



The CITY OF DAYTONA BEACH Beachside Redevelopment Board Minutes

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Wednesday, June 12, 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. 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 P. Paspalakis, Chair
Mr. Dino M. Paspalakis

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Ms. Kira Honse, Assistant City Attorney
Ms. Becky Groom, Board Secretary

Call to Order

Mike Denis, Vice Chair, called the meeting to order at 6:00 p.m.

Roll Call

Roll was taken with attendance as noted above.

Approval of Minutes - May 8, 2019

A motion was made by Ms. Pyle, seconded by Mr. Myara, to approve the minutes of the May 8, 2019, Beachside Redevelopment Board meeting, as presented. The motion carried (6-0).

Election of Officers

Mr. Berger stated the Chair is not in attendance this evening and noted the City Commission will be making Board appointments in July. Mr. Berger asked that this item be postponed to the July meeting when the new Board members are in place.

Board Action:

A motion was made by Ms. Pyle, seconded by Mr. Myara to postpone Election of Officers to the July Beachside Redevelopment Board meeting. The motion carried (6-0).

At this time, Mr. Berger introduced Kira Honse, who is the new Assistant City Attorney and will be working with the Beachside Redevelopment Board.

Discussion: Murals on Main Street

Frank Molnar, President of the Daytona Beach Arts Alliance, presented a video of the Wynwood Arts District in Miami. Mr. Molnar stated designating the Main Street area as an Arts District will help to build a thriving area. Mr. Molnar stated the Beachside Redevelopment Board created by Volusia County met for over a year trying to make recommendations for Beachside. Mr. Molnar stated International Speedway Blvd. was the number 1 priority followed by revitalization of Main Street. Mr. Molnar stated he feels Main Street could become the epicenter of our community. Mr. Molnar stated the Daytona Beach Arts Alliance has been formed to help raise money to implement arts projects along Main Street. Mr. Molnar stated the group would like to work with the City to provide incentives to encourage businesses to locate along the Main Street area.

Mr. Newman stated it doesn't matter where the project starts because it will be expanded once there is a first step.

Ms. Pyle asked Mr. Molnar if he has talked with any of the City Commissioners about relieving the Beachside Redevelopment Board of their responsibilities of reviewing art projects. Ms. Pyle stated she likes the idea of having someone assess the proposed arts projects. Ms. Pyle stated spray painting and street art are equated to vandalism by many people. Ms. Pyle stated she would like the artwork to be focused on Daytona Beach.

Mr. Molnar stated he has talked with City Commissioners and the legalities of the Arts Alliance are being reviewed. Mr. Molnar stated the Alliance is trying to learn from what other communities have done as well.

Ms. Nazak stated she feels the old buildings are Main Street's strength and will make a great pallet for art.

Ms. Tuggle stated she does have some concerns about losing the historical significance in the Main Street area. Ms. Tuggle stated she has seen current development using old buildings and she is pleased to see that. Ms. Tuggle asked if an arts district can be created and noted she would like to see the area remain eclectic.

Mr. Molnar stated he is hoping to build on the past as well as look to the future.

Mr. Berger stated there is currently not an arts district, but one could be created as an overlay. Mr. Berger stated the Wynwood area is a former industrial area which is not what the Main Street area is. Mr. Berger stated it would not be his first choice to create an arts district there but would prefer to create an identity.

Mr. Myara stated the City of Miami worked with the local people and provided incentives for the Wynwood area development. Mr. Myara stated there is support from the businesspeople in the community and we have to start somewhere.

Mr. Denis asked if the Arts Alliance is just for Main Street or is it city-wide.

Mr. Molnar stated he is currently just looking at Main Street, but he would like to see it city wide. Mr. Molnar stated there has been public art in the Beach Street area and would like to carry that energy to beachside. Mr. Molnar stated there needs to be incentives to encourage people to live in the area full time which will help move the area forward.

Public Comments:

John Nicholson, 413 N. Grandview, Daytona Beach, Florida stated he is familiar with the Wynwood project. Mr. Nicholson stated the city does not enforce their own rules and refuses to work on beachside. Mr. Nicholson stated Jim Chisholm, City Manager, said to someone he would prefer to not have people living on the beachside. Mr. Nicholson stated city staff has discouraged businesses from locating on Main Street. Mr. Nicholson stated graffiti art is not what is needed on Main Street. Mr. Nicholson stated there are 13 restaurants on Main Street, some of which do not serve food. Mr. Nicholson stated Joe's Crab Shack is the only restaurant in the area that serves food seven days a week. Mr. Nicholson stated lighting needs to be upgraded along Main Street to enhance security.

Ms. Tuggle stated there are new restaurants on Main Street that serve food seven days a week.

Krista Goodrich, 816 Main Street, Daytona Beach, Florida, stated she attends the Main Street Merchants meetings and the merchants support the art project for Main Street. Ms. Goodrich stated there is a lighting issue and the street is very dark at night. Ms. Goodrich stated she plans to put a mural on her building which she owns. Ms. Goodrich stated there will be a Putt Putt Pub Crawl on Main Street on June 30 and encouraged the Board to attend.

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida thanked Frank Molnar for his efforts in getting the arts project started. Ms. Ruby stated in 2017, she along with Jim Morris, Reed Berger and other residents walked Main Street and discussed lighting along Main Street. Ms. Ruby asked for an update.

Mr. Berger stated Public Works is working with FPL to install the lights.

Ms. Ruby stated the Brown & Brown jobs will pay about \$40,000 and that is what is needed to support a basic apartment. Ms. Ruby stated many of the new people in the area will not have a large amount of disposable income, which will not be similar to what is available in the Wynwood area.

Redevelopment Projects Update

Mr. Berger talked about the recent articles that have been in the Daytona Beach News-Journal concerning development of a hotel along Main Street. Mr. Berger stated one of the photographs showed

a building with a "closed" sign on it. Mr. Berger stated the City takes issue with the photo since the owner is in process of renovating that building and is also doing work on an adjacent structure. Mr. Berger stated the City Commission has been made aware of staff's concerns about the article.

Ms. Tuggle stated she contacted the owner of the building and discussed the article with her. Ms. Tuggle stated the businesses along that street are open, as well as the new cigar bar. Ms. Tuggle stated even though the News-Journal printed a retraction, there is still the public perception that there are derelict buildings, and this should not be happening to people who are investing money and are interested in the future of Main Street. Ms. Tuggle stated there was a comment in the article that there are no places to eat around the Ocean Center or along Main Street. Ms. Tuggle stated she doesn't know how we can change what was done so will be more support for potential investors and for the ones that are already there.

Mr. Denis asked about the lighting improvements for Main Street. Mr. Denis stated Commissioner Quanita May is in attendance and asked her to encourage the City Commission to move the lighting project forward.

Mr. Berger stated Public Works has been working on overhead lights but does not know the status at this time.

Commissioner Quanita May, Zone 3, stated when she was elected to office, she started asking for updates on the lighting project. Commissioner May stated she has received several updates through the last six months; and she was advised on June 11, 2019 that the agreement with FPL is in the City Manager's Office for signature. Commissioner May stated she would like a list of what the Board would like to see happen so she could follow through on the items and she will report back to the Board.

Public Comments

Thomas Caffrey, 816 Main Street, Daytona Beach, Florida stated his business did receive some grants and incentives for opening their business which were very helpful. Mr. Caffrey stated there is a building behind his which is actually falling into his building which is located at 14 S. Coates. Mr. Caffrey stated there is roof debris and trusses that are falling down.

Mr. Myara stated he is the property owner for 14 S. Coates and stated the last permit was issued by the City 1-1/2 weeks ago and the work will start soon.

John Nicholson, 413 N. Grandview, Daytona Beach, Florida stated the kiosks need updated on A1A. Mr. Nicholson stated the lighting needs to be installed at N. Grandview and N. Wild Olive. Mr. Nicholson stated large poles will not make the area attractive. Mr. Nicholson stated there is outside storage at Froggy's. Mr. Nicholson stated he is concerned about the News-Journal article. Mr. Nicholson stated there are 107 places in the Main Street area where food is served. Mr. Nicholson stated he is concerned about graffiti. Mr. Nicholson stated sand and weeds are along Coates which prevents traffic flow.

Board Comments

Mr. Newman stated he is excited about the arts project for the city. Mr. Newman stated he reads a lot of negative things in the News-Journal that he wishes they wouldn't write, and he does not know what can be done about that. Mr. Newman asked if the tall light poles will interfere with foot traffic.

Mr. Berger stated the light poles will be in the area where the trees are located and should be out of the way of anyone walking.

Ms. Pyle stated it is unfortunate about the News-Journal article. Ms. Pyle spoke about the County parking lot on Main Street and noted there are parking meters in the lot across from the Peabody. Ms. Pyle stated there is a parking lot on Main Street that is always empty. Ms. Pyle asked if there have been discussions with Volusia County about opening that lot.

Mr. Berger stated there have been discussions with Volusia County about developing an agreement for Lot C, but he is not involved with those discussions. Mr. Berger stated he does not have a status on the agreement.

Ms. Pyle stated at A 1A and International Speedway, there is a large compilation of properties that belong to the Streamline; and large vehicles with signage have been parked there. Ms. Pyle stated she feels it is important that a very visual corner in our city does not wait 10 years for a round-about to happen. Ms. Pyle stated the city can take action against a property that is in terrible condition; so if a roof of a building is falling into another building or someone refuses to fix their property to redevelopment area standards, the city can expend funds on the property and be subsequently reimbursed.

Ms. Nazak stated she is excited about the arts program. Ms. Nazak stated landscaping is extremely important for stormwater management and will add beauty. Ms. Nazak stated she is excited about the Livery project moving forward at 14 S. Coates and asked Mr. Myara if he has a timeframe.

Mr. Myara stated the project should be completed in less than a year and stated the contractor has a deadline.

Ms. Tuggle stated she was concerned about the newspaper article. Ms. Tuggle encouraged Board members to call people to task for things they read that are not accurate. Ms. Tuggle stated Daytona Beach has a unique culture that involves motorcycles and cars and that should be part of the planning. Ms. Tuggle stated there seems to be conflict between A1A businesses, Main Street businesses, and businesses a mile away. Ms. Tuggle stated encouraging businesses throughout the area will help to support everyone. Ms. Tuggle stated she met with the new owners of Smokey's Cigar Bar who stated they had a wonderful experience working with the City and wanted to pass their compliments on to Mr. Berger.

Mr. Myara stated this is the first he has heard of any part of his property falling apart onto someone else's property. Mr. Myara stated the businesses along Main Street have been having events and the businesses along A 1A support the Main Street businesses. Mr. Myara stated he feels the art district along Main Street will be great. Mr. Myara stated the Ballough Road project will go far and there will be a lot happening there. Mr. Myara stated there will be a new large gift store along A1A and he has four projects in the development stages.

Mr. Denis stated the Beachside Redevelopment Committee talked about parking, but the city could be doing some things instead of waiting for Volusia County. Mr. Denis stated the trucks could be scheduled for making deliveries to the bandshell area. Mr. Denis stated there needs to be more "teeth" in Code Enforcement. Mr. Denis asked about the lighting and asked if the city is over-regulated. Mr. Denis stated the lighting has been talked about for over two years and maybe some of the red tape should be eliminated so projects can be completed. Mr. Denis stated Commissioner May might be working on projects, but it is unfortunate if the people don't know it. Mr. Denis stated he would hope the city would come up with a way to provide posts on what Commissioners are working on.

Commissioner May stated she has been providing updates on things she is working on during the City Commission meetings and she would hope she could provide a written report to the Board on things that are accomplished.

Mr. Myara stated there is an issue about the parking on Main Street. Mr. Myara stated right next to 14 S. Coates is a 225-space parking lot that is open all week for free, except on the weekends.

Adjournment

There being no further business, the meeting was adjourned.