



## The CITY OF DAYTONA BEACH Beachside Redevelopment Board Minutes

City Hall  
Commission Chambers  
Regular Meeting

301 South Ridgewood Avenue  
Wednesday, January 15, 2020  
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  
Ms. Jennifer Nazak  
Ms. Amy Pyle  
Mr. Tony Servance (Planning Board appointee)  
Ms. Marcia Tuggle

### Board Members Absent

Mr. Gilbert Myara

### Staff Members Present

Mr. Reed Berger, Redevelopment Director  
Ms. Kira Honse, Assistant City Attorney  
Capt. Scott Lee, Daytona Beach Police Department  
Sgt. Steve Jessamer, Daytona Beach Police Department  
Off. Cortland Lampe, Daytona Beach Police Department  
Ms. Becky Groom, Board Secretary

### Call to Order

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

## Roll Call

Roll was taken with attendance as noted above.

## Approval of Minutes - December 13, 2019

A motion was made by Ms. Tuggle seconded by Mr. Denis, to approve the minutes of the December 13, 2019, Beachside Redevelopment Board meeting, as presented. The motion carried (5-0).

## Rezoning, Third Amendment to Planned District Agreement - Daytona Beach Convention Hotel & Condominiums, DEV2019- 163

### Staff Presentation:

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. Mr. Berger stated this is a simple amendment to the Russian hotel project which is located at the corner of Oakridge and N. Atlantic. Mr. Berger stated the request is to convert 42 hotel units that were proposed in the north tower of the project to condo units. Mr. Berger stated, if approved, the total number of condominium units in the north tower will be 164, which will make the north tower all condominiums. Mr. Berger displayed a chart and explained how the project complies with parking requirements in the LDC. Mr. Berger provided a copy of the report from the neighborhood meeting to the Board members.

### Application Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Merrell stated the only request is to change the designated hotel units to condos.

Mr. Denis asked if the condo units will be smaller than the planned hotel rooms.

Mr. Merrell stated the units will be the same size and will be studio apartments.

Ms. Pyle asked if this change will help to move the project forward.

Mr. Merrell stated he could not say since he did not know the construction timeline.

Mr. Denis asked the status of the westbound lane of Oakridge into the parking lot.

Mr. Merrell stated he has not been involved with the meetings with FOOT and that is still an open question.

Ms. Pyle stated the condominium units could be purchased by someone and then rented as short-term rentals.

### Public Comments:

John Nicholson, 413 N. Grandview, Daytona Beach, Florida stated he lives across from the project and it is moving forward. Mr. Nicholson stated the landscaping will not be what was originally proposed. Mr. Nicholson asked if the proposed cross-over bridge will still be constructed.

Ted Mordecky, 113 Braddock, Daytona Beach, Florida asked if the contractor will be receiving funding from the city and noted the developer can sell the buildings once the project is changed to condominiums. Mr. Mordecky asked if there is a bond in place to ensure the project is completed.

Mr. Berger stated there is no city money going to the developer up front. Mr. Berger stated the city will be supporting the project with placing public utilities in the right of way.

## Board Comments:

Ms. Pyle stated she would encourage the developer to do something nice with the beach access. Ms. Pyle stated she believes there is an issue with broken sidewalks and storm drains on the project.

Mr. Denis asked if the PD allows for short term rentals.

Mr. Merrell stated the PD agreement does not address short-term rentals. Mr. Merrell stated the cross-over bridge will be constructed.

Mr. Berger stated short term rentals can be located in areas where hotels and motels are allowed and there are several places on beachside where they are permitted; however, a homeowner's association may not approve short term rentals.

Ms. Tuggle stated she is pleased the project is moving forward.

## Board Action:

A motion was made by Mr. Denis, seconded by Ms. Nazak, to approve Rezoning, Third Amendment to Planned District Agreement -Daytona Beach Convention Hotel & Condominiums, DEV2019-163, in accordance with the staff report as presented. The motion carried (5-0).

## Redevelopment Projects Update

Capt. Scott Lee stated Part 1 crimes have decreased by 13% over last year. Capt. Lee stated the department will be looking at the long-term rental program and do what can be done to bring people into compliance. Capt. Lee stated he plans to present a study regarding the short-term rental program to the City Commission shortly.

Ms. Pyle asked about the staffing level in Code Enforcement.

Capt. Lee stated there are currently 4 vacancies and staff is working through the hiring and training process. Capt. Lee stated he feels the department will be at full staffing by February 1.

Ms. Pyle asked about the requirements for garbage disposal for large apartment buildings that have totes instead of dumpsters.

Ms. Honse stated Chapter 78 of the Municipal Code addresses solid waste services. Ms. Honse stated multi-family units containing ten or more units must have a container. Ms. Honse asked that Ms. Pyle let her know the address of the property where there is excessive trash outside a tote and she will look into her concern.

Ms. Tuggle stated she has seen an increase in the number of vagrants in the area.

Capt. Lee asked that Board members let him know areas where vagrants are visible. Capt. Lee stated typically there is an influx of homeless people in the area this time of year due to the colder weather in the north.

Capt. Lee stated a public CodeStat meeting will be held on January 29, 2020 at 6:30 p.m. at Bethune Cookman University in the Civic Engagement Center.

Mr. Berger stated the mural work has been completed on the building at 151 S. Atlantic Avenue. Mr. Berger stated there are a few things that need to be completed but the building is close to opening.

Mr. Paspalakis asked if the city has reached agreement on the work that is to be done on the pier.

Mr. Berger stated he is not involved in that project.

Capt. Lee stated his department is working to address concerns regarding graffiti. Capt. Lee stated an individual was charged and was sentenced to community service and he will be used to remove the graffiti.

## Public Comments

John Nicholson, 413 N. Grandview, Daytona Beach, Florida spoke about the homeless in the area. Mr. Nicholson spoke about city owned property near the beach access across from the Streamline Hotel. Mr. Nicholson spoke about TIF funds and suggested those be used for the Protogroup project in order for the project to be completed.

Ms. Pyle stated the city owns the walkway in the area that Mr. Nicholson referenced but noted Mr. Myara owns the parking lot which could be improved.

## Board Comments

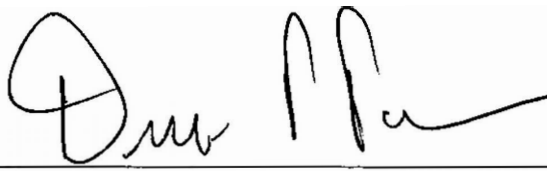
Mr. Paspalakis introduced the new Planning Board appointee to the Board, Tony Servance.

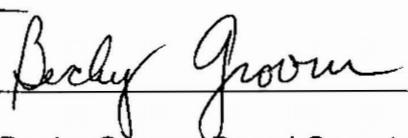
Mr. Servance stated he has served on the Planning Board for the last three years and will assume the position of Chair this month. Mr. Servance stated he is active in the community and serves as President of the group, Save Our Neighborhoods.

Ms. Nazak spoke about Smart Growth and stated she is pleased to see more families move into her area.

## Adjournment

There being no further business, the meeting was adjourned.

  
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Dino P. Paspalakis, Chair

  
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Becky Groom, Board Secretary