



# The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION

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## AGENDA

**BEACHSIDE REDEVELOPMENT BOARD**

**WEDNESDAY, July 14, 2021 – 6:00 P.M.**

**City Commission Chambers - City Hall**

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**NOTICE** – 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.

	<p>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</p>
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

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1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes:** May 12, 2021 meeting
4. **Redevelopment Projects Update**
5. **Public Comments**
6. **Board Comments**
7. **Adjournment**

**BEACHSIDE REDEVELOPMENT BOARD  
MINUTES  
Wednesday, May 12, 2021**

The regular meeting of the Beachside Redevelopment Board was held Wednesday, May 12, 2021, at 6:00 p.m. in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

**Board Members Present**

Mr. Dino P. Paspalakis, Chair  
Ms. Theresa Doan  
Mr. Robert Ellis  
Ms. Krista Goodrich (arrived at 6:45 p.m.)  
Mr. Gary Libby

**Board Members Absent**

Ms. Ashley Flatley  
Mr. Tony Servance (Planning Board appointee)

**Staff Members Present**

Mr. Reed Berger, Redevelopment Director  
Ms. Kira Honse, Assistant City Attorney  
Off. Steven Jessmer, Daytona Beach Police Department  
Ms. Becky Groom, Board Secretary

1. **Call to Order**

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

2. **Roll Call**

Roll was taken with attendance as noted above.

3. **Approval of Minutes – March 10, 2021**

Mr. Libby stated Page 2, Paragraph 5, regarding the tattoo establishment needs to be corrected to state. Mr. Libby stated the paragraph should read that the applicant's property had impinged on property owned by Pineland Cemetery and is not as is presented in the minutes.

**Board Action:**

A motion was made by Ms. Doan, seconded by Mr. Libby, to approve the minutes of the meeting of March 10, 2021, as corrected. The motion carried (4-0).

4. **Redevelopment Projects Update**

Off. Steve Jessmer, Daytona Beach Police Department, spoke representing Capt. Loomis who was unable to attend. Off. Jessmer stated burglaries are down by 51% and Part I crimes are down 26%. Off. Jessmer stated the truck event will be held June 11 to 13, 2021; and the Jeep Beach event was just held, which was very successful and there were no major problems.

Mr. Libby asked if there is a reduction in the number of homeless people on beachside as a result of the opening of the new shelter.

Off. Jessmer stated he did not have those figures and could not address Mr. Libby's question.

Mr. Paspalakis stated he was asked by the News-Journal about people selling flowers along the beachside area without a permit.

Off. Jessmer stated he would make a note of Mr. Paspalakis' concern and pass it along.

Mr. Berger stated an RFP will be going out for development around Breakers Park which is the site where the Avista hotel was to be placed.

Mr. Berger stated the Protogroup project is close to being completed. Mr. Berger stated the project must receive DOT approval for the roadway before it can be opened.

Mr. Paspalakis asked if traffic will be able to exit westbound from the hotel to the parking garage.

Mr. Berger stated that is the intent.

Mr. Libby asked if the city has completed its financial commitment to Protogroup to expand water and sewer to that area.

Mr. Berger stated it was not a financial deal but is a reimbursement. Mr. Berger stated a Certificate of Occupancy will be required in order to open the hotel and all work must be approved prior to issuance of the C/O.

Ms. Doan asked if the C/O has been issued.

Mr. Berger stated a temporary C/O has been issued in order to allow employees to enter the building.

Mr. Paspalakis asked about the pier.

Mr. Berger stated there is construction on the pier, but he does not have the details.

Mr. Paspalakis stated there are no action items scheduled on the agenda and asked if the Board wants to continue to meet every other month or only when items are scheduled for review.

Mr. Libby stated he would like to meet every other month.

Ms. Doan stated she is in favor of meeting only when there are specific projects scheduled for review.

Mr. Ellis stated he would like to meet every other month.

Mr. Libby stated he would like the Board to look at projects that may be available for ECHO funding.

Mr. Paspalakis stated he would like to direct staff that if there are no items scheduled for action at the next meeting that the Board consider projects that could be proposed for the Beachside area.

Mr. Berger stated any suggestion from the Board will be presented to the City Manager for his direction. Mr. Berger stated if there will be a series of ideas from the Board members, he suggested that those items be relayed to him and the Board could consider the list at the next meeting.

Mr. Libby stated he feels there should be a city representative attending the ECHO Board meetings in order to make the city eligible for funding. Mr. Libby stated he feels there are a lot of outdoor recreation opportunities. Mr. Libby stated there are a number of National Registered Historic Districts in the Beachside area and feels they should be recognized with the placement of a bronze plaque, including Main Street.

Mr. Paspalakis asked if Mr. Berger would like an email from Mr. Libby on what he would like to discuss.

Mr. Berger stated Board members can email or call him with their ideas and he will see that the information is forwarded to the new City Manager.

Mr. Berger stated Beaches at ISB and the Main Street Tattoo were approved by the Planning Board and City Commission. Mr. Berger stated there was a question about the outdoor activity planned for Main Street Tattoo. Mr. Berger stated there was discussion as to whether the planned outdoor activities should be considered for all of Main Street in the open spaces. Mr. Berger stated staff will be looking to see if something could be done which would be different from a TPA.

Mr. Libby stated Anne Ruby testified at the Beachside meeting that the residents were not aware of the outdoor activities planned for the Main Street Tattoo so neighborhood meetings will need to be planned.

Mr. Berger stated a text amendment will be drafted which will be a change to the Land Development Code.

Mr. Paspalakis asked if the text amendment will be presented to the Beachside board.

Mr. Berger stated no, unless the City Commission decides it wants this Board's input.

5. **Public Comments**

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida stated residents are concerned about the noise from the Streamline Hotel on the weekends. Ms. Ruby stated the Streamline is not being a good neighbor and the city has treated them very well, including vacating Coates Street for the hotel. Ms. Ruby stated they are getting preferential treatment and it needs to stop. Ms. Ruby stated the residents are not getting relief from the Police Department nor Code Enforcement.

Mr. Paspalakis stated he thought the speakers were to be facing east and must maintain a certain decibel reading.

Ms. Ruby stated the pavers on A1A are in terrible condition and need to be cleaned and repaired. Ms. Ruby stated the monument signs are covered in mold and need cleaned. Ms. Ruby stated the city paid to put pavers on Main Street but the entryways to the businesses are in terrible condition.

Mr. Libby stated the property owner is responsible for the maintenance of the front of his building to the curb. Mr. Libby stated after every major event, Main Street should be steam cleaned.

Mr. Libby stated there is the same problem in his neighborhood with the Hard Rock Hotel. Mr. Libby stated the residents met with management from the hotel about how they would handle outdoor music. Mr. Libby stated when management changed, the noise became a problem. Mr. Libby stated the Police would contact them and the music would cease, and then would start again about an hour later. Mr. Libby stated there should be a fine imposed for multiple violations. Mr. Libby suggested that Ms. Ruby involve her City Commissioner in her concerns about noise from the Streamline.

6. **Board Comments**

Mr. Libby stated perhaps in the future the board could discuss projects that could be funded through the CRA. Mr. Libby stated property was purchased at the end of Main Street that could be used for recreational opportunities in the river. Mr. Libby stated he would like the Board to discuss such a project and have Mr. Berger present it to the new City Manager.

Mr. Libby stated he is interested in beautification and the sidewalks are a mess along Main Street after each event. Mr. Libby stated there should be a mandatory clean-up and the event should pay for it.

Mr. Ellis stated other cities spray the streets and sidewalks after major events.

Ms. Goodrich arrived for the meeting at 6:45 p.m.

Mr. Libby stated the Historic Preservation Board provides bronze markers for historic sites.

Mr. Berger stated he will have Steven Bapp who staffs the Historic Preservation Board contact Mr. Libby regarding the markers.

Mr. Paspalakis stated there was a playground on the oceanfront park that was removed because the equipment deteriorated. Mr. Paspalakis asked if some non-metal playground equipment could be placed there. Mr. Paspalakis stated he will provide some literature from a conference he will be attending in Orlando regarding equipment and he is sure they will have a product that will be compatible with our environment.

Mr. Berger stated even the plastic will break in this environment.

Mr. Libby provided copies of editorials regarding landscaping and outdoor itinerant vending to the Board.

7. **Adjournment**

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Dino P. Paspalakis, Chair

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Becky Groom, Board Secretary

## Beachside Redevelopment Area (Main Street and South Atlantic)

### Public Works Projects

#### **Earl Street Sidewalk Improvements**

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- Description/Commission District:
  - Replacement /Installation of sidewalks on both sides of Earl Street between N. Halifax Ave. and Oleander Ave. to meet ADA and City standards.
  - Zone 3
  - Main Street Redevelopment CRA
- Progress
  - Preliminary design completed
- Upcoming Work (1 week look-ahead)
  - TBD
- Risks/Challenges
  - Limited ROW (30 feet) between N. Halifax and N. Peninsula Dr.
  - Traffic patterns between N. Halifax and Oleander Dr. may be affected by design
  - The Greek Orthodox Church has constructed a fence at ROW line on the property at Earl and Halifax limiting sidewalk options at this location.
- Schedule
  - Final design completion: TBD
  - Bid Date: TBD
- Project Costs
  - Design Cost : (Survey \$6,579 , in-house engineering design effort)
  - Construction Cost Est (Planning level/limited design): \$290,000
- Summary
  - Awaiting funding

#### **Peabody Auditorium Restrooms (Updated)**

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- Commission District/Description:
  - Rose Room Patio restroom remodel and Women's main lobby restroom remodel and expansion for the Peabody Auditorium
  - Zone 3 (Quanita May)
  - Redevelopment Area: Main Street Redevelopment Area
- Progress
  - Proposals received for both structural and MEP portions of the project, A funding request for those portions of work have been submitted for approval.
  - Race and Recreation Grant was approved for \$287,000.00 for the project.
- Schedule:
  - Complete design work on Aug 2021
  - Project to be out for bid Sept 2021
  - Commission approval of contract for construction by 10/2021
  - Construction of improvements November through December 2021
- Pending Work:
  - Bid set production by consultants
  - Bid set production by architect
- Risks/Challenges:
  - None at this time



- Project Cost:
  - Restroom remodels (women and patio restroom) \$300K
- Summary:
  - Peabody Auditorium women's restroom expansion and expansion of existing Rose Room patio restrooms for men's use.

### **Peabody HVAC Chiller Plant (Updated)**

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- Commission District/Description:
  - Zone 3
  - Main Street CRA
  - Project consist of replacing and upgrading the chiller plant HVAC system
- Progress
  - Chiller Plant Study completed by Simes & Rosch 7/28/2020
  - Funding approved
  - Alternative HVAC technologies have been considered to lower project costs, recommendation is to proceed with original scope
  - Memo approved for WA proposal from DDC Engineering for design services. Agenda entered for the 7/7 Commission meeting
- Schedule
  - Engineer design services – Aug./Sept., 2021
  - ITB – Sept./Oct. 2021
  - Contract award – Oct. 2021
  - Construction, install, start-up – Oct. 2021 to March 2022
- Project Costs
  - Project budget set at \$1,500,000.00
- Summary
  - Alternative project scopes were considered and evaluated. Current plan is to place the new chiller plant in east parking lot. The new HVAC system will provide reliability, efficiency, noise reduction, and redundancy. Approval of the design engineer proposal is scheduled for July 7<sup>th</sup> Commission meeting.

### **Rose Room Patio Canopy (Updated)**

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- Commission District/Description:
  - Outdoor patio shade structure for the Peabody Auditorium
  - Zone 3 (Quanita May)
  - Redevelopment Area: Main Street Redevelopment Area
- Progress
  - Low bid received by Paul Culver Construction in the amount of \$47,600.00
  - NTP signed
  - Fabrication of patio trusses has begun
- Schedule:
  - Contract has a 60-day construction duration
  - Project final completion to be before 08/30/21
- Pending Work:
  - Construction Administration as project progresses.
- Risk/Challenges:

- None at this time
- Project Cost:
  - Patio shade structure / cover: \$45 - 60K.
- Summary:
  - A new shade canopy over the existing patio space adjacent to the Rose Room at the Peabody Auditorium.