



# The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION

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DAYTONA BEACH, FLORIDA 32115-2451

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## AGENDA

**BEACHSIDE REDEVELOPMENT BOARD**

**WEDNESDAY, May 11, 2022 – 6:00 P.M.**

**City Commission Chambers - City Hall**

**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><b>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</b></p>		<p><b>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</b></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.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance to the Flag**
4. **Approval of Minutes:** April 13, 2022 meeting
5. **Presentation**
  - a. Mr. Deric C. Feacher, City Manager
6. **Old Business**
7. **New Business**
  - a. Introduction of Ken Thomas, Redevelopment Director
8. **Other Business**
  - a. Staff Reports
  - b. Public Comments
  - c. Board Comments
  - d. Adjournment

**BEACHSIDE REDEVELOPMENT BOARD  
MINUTES  
Wednesday, April 13, 2022**

The regular meeting of the Beachside Redevelopment Board was held Wednesday, April 13, 2022, 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 Paspalakis, Chair  
Ms. Theresa Doan  
Mr. Gary Libby  
Mr. Robert Ellis  
Ms. Krista Goodrich  
Mr. Tony Servance (arrived 6:13 p.m.)

**Board Members Absent**

None

**Staff Members Present**

Mr. Reed Berger, Redevelopment Director  
Ms. Kira Honse, Assistant City Attorney  
Ms. Gina Fountain, Board Secretary

**1. Call to order**

Mr. Paspalakis 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 – February 9, 2022**

A motion was made by Ms. Doan, seconded Mr. Ellis, to approve the minutes for February 9, 2022. The motion carried (6-0).

**4. Old Business**

Mr. Libby stated the City may submit an ECHO Application for projects using redevelopment funds provided the City Manager requests permission.

**5. New Business**

**5a. Request to add a new fixed canopy to the building located at 3 Boardwalk in accordance with Section 6.14.H.2 of the Land Development Code (LDC).**

Mr. Berger presented the staff report which was included as part of the packet. He stated that rigid or fixed awnings or canopies are not permitted unless they are original or newly designed as an integral part of the structure, compatible and harmonious with the scale and character of the structure and adjacent structures and pose no visual impediments to adjacent buildings. He stated the proposed canopy will have a similar design and align with the existing canopy at Pizza King on the same building and will replace a ribbed "balloon" canopy that does not meet the Redevelopment Design Standards for awnings. He stated that staff recommends approval of the applicant's request.

A motion was made by Mr. Libby, seconded by Ms. Doan, to approve request to add a fixed canopy to the existing building located at 3 Boardwalk. The motion carried (6-0).

**5b. Request to add a fixed canopy to the existing building at 7 Boardwalk in accordance with Section 6.14.H.2 of the Land Development Code (LDC).**

Mr. Berger presented the staff report which was included as part of the packet. He stated request was similar to the request for 3 Boardwalk but was located on Ocean Avenue at the rear entrance on the adjacent property. He stated there were some code issues with painting and board near the roof area that will need to be resolved by the property owner prior to issuance of the permit. He stated that staff recommends approval of the applicant's request.

A motion was made by Ms. Doan, seconded by Mr. Elliott, to approve request to add a fixed canopy to the existing building located at 7 Boardwalk. The motion carried (6-0).

**5c. Election of Officers-Chair and Vice-Chair:**

A motion was made by Mr. Paspalakis, seconded by Mr. Ellis, to nominate Mr. Libby to be the Chair of the Beachside Redevelopment Board. The motion carried (6-0).

A motion was made by Mr. Libby, seconded by Ms. Doan, to nominate Mr. Ellis to be Vice Chair of the Beachside Redevelopment Board. The motion carried (6-0).

**6. Other Business**

**6a. Redevelopment Projects Update:**

Mr. Berger stated the list of Public Works projects was provided in the Board packets.

Mr. Berger provided information related to FDOT plans to improve pedestrian and bicycle traffic safety on Oakridge, AIA, and ISB and referenced FDOT's in-person and online public information meeting on March 30<sup>th</sup> at 5:30 p.m.

Mr. Berger noted that Beaches ISB is now open.

Mr. Paspalakis asked about the second floor and computer signs.

Mr. Berger stated there will be an Electronic Message Center (EMC).

Mr. Berger noted a new Redevelopment Director, Ken Thomas, has been hired and would begin work at the beginning of May. He stated the Florida Redevelopment Association State Conference will be held at the Daytona Beach Hilton Resort Hotel during the month of October 2022.

Mr. Libby asked about the Peabody renovation project.

Mr. Berger stated Peabody Advisory Board and the City undertook project. He stated no CRA funds used for project.

**6b. Public Comments:**

Mr. John Nicholson, 413 N. Grandview, Daytona Beach, stated his interest to see a project manager funded and the position advertised, and requested a return to the Board's original function.

**6c. Board Comments:**

A motion was made by Mr. Libby, seconded by Mr. Ellis, to add the Pledge of Allegiance on the Board's agenda. The motion carried (6-0).

**6d. Adjournment:**

There being no further business to come before the Board, the meeting was adjourned at 6:59 p.m.

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Mr. Dino P. Paspalakis, Chair

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Ms. Gina Fountain, 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:
  - Women's main lobby restroom remodel and expansion for the Peabody Auditorium
  - Zone 3 (Quanita May)
  - Redevelopment Area: Main Street Redevelopment Area
- Progress
  - Project rebid and low bidder was POLI Construction Inc. at \$567,583.00
- Schedule:
  - Contract for construction with POLI Construction is on April 20, 2022 Agenda.
  - Award contract to POLI and issue NTP ASAP after Commission approval.
  - Project completion October 2022..
- Risks/Challenges:
  - None at this time
- Project Cost:
  - Restroom remodels (women and patio restroom) \$525K
- 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
  - Project is out for bid
  - All Q & A entered
  - 5 bids received on 2/17 and review being conducted.
  - Poli Construction is low bid (Base bid + Alt #2 for OAU) and pending Notice of intent to Award.
  - Project requires \$650 K additional funding. Memo prepared for approval.
- Schedule
  - Engineer design services – Aug./Sept., 2021, extended to 11/21
  - ITB – January 6, 2022
  - Contract award –March 22
  - Construction, install, start-up – June2022 to Nov 2022
- Project Costs
  - Project budget set at \$1,500,000.00 – Bid + Contingency = \$2,100,000.00
- 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..

## **Peninsula Club Electrical System Renovation**

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- Commission District/Description:
  - Zone 3
  - South Atlantic CRA
  - Project consist of replacement of main electrical panel, branch circuits and electrical fixtures.
- Progress
  - Electrical floor plan was developed and reviewed by City electrician
  - SOW created for bid from Economy Electric
  - Proposal from Economy Electric received.
  - Emergency memo was created and pending a funding source.
- Project Costs
  - \$24,000.00 - estimated
  - \$32,310.00 - Proposal received
- Summary
  - The Public Works electrician expressed concerns over the conditions of the outdated electrical wiring and devises. Technical Services, Economy Electric and the City

electrician reviewed the site and identified the areas that are not safe and require renovations to the electrical system to eliminate any electrical and fire risks.

### **E. ISB Streetscape (Updated)**

- Commission District/Description:
  - Zone 6, Main St and S. Atlantic Redevelopment Areas
  - City completing the power undergrounding and secondary power conversions. The FDOT is completing design, permit and construct roadway improvements along E. ISB between the Halifax River and Atlantic Ave.
- Schedule
  - 100% FPL Power Conversion Design – July 2022
  - 100% Secondary Power Conversion Design – Aug 2022
  - FPL construction anticipated Dec 2022 and Secondary Power to be complete Jan 2023
- Project Cost
  - City contributed \$750,000 towards the FDOT design project. The Secondary power conversion design and permitting is \$99,000, and FPL cost to be determined.
- Summary
  - FDOT Design consultant submitted 100% design plans the week of Oct 18<sup>th</sup>, City provided review comments on Nov 3<sup>rd</sup>.
  - Latest coordination meeting between FPL, FDOT and City was held on April 5<sup>th</sup>, regarding FPL equipment placement and needed easements, next one is scheduled for May 4, 2022.
  - .
  - City to issue a purchase order to our continuing surveying services consultant to prepare legal descriptions and sketches for the potential easements.
  - Issued notice to property owners regarding potential FPL equipment easements. Currently need to secure two easements from private properties, work is ongoing. Legal and Development Services to assist with acquisition. Three easements on City parcels were granted during the April 20<sup>th</sup> City Commission meeting. The City has requested two easements from FDOT, FDOT appears willing to grant the easements. Reached out to Secondary Power Conversion Consultant on Feb 9<sup>th</sup>, meeting held March 1<sup>st</sup>. Consultant assisting with two easements on private property. Consultant turned in 30+% plans for review the week of March 21<sup>st</sup>, review comments issued the week of March 28<sup>th</sup>. Next submittal anticipated in May 2022
  - FDOT has identified construction funding becoming available for the streetscape component in FY 2023. City to fund the underground power (primary and secondary) conversion construction
  - Project is steadily progressing.

### **City Road Resurfacing**

As the Resurfacing project progresses, Roads identified for resurfacing will be listed here.

Utility patching contract currently underway at various locations City Wide.