

BEACHSIDE REDEVELOPMENT BOARD
MINUTES
Wednesday, September 15, 2021

The regular meeting of the Beachside Redevelopment Board was held Wednesday, September 15, 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. Gary Libby
Mr. Robert Ellis

Board Members Absent

Ms. Krista Goodrich
Mr. Tony Servance (Planning Board appointee)

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Ms. Kira Honse, Assistant City Attorney
Capt. Jeremy Nikolow, Daytona Beach Police Department
Ms. Mandana Carry, Office Specialist II

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** – May 12, 2021 and July 14, 2021

A motion was made by Mr. Libby, seconded by Ms. Doan, to approve the minutes of the May 12, 2021 meeting as presented. The motion carried.

A motion was made by Mr. Ellis, seconded by Ms. Doan, to approve the minutes of the July 14, 2021 meeting as presented. The motion carried.

Mr. Libby stated he would like to discuss critical issues and challenges about the minutes later. He also stated that the Chair did not ask if anyone was opposed.

Mr. Paspalakis asked if anyone would like to oppose. Hearing no opposition, the Chair invited Capt. Jeremy Nikolow to present his report.

Capt. Nikolow gave his report of activities on beachside. Capt. Nikolow stated auto theft down 2%, residential burglaries down 21% overall, and assaults overall down 21% from last year. Part one crimes down 25% over the last 2-year period.

Mr. Paspalakis asked if the City owns the Daytona Pier, and second do our police still regulate that area.

Capt. Nikolow stated the City owns the Pier but that Volusia County patrols the beach itself, and the City patrols the pier and under it.

Mr. Paspalakis stated that "campers" and vagrancy issues could then be taken care of by our Police Department, noting that the homeless were getting very aggressive warding off families. Mr. Paspalakis asked if the police were going to do anything to get it under control.

Capt. Nikolow stated the police were working to solve the problem and explained some of the actions taken or in progress.

4. **Peabody Historic Overlay (HO) Rezoning – DEV2021-093 (Quasi Judicial Hearing)**

Staff Presentation:

Steven Bapp, Historic Preservation Planner, presented the staff report. Mr. Bapp stated the proposed Peabody Auditorium Historic Overlay would not change the zoning or the land use. Mr. Bapp reviewed the history noting the Peabody was rebuilt after a fire in 1940's and now qualifies to be considered for a local historic site.

Mr. Libby stated that Peabody Auditorium was in the Seabreeze National Historic District.

Mr. Bapp stated it was considered a few times but never included in any of the National District.

Mr. Libby stated the city was hesitant to give the auditorium local recognition.

Mr. Bapp stated that at one time the Peabody was considered for inclusion in the Historic District. Mr. Bapp explained the criteria which led to the Historic Preservation Board to consider recommendation of the site to the City Commission for approval. The Land Development Code requires a minimum of 3 of 9 criteria to be eligible for consideration. The Peabody meets 5 of the 9 criteria. Mr. Bapp described how each of the criteria are met in detail. Mr. Bapp finished his presentation with a recommendation for approval of the Historic Overlay rezoning.

Mr. Paspalakis asked for questions or comments.

Mr. Libby stated that it was a very excellent, compelling report. He noted it was a mid-century modern building, one of the very few in Florida. The interior was all done in cast terracotta, its natural acoustic sound makes the auditorium quite a building, designed by Francis Walton, who also designed City Hall.

Mr. Bapp stated that he agrees and recalls Mr. Walton is also in the Architectural Hall of Fame.

Ms. Doan stated she thinks it's all very interesting.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Libby, seconded by Mr. Ellis, to approve Peabody Historic Overlay (HO) Rezoning - DEV2021-093, in accordance with the staff report as presented. The motion carried (4-0).

5. **Redevelopment Project updates:**

Mr. Berger distributed a report listing Public Works projects that are currently underway on beachside.

Mr. Berger stated that the Daytona Grand hotel was completed and open for business.

6. **Public Comments**

John Nicholson, 413 N. Grandview Avenue, Daytona Beach, Florida, stated the Daytona Grande Hotel is beautiful but also does not look like Daytona. Mr. Nicholson stated the City does not own the Pier, it is leased by the City, and that the City does not regulate the area. Mr. Nicholson stated FDOT has several road construction projects in the area including ISB, Main St., A1A, Seabreeze, and Oakridge and is concerned that bike lanes are being cut off and sidewalks resulting forcing pedestrians and cyclists into the traffic lanes. Mr. Nicholson stated that last year the City spent \$40 million in Midtown, \$30 million in Downtown, and \$750,000 in Beachside. Mr. Nicholson stated tourism is based on appearance and that Beachside needs a fair share of funding to keep it looking attractive.

6. **Board Comments**

Mr. Libby stated the review of projects and grant applications were incomplete and that the City should not be approving or moving grants that are incomplete.

Mr. Libby stated he is confused as to how the process works for this board, noting the Board used to make recommendations to the City Commission acting as the

Community Redevelopment Agency, but now Mr. Berger recommends to the City Manager and then to the City Commission. Mr. Libby stated the Land Development Code has very complete guidelines for this Board and would like to know what the Board will do moving forward. Mr. Libby stated he does not believe that process used by staff is legal or reflected in any document on the City's website, and wants some clarity on the issue.

Mr. Berger stated he reports directly to City Manager.

Mr. Libby stated he would like changes made to the format of the meeting agenda to include adding "Old business" and "New Business" and asked if this could be presented in a motion to the Board.

Mr. Paspalakis suggested that Mr. Libby meet with Mr. Berger or Mr. Morris to resolve concerns.

Ms. Honse stated the Board can make a motion in accordance with the general powers and duties to adopt rules governing its proceedings and suggested the Board could propose a revision to the agenda format at its next meeting.

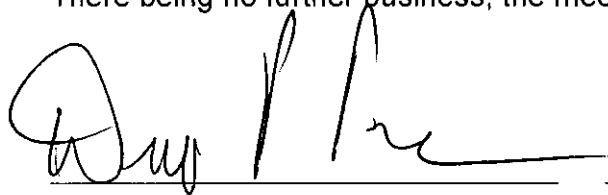
Mr. Paspalakis stated that gives us time to look over this format and decide at our next meeting.

Mr. Libby stated the Board's duty is to present to the City Commissioners first as written in the Land Development Code.

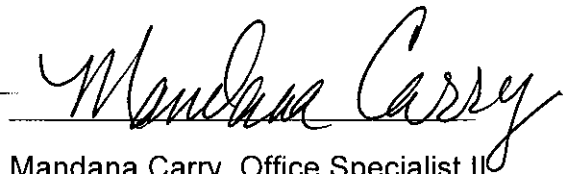
A motion was made by Mr. Libby, seconded by Mr. Ellis, to add "old business" and "new business" to the outline of the Board's Agenda items. Motion carried (4-0).

7. **Adjournment**

There being no further business, the meeting was adjourned at 6:50 p.m.



Dino P. Paspalakis, Chair



Mandana Carry, Office Specialist II