



## The CITY OF DAYTONA BEACH Beachside Redevelopment Board Minutes

City Hall  
Commission Chambers  
Regular Meeting

301 South Ridgewood Avenue  
Wednesday, November 13, 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  
Ms. Jennifer Nazak  
Ms. Amy Pyle  
Ms. Marcia Tuggle

### Board Members Absent

Mr. Dino P. Paspalakis, Chair  
Mr. Gilbert Myara  
Mr. James Newman (Planning Board appointee)  
Mr. Dino M. Paspalakis

### Staff Members Present

Mr. Reed Berger, Redevelopment Director  
Ms. Kira Honse, Assistant City Attorney  
Off. Steve Jessamer, Daytona Beach Police Department  
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 - October 19, 2019

A motion was made by Ms. Pyle, seconded by Ms. Nazak, to approve the minutes of the October 9, 2019, Beachside Redevelopment Board meeting, as presented. The motion carried (4-0).

## Discussion:

Review of Bylaws and Meeting Procedures

Mr. Berger stated there was a situation at the last meeting during Public Comments; and as a result, Off. Steve Jessamer is in attendance and will be in attendance at future Beachside Redevelopment Board meetings.

Off. Jessamer stated he attends several other Board meetings, including Code Enforcement and Special Magistrate, and will be available to answer any questions any Board member may have.

Mr. Berger stated included in the packet is a copy of the statement that is read at the beginning of each City Commission meeting. Mr. Berger stated if the Board agrees, the Chair could read the same statement at the beginning of the Beachside Redevelopment Board meetings.

Ms. Honse stated at the last meeting, the Chair was concerned that he could not interrupt the discussion during Public Comments in order to halt the comments that were being made. Ms. Honse stated in accordance with the Board's Bylaws under Section 11, Article V, the Chair has the authority to limit discussion.

Ms. Pyle stated she does not know if the conduct at the last meeting warrants Police presence at the meeting. Ms. Pyle stated that she would prefer not to set a time limit since this is a more casual Board. Ms. Pyle read for the record her proposed guidelines:

Public comments at the Beachside Redevelopment Board are encouraged and time will not be limited if the Chair feels that the comments are productive as it relates to the purview of this Board. After 3 minutes, the chair reserves the right to remind any speaker to wrap up their comments in order to move the meeting forward in a timely manner. If an individual uses foul language, exhibits disregard for the propriety of the meeting, or makes personal attacks against staff or any Board member during public comment, the Chair may close that comment by gavel at any time during that comment period.

Ms. Tuggle asked if the Board can legally limit discussion. Ms. Tuggle stated she feels a time limit could appear to be arbitrary.

Ms. Honse stated if there is not a definitive time, there may be an issue of fairness to everyone.

Ms. Honse stated if there is a discussion about an item not on the agenda, it may be best to schedule the item as an agenda item for the next meeting; however, if the Board is asking a lot of questions about the item, the Board could allow more time for discussion.

Mr. Denis stated he does not like the idea of a time limit. Mr. Denis stated this Board has a distinct geographical purview; and if someone wants to talk about another part of the city at this meeting, that

topic would not be the purview of this board. Mr. Denis suggested that the sign-in sheet include the topic to be discussed and how it will impact the Beachside Redevelopment Board.

Ms. Tuggle stated this is a public meeting and she does not feel that a public meeting should stipulate a certain topic.

Ms. Pyle stated she feels a generous time limit should be set, such as five minutes and would like to keep public comments more open. Ms. Pyle noted that new Board members will be appointed soon; and once a new Board is assembled, this might be something they want to consider but noted this Board can make a recommendation.

Ms. Tuggle stated she likes the idea of granting a little more time and stated she is not comfortable with telling someone they cannot go off topic.

Mr. Berger stated when it comes to a topic, if someone wants to speak about an item being discussed, the Board could state that the individual could speak during Public Comments if the discussion leads to another topic.

Mr. Denis stated he thinks the current Board should make a recommendation to the next Board. Mr. Denis stated on an agenda item, the time limit would be 5 minutes; and public comments would be 5 minutes or more if permitted. Mr. Denis asked if the five-minute rule is stated, will that carry forward to limit discussion for the remainder of the meeting.

Ms. Honse stated if there are a number of people that want to speak on an item, that is a legitimate reason for wanting to enforce the five-minute rule.

Mr. Berger stated he will prepare an item for discussion with the Board at the next meeting.

Ms. Tuggle stated she feels the current Article in the By-laws is fine with the time adjustment to five minutes.

Ms. Honse suggested a motion be made to Amend Article V, Section 2 of the By-laws to provide a five-minute time limit and that a draft of the proposed amendment be brought back to the Board at the next meeting when there are more members in attendance.

Mr. Denis stated he feels the statement should be read at the beginning of the meeting regarding limiting discussion. The Board agreed that the notice should be added to the meeting agenda.

## **Board Action:**

A motion was made by Ms. Pyle, seconded by Ms. Tuggle, to direct staff to provide a draft of the proposed Amendment to the By-laws at the next meeting based on the Board's discussion. The motion carried (4-0).

## **Public Comments**

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida stated she feels reading the disclaimer at the beginning is fine, but a five-minute discussion is too long.

John Nicholson, 413 N. Grandview, Daytona Beach, Florida stated he does not feel five minutes is too long for public comments.

## Land Development Code - Boardwalk

Mr. Berger stated this was discussed at the last meeting and relates to the area around the pier. Mr. Berger stated there is boardwalk in some of that area and the Comprehensive Plan encourages other boardwalks along the area. Mr. Berger stated the boardwalk stops at Ora and there was discussion with Avista of moving it to Breakers Park. Mr. Berger stated the intent is not to take property but the Land Development Code has language that is somewhat different. Mr. Berger read Section 4. 7.C.5.a.viii and suggested the language should be modified to say the city encourages development of a boardwalk but it is not required.

Mr. Denis stated there are some areas where it could be built but others may not. Mr. Denis stated he feels the language is restrictive. Mr. Denis stated Volusia County has dropped the idea of the boardwalk and he feels the city should too.

Ms. Tuggle stated she feels the opposite. Ms. Tuggle stated communities with a thriving beach area have boardwalks and feels the boardwalk should be extended to International Speedway Blvd.

Ms. Pyle asked what would be done about Ocean Deck and there are other properties that would be in the way of a boardwalk. Ms. Pyle stated she would like to see a pedestrian area along Ocean Avenue to revitalize that area.

Ms. Nazak stated she likes the idea of a pedestrian thoroughfare and it would save the Ocean Deck.

Ms. Tuggle stated Daytona Beach is not pursuing pedestrian activities as much as it should and that would be a good place to start.

Mr. Denis stated the purpose of the discussion is to make recommendations that can be forwarded to the City Commission and asked if that is an item to be forwarded to the City Commission. Mr. Denis stated he does not feel there needs to be a pedestrian way along the dune line.

Ms. Tuggle stated she feels the recommendation should be to pursue alternative planning to improve pedestrian access along Ocean Avenue.

Mr. Denis stated he feels we should ask staff to prepare a proposal to encourage pedestrian walkability from Seabreeze to the Atlantic Ocean.

Mr. Berger stated he can present to the Board at the next meeting the change that he presented about the language in the Comprehensive Plan. Mr. Berger stated he can also pass along what the Board would like to see in terms of planning for the ability to get people north and south via an alternate to the boardwalk. Mr. Berger stated he will present that discussion to the City Manager to see if he wants to proceed.

## Public Comments

John Nicholson, 413 N. Grandview, Daytona Beach, Florida stated Ocean Avenue was vacated 10 years ago and George Anderson owns it. Mr. Nicholson stated there are several properties on the west side that are too small to be developed.

## Redevelopment Projects Update

Mr. Berger stated information was provided by Ms. Pyle at the last meeting regarding temporary parking. Mr. Berger stated background information on that item will be presented at the December meeting.

Ms. Pyle stated she has talked with Capt. Lee about temporary parking and he has stated he would like to be in attendance when the item is discussed.

Mr. Berger stated the Main Street Merchants Association will provide additional lighting wrapped around the palm trees along Main Street.

Ms. Tuggle asked when the planters will be repainted.

Mr. Berger stated that is being done now.

## Public Comments

John Nicholson, 413 N. Grandview, Daytona Beach, Florida asked if the Bandshell or Boardwalk will be decorated.

Mr. Berger stated no.

Mr. Nicholson stated landscaping along A1A is an issue.

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida stated there are three properties on beachside that should be improved or brought into compliance: 823 Main Street, the lot on the southeast corner of Ocean and Harvey, and the lot south of Rumba.

Mr. Berger stated all he can do is proceed with Code Enforcement to gain compliance from the property owners.

Ms. Honse stated the items presented by Ms. Ruby are Code Enforcement issues and she will look into it.

Ms. Pyle stated both of the lots Ms. Pyle mentioned were cited recently. Ms. Pyle stated she does not understand why the Code case on the seawall on Harvey was closed. Ms. Pyle stated repairs should be made to the seawall by the city and the cost placed on the property tax bills as well as making repairs to blighted properties. Ms. Pyle stated she has discussed the blighted properties with Capt. Lee and all he can do is enter the complaint into the system.

Ms. Nazak stated it is too easy for people to buy land and then sit on it. Ms. Nazak stated owners of raw land should provide some sort of public service.

Ms. Tuggle stated the City Commission needs to tighten up Codes, especially in the redevelopment area. Ms. Tuggle stated she does not understand why Code cases drag on for years.

Mr. Denis stated a bulldozer could be used to clear the lot on Harvey and make it a dune again.

John Nicholson, 413 N. Grandview, stated he does not feel the property should be returned to a dune.

Ms. Pyle stated she is concerned about the image of Daytona Beach in the core area. Ms. Pyle stated she will not be happy until she sees the seawall on Harvey repaired. Ms. Pyle stated the same people own other properties in the city and they have shown a total disregard for the citizens and the City of Daytona Beach. Ms. Pyle stated the city should fix the wall and charge the owner and asked who she should talk to about it.

Ms. Honse stated the City Manager. Ms. Honse stated Code Enforcement places liens on the property and then no one wants to buy the property with the existing liens.

Ms. Nazak stated living seawalls are proving to be more effective in many cases.

Anne Ruby, 137 Park Avenue, stated the lot the city owns on the north side of Harvey looks terrible and the city does not take care of it. Ms. Ruby stated she would like to see the city be more pro-active. Ms. Ruby stated the property is in a Redevelopment Zone and should be addressed by the Redevelopment Department.

## Board Comments

Ms. Nazak stated there should be variation in development and creativity should not be squashed. Ms. Nazak stated the Strong Towns organization has a lot of good ideas. Ms. Nazak stated she likes how the parking lot looks north of Harvey and, to her, it looks like a beach parking lot to her.

Ms. Tuggle stated she looks forward to talking next month about parking on Main Street. Ms. Tuggle stated walkability makes communities more livable and stated maybe the Sweetheart Trail could be extended. Ms. Tuggle stated we are not doing enough to make our streets friendly to pedestrians and people riding bikes. Ms. Tuggle asked what percentage of the Bike Week funds come back to Main Street and the beachside areas. Ms. Tuggle stated an Arts District has been discussed and other things that would encourage investors. Ms. Tuggle stated the money made from the Bike Week events should go back to the area where they are made.

Mr. Denis stated at the Chamber of Commerce meeting, it was stated that there is a parking lot on Main Street and all it needs is a sign, but nothing has happened. Mr. Denis stated for lack of a sign; we should be embarrassed. Mr. Denis stated low cost loans from CRA money to make improvements is a good idea. Mr. Denis stated he does not feel a licensed contractor should be required to paint a house. Mr. Denis stated the Board has no idea where the CRA funds come from and how they are distributed. Mr. Denis stated the Board should receive an accounting of the CRA funds.

Mr. Berger stated there is a budget that is posted and shows where funds have been used.

Mr. Denis asked if the CRA expends funds for fireworks on the Boardwalk.

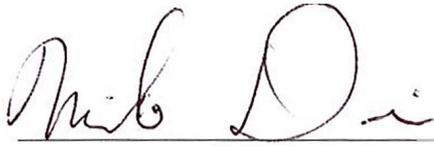
Mr. Berger stated the CRA provides a portion of the funds for the fireworks and approved \$30,000 for fireworks.

Mr. Denis stated he would like a breakdown of how last year's funds were spent and would like to discuss line items.

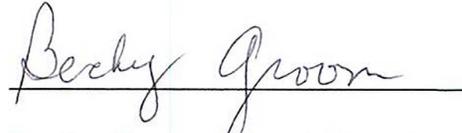
Mr. Berger stated Mr. Denis is suggesting something outside the responsibility of this Board and those discussions are part of the Community Redevelopment Agency's role and not the responsibility of the Redevelopment Advisory Board.

## Adjournment

There being no further business to come before the Board, the meeting was adjourned.

Handwritten signature of Mike Denis in cursive script, written over a horizontal line.

Mike Denis, Chair

Handwritten signature of Becky Groom in cursive script, written over a horizontal line.

Becky Groom, Board Secretary