at 11:00 and let someone park a food truck in their parking lot and pocket that money. They could make more money from that. They are giving permission for their property and they are not within the 250 feet, then that would be allowed.

Commissioner May asked Commissioner Gilliland how he feels about this and how comfortable he is with it.

Commissioner Gilliland stated he's not comfortable with it. Which is why he's really more inclined to the industrial area. The hospital district area...he thinks there might be a small amount of possibility of harm happening to some restaurants on ISB. But he thinks it's pretty remote. There are folks that are just trying to get outside to get a breath of fresh air because they sit with a sick parent all day or something. There's a food truck and they want to get a cup of coffee or to eat. He doesn't think a hospital district is a business.

Commissioner May stated we put food trucks around both of those.

Commissioner Gilliland stated they would be allowed to operate under these rules. But you get beyond that when you look at rest of these zoning districts, it just gets too open.

Commissioner May stated she agrees it's too open.

Commissioner Gilliland stated he is worried about in particularly the Redevelopment Areas; it's really a disincentive for somebody to make an investment a brick and mortar business.

James Morris, Deputy City Manager stated a comment. [Inaudible].

Commissioner Reed stated first of all, we only say we're going to do this for six months.

Commissioner May responded for a year.

Commissioner Reed stated let's see if it works, it's not forever. She stated what you're saying you disagree with the business owner being able to close their business and make more money is where Commissioner Trager is saying they can't do this. She's saying if we bring the food trucks they make no money. So to her that is a contradiction. If she wants to close her business to make more money because they rented her space, she's going to be back when they leave. So, she's not closing her business totally. She's just making money in a different way.

Commissioner Trager stated there are some people who depend on the events to make plenty of money to carry them through.

Commissioner Reed stated she understood that. There are more than enough people that are coming to town and those locally who regularly support them will still do so. They have done the same old thing all the time but if they do what they always do, they will always get what they have always gotten. The reason they have to move forward as the City is because they're not forward thinking. Let's be a forward thinking Commission and give something new a try and if it doesn't work with the Commission, they can stop this in six months.

Commissioner Trager stated but, a lot of these people will not survive the whole year.

Commissioner Reed stated we can limit the time.

Commissioner May stated there are a lot of business people that all of them represent here. Somebody has to say something about them. And yes, three months losing money and losing income will make you shut your business.

Commissioner Reed stated she understands that and she doesn't think that would happen. She stated they have different opinions.

Commissioner May stated she agrees.

Commissioner Henry stated her agreement. It is time to do a little bit more forward thinking which was why she thought about food trucks when Commissioner Delgado spoke up about food trucks. She thinks people aren't going to brick and mortars as much. The overhead is too much even on a national scale for major chain stores, they can't make it as brick and mortar stores anymore because of the way things are changing in everyday communities. Things are changing and people are doing things a lot differently now. People are doing things more online, and it's the same thing with food. There's a lot of reasons why brick and mortar businesses aren't working; because people are doing things differently.

Commissioner May stated the risk that we take in a decision, it seems like risk maybe not a risk to them, but the decisions they make are risky to everybody else around them. She stated it's not about the forward thinking or not forward thinking. It's who they represent.

Commissioner Gilliland stated it's backward step. He thinks it's completely the opposite of what they want to do. It's a disincentive for somebody who would best help so this isn't about moving forward. This is coming up with a way for somebody to make a quick buck and get out town.

Commissioner Henry stated she's just giving people more options.

Commissioner Reed stated she will be advocating during this special events and asked if they could limit the amount of food trucks.

Robert Jagger, City Attorney stated they could limit the number of licenses and the number of hours as they have done.

Mayor Henry asked if they only want this during special events and not the rest of the year.

Commissioner May stated she was saying special events and she is trying to understand because they only have five, six or seven.

Commissioner Reed stated she counted off seven and that she is advocating for special events and not year round and if somebody wants to have a special event that's a food truck thing then they will do a food truck thing.

Commissioner Gilliland stated his concern is the year round.

Commissioner May stated her concern is the year round also.

Commissioner Reed stated she was only advocating for special events and that's why she counted them off.

Commissioner May stated they were actually having the same conversation.

Mayor Henry asked if they didn't want to have it year round in certain places like out on Fentress because certain areas need more incentive. He stated he thinks the redevelopment area that's primarily in your area (unclear who he was referring to)...

Commissioner Henry stated food trucks are needed in her area as well.

Commissioner May asked if they can craft it a certain way.

Mayor Henry stated all the work they do affects people's lives.

Commissioner May stated she can say yes for the industrialized areas and the hospitals.

Commissioner Gilliland stated so year round for hospital and industrial areas.

Commissioner Reed stated that churches are already in there.

Commissioner May stated lets be sure that they are.

Mayor Henry stated what about the Midtown redevelopment zone.

Commissioner Henry stated what about Midtown.

Commissioner Reed stated they are about to go to redevelopment they just started with industrial.

Commissioner May stated which is what we all agree on.

Commissioner Gilliland... inaudible.

Mr. Jagger stated they have to have a rational basis for what they are doing, they can't just pick and choose without some intent which is related to their regulations. If they are going to say they want to protect the tourist areas, they could exclude those areas and allow it elsewhere. If they are saying they want it to be out in the industrial areas, they could probably do that again to avoid competition with the standard for the areas. They can't arbitrarily pick and choose zones for political reasons or otherwise.

Mayor Henry stated at least it's for economic and opportunity reasons, right. This one area is basically deprived of food options and business choices and that's the reason he would want to include...

Commissioner Gilliland asked if they didn't get away from the idea of defining it by redevelopment area but went with some other metric of concentration of restaurants.

Commissioner Reed stated yes she was thinking that because there are four in Midtown.

Commissioner Gilliland... (inaudible) find that in a block on Beach street.

Commissioner Reed agreed and asked if they could do it by concentration.

Commissioner Gilliland asked how you measure that.

Commissioner Reed asked how you measure the need.

Mr. Jagger stated an easy way of doing it would be to exclude food trucks within your core tourist areas and allow it in other areas which would include Midtown, which would be one way of looking at it. If they want to preserve their tourist areas for their brick and mortars to promote tourism, that can be done simply by identifying those redevelopment areas that have tourist components primarily such as their beach side and Beach Street area.

Mr. Chisholm stated, A1A and Seabreeze.

Mr. Jagger stated, essentially everything but Midtown.

Mr. Chisholm stated that would include International Speedway Boulevard (ISB).

Commissioner Gilliland asked if Beach Street would be included.

Mr. Jagger stated, excluded

Commissioner Gilliland stated it would be included in definition of a core choice.

Mr. Jagger answered yes and stated there's obviously many ways to do this, they could identify corridors if they wish or they could specifically call out corridors that they would like to protect as tourist areas.

Mayor Henry stated he doesn't think that Mason is a star tourist area, some of these places need a food truck.

Inaudible...

Mr. Jagger stated if they give some direction and define core tourist areas and exclude those, they could certainly do that.

Commissioner May stated they spoke to similar people on opposite ends of the same street with two different opinions. She asked how do they split the baby on that.

Mayor Henry stated this is not just about two people and their opinion. They were aware that there would be conflicting dispositions on every item that comes before them, that's the nature of what they do so it's not about splitting the babies, it's about making a decision.

Commissioner May asked if they exclude certain areas which is fine, when it comes to this particular area in Midtown, are they looking at special events, weekends or every day and is that the same as the industrial areas.

Mr. Jagger stated that if he was hearing what's being said, that would be open as long as they're in compliance with the code that was drafted and the separation requirements that they have provided or that they change.

Mr. Chisholm asked if that was during special events.

Mayor Henry stated no this is open, every day.

Mr. Chisholm stated right now this is every day.

Mr. Jagger stated that what they're starting with would allow it anywhere, so now they are talking about making an exclusion which would pull it back out of the tourist area. If they're not in a tourist area it would be allowed throughout other portions of the city every day consistent with this code which essentially has separation requirements.

Commissioner May asked how do they feel about every day.

Commissioner Gilliland stated he thinks you still leave industrial and hospital in because he thinks that Halifax could shut out; so industrial, hospital and non-tourist.

Mr. Jagger stated that the second way of looking at this is to call out your zoning districts which is kind of what they're suggesting. If they want to identify certain districts and say

okay we will allow it in M1's because they don't have a lot of restaurants, they can do it that way too.

Mr. Chisholm stated let's try to stay focused on what the area is because they could split it too much. He asked if the non-tourist that they were talking about are the areas that would allow every day.

Commissioner Gilliland answered, right. He stated Advent Health would be a non-tourist area but he thinks Halifax might end up in a tourist definition because it fronts on ISB.

Commissioner Reed stated, actually it fronts on Clyde Morris.

Commissioner Gilliland stated the helipad is on ISB.

Commissioner Henry agreed but stated it goes from the front of the building where it's considered Clyde Morris.

Commissioner Gilliland stated they're on the corner of Clyde Morris and they own the property all the way to ISB.

Commissioner Henry stated they own it but address wise, they are considered Clyde Morris.

Commissioner Gilliland stated if they exclude ISB then you're excluding Halifax because they have frontage on ISB.

Mayor Henry stated is that accurate because of their frontage or because of their address.

Commissioner Gilliland stated that property is zoned hospital.

Mr. Jagger stated they could just allow the trucks on hospitals if they like that exception.

Commissioner Gilliland stated that's fine because that would make sure that Advent Health and Halifax Hospital are on equal footage.

Mr. Jagger stated it would still require the hospital's consent for them to operate there.

Commissioner Gilliland stated at least they would be treated the same.

Commissioner Reed read the address as 303 N. Clyde Morris Boulevard.

Commissioner Gilliland stated they don't need to address the industrial areas because whatever it is, it excludes Seagrave but would include Fentress. He asked is that what they intended.

Mr. Chisholm stated it includes Fentress.

Commissioner Reed asked why was Seagrave included because its way on the other side.

Commissioner Gilliland stated it depends on where they define tourist because US1...

Commissioner Reed stated she didn't think there was anything on Seagrave ...

Mr. Chisholm stated he didn't think there was anything on Seagrave because it's all

residential.

Commissioner Gilliland stated if it's non-tourist and non-residential, that's going to cut out everything east of U.S. 1.

Mr. Chisholm agreed.

Commissioner Gilliland stated so everything Seagrave West excluding whatever they want to say is tourist in that area.

James V. Chisholm, City Manager, stated they can specifically identify the areas that are definitely tourist areas and then he will get back with them. He asked for clarification if they would be allowed in special events if they were part of the event.

Commissioner Reed stated yes.

Mr. Chisholm stated okay, that is currently the way it is.

Commissioner May stated to be clear we are back on the seven days a week.

Inaudible.

Commissioner May stated we are trying to figure out the times of day, but we know so far it is going to be in industrial and hospitals.

James Morris, Deputy City Manager, stated based on what he is hearing it sounds like an industrial area is certainly best and maybe some others. There are two hospitals and he believes Halifax is standard HM Zoning and the Florida Hospital is a PD. Midtown versus the rest of the community...it's a Redevelopment Zone and has specific commercial zoning; Midtown Redevelopment Zoning. So if you have Midtown Redevelopment Zoning you can do that and then your special events. The thing that hasn't been discussed...the Main Street Merchants had their food truck event which is a special event and that's not been included in the count, so if you have a special event that is not during the ordinary things we designate it has to receive Commission approval.

Commissioner Reed stated she thought they addressed that.

Mr. Morris stated yes they had for SAMA, but not just for a purely special food truck event.

Commissioner Reed stated she thought they addressed it already because...

Mr. Morris stated he may have missed that.

Robert Jagger, City Attorney, stated we are going to allow special event food truck events; just as we have always done.

Inaudible

Mr. Morris stated the Main Street Food Truck event that the City did as a City-sponsored event was not during any special event.

Mr. Chisholm stated it was the special event.

Mr. Jagger stated it is an event that doesn't go through the Commission it goes through permitting.

Mr. Morris stated yes, yes it does do that. You have actually narrowed it down to things you have talked about and you can use the Midtown Zoning to allow food trucks in those areas and they are finding in the absence of other food services that are available; that is a distinction between that area and the other areas you have talked about. It is inclusive of those things and the others aren't permitted. He thinks that picks up the scope of what they want.

Dennis Mrozek, Planning Manager, stated he has a couple other areas for consideration. Golf courses could possibly have food trucks that is if they wanted to shut the restaurant and have the food trucks. He asked if they would be able to do that as a possible option. Another one was multifamily apartments. He had lived previously in an apartment complex and every once in a while they would have a food truck come down by the pool. He asked if multifamily developments would be allowed to have them. The other question was about allowing them at marinas.

Mr. Jagger stated if they don't change anything, they are already allowed on golf courses. The regulations do prohibit on multifamily...

Mr. Mrozek stated no it does allow on multifamily just not on single-family or duplex.

Mr. Jagger, so no change. He asked what the third one was.

Mr. Mrozek stated marinas.

Mr. Jagger stated we have several marinas and it would depend on how you define tourist district.

Commissioner Gilliland stated they should just leave the marinas out. This is the first time it has come up and no one has ever asked.

Mr. Chisholm stated they have their own food service too.

Mr. Jagger stated they will either define the marinas out of the tourist districts or they will put a special exception.

Commissioner Gilliland stated if after a year they can decide if they want to add them. So we are back to throughout the City in non-tourist areas. The only one that would need

special identification would be Halifax Hospital.

Mr. Jagger stated we are going to exclude tourist areas, hospitals, and marinas otherwise it is allowed throughout the City.

Commissioner Gilliland stated Halifax is a little odd because it has ISB frontage so if we define it...

Inaudible

Mr. Jagger stated to clarify again...excluded are marinas and tourist districts but allowed at hospitals even though they may be in a tourist district. Otherwise throughout the City. The other issue is these are substantial changes and it should go back to Planning Board and restart the process.

Commissioner Henry stated pull them off the Commission agenda.

Commissioner May stated definitely pull it.

Commissioner Gilliland stated they need to do it right.

Commissioner May asked for clarification. She stated she is a visual person. She asked if she is on the beach if she would see a food truck.

Mr. Jagger stated you will not as long as that is an area we defined as a tourist district.

Commissioner Gilliland stated she would see the vendors on the beach that are authorized by the County.

Mr. Jagger stated let's leave the beach out of it because that is under the authority of the County. Special events can occur within the tourist district.

Commissioner Gilliland stated that has been allowed and it will still be allowed.

Commissioner May asked if Beach Street would have too many restaurants.

Mr. Jagger stated that would be defined as a tourist district.

Commissioner May stated she is just clearing it up for herself. She asked about Mary McLeod Bethune. She asked if they are allowed and if they are if for seven days a week or for special events.

Commissioner Reed stated both. She believes it will be a draw to that area.

Commissioner Gilliland state it's for a year and we can review it at that time.

Mayor Henry stated you can ask for it to be discussed or brought back at any time.

Commissioner May asked about brewery-food truck combinations.

Commissioner Gilliland stated we only have one brewery and this would be allowed if the Ordinance passes.

3. ADJOURNMENT

There being no further discussion or comments the meeting was adjourned at 5:30 p.m.


DERRICK L. HENRY
Mayor

ATTEST:


LETITIA LAMAGNA
City Clerk

Adopted: June 19, 2019

RECORD REQUIRED TO APPEAL: In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the City Commission makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript, or you may buy a CD of the meeting for \$2.00 at the City Clerk's office. CDs are made upon request. The City is not responsible for any mechanical failure of the recording equipment.