

**DOWNTOWN/BALLOUGH ROAD  
REDEVELOPMENT AREA BOARD  
MINUTES  
Tuesday, June 3, 2014**

A meeting of the Downtown/Balough Road Redevelopment Area Board was held Tuesday, June 3, 2014, at 12:00 p.m. in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

**Board Members**

Mr. Harold Goodemote, Chair  
Mr. Robert Abraham  
Mr. Daniel Harshaw  
Mr. Larry Robinson  
Ms. Cathy Washington  
Mr. Jack White  
Mr. Paul Zappitelli

**Board Members Absent:**

Dr. Kent Sharples  
Mr. Scott Weidman

**Staff Members Present**

Mr. Reed Berger, Redevelopment Director  
Mr. Jason Jeffries, Redevelopment Project Manager  
Mr. Ben Gross, Assistant City Attorney  
Ms. Becky Groom, Board Secretary

**1. Call to Order**

Harold Goodemote, Chair called the meeting to order at 12:06p.m.

**2. Roll Call**

Ms. Groom called the roll and noted members present as stated above.

**3. Approval of Minutes - April 1, 2014**

**Board Action:**

Ms. Washington made a motion to approve the minutes of the Regular Meeting of April 1, 2014. Mr. Robinson seconded the motion and it was approved unanimously (7-0).

4. **DEV2014-059, Zoning Map Amendment, Bay Street RDD-2**

Mr. Jeffries presented the report which is included as part of the packet.

Mr. White asked if a specific development is requested or if this is just the idea for mixed-use development.

Mr. Jeffries stated there is a proposal for a restaurant at 145 N. Ridgewood and the site does not have sufficient parking. He stated there is on-street parking on Bay Street.

Mr. Harshaw asked if a drive-thru could be located on this corner.

Mr. Jeffries stated, currently, a drive-thru restaurant would be permitted in the RDD-3 zoning district but would not be allowed in the proposed RDD-2 zoning district.

Mr. Goodemote asked for the status of the Land Development Code rewrite.

Mr. Berger stated the rewrite should be presented to the Planning Board at the end of summer. He stated comments were recently sent to Clarion which should be the final comments to be addressed.

**Applicant's Presentation:**

Dwight Selby, 200 E. Granada Blvd., Ormond Beach, stated he represents the owners of the property at the corner of Bay and Palmetto. Mr. Selby stated there is more than enough parking along Bay to accommodate the proposed use. Mr. Selby stated he spoke with the owners of the property to the north of this site and all were supportive of the zoning change.

David Riccio, 2112 Oak Meadow Circle, South Daytona, stated he is the owner of the proposed Mexigo Restaurant at this site. Mr. Riccio stated the restaurant will serve authentic Mexican food. Mr. Riccio stated he has lived in the area for 22 years and feels this location is ideal for his business. Mr. Riccio stated he plans to build a deck on the back of the building in the future for outside entertainment.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Abraham, seconded by Mr. Robinson, to approve DEV2014-059, Zoning Map Amendment. The motion carried unanimously (7-0).

5. **DEV2014-067, Conditional Use, Kababji Restaurant**

Mr. Jeffries presented the staff report which is included as part of the packet.

**Applicant's Presentation:**

Magdy Tadrous, 2515 Unity Drive, Edgewater, Florida, stated he is the applicant. Mr. Tadrous stated he previously applied to open a restaurant at this site with seating capacity of 300. Mr. Tadrous stated he now plans to open a restaurant with seating capacity of 160.

Mr. Goodemote asked if the site plan that is included in the packet will be the general lay-out for the facility.

Mr. Jeffries stated yes; if the Board approves the project, that will be the general lay-out.

Mr. White asked if there will be a separation in the area between Phases I and II of the site.

Mr. Tadrous stated he would try to separate it with a wall.

Mr. Goodemote stated when the original plan was presented, Phase II was partitioned off with a separation and stated he feels the area should be separated with more than a curtain.

Mr. Jeffries stated the previous tenant proposed a separation but Mr. Tadrous has leased the entire space.

Mr. Goodemote asked what area is considered in the 75% calculation for table coverage.

Mr. Jeffries stated just the front area is considered for Phase I.

Mr. White asked if there will be a separation between Phase I and Phase II so the Phase II area will not be utilized while operating Phase I.

Mr. Tadrous stated he will not be using the Phase II area; but stated he will have to prepare it, and before he can do that, he will have to come back to the City for approval.

Mr. Zappitelli asked if Phase II will be part of Mr. Tadrous' liquor license application.

Mr. Tadrous stated it would not be since he would have to use the area within three months.

Mr. Goodemote stated he was uncomfortable with having a space wide open and then just permitting a part of it to be used. Mr. Goodemote stated if the Board is going to follow the guidelines of the code, the entire area should be calculated for the 75% coverage or it should be separated in some permanent manner.

Mr. Goodemote asked Mr. Jeffries to address the alcohol beverage service and entertainment for this site.

Mr. Jeffries stated the applicant did not submit anything saying entertainment will be provided.

Mr. Tadrous stated entertainment is not planed until Phase II is completed.

Mr. Jeffries stated the conditions are outlined and include the requirement for a full service kitchen, which is outlined on the floor plan. Mr. Jeffries stated the requirement is for food service to be available up until one hour prior to closing, and that is an operational issue that if it is not met would become a Code Enforcement issue. Mr. Jeffries stated there is a requirement that 75% of the area be table coverage and it appears the Board is concerned about the area that may be used for this calculation. Mr. Jeffries stated live entertainment is permitted and alcohol beverage service must cease by midnight during the week and 2:00 a.m. on Friday and Saturday.

Mr. White asked what the proposed hours of operation will be.

Mr. Tadrous stated he proposes to open the restaurant six days a week, Monday through Saturday, with the hours of operation being 11:00 a.m. to 10:00 p.m.

Mr. Zappitelli stated he feels Phase II should be a fire-separated room.

Mr. Gross asked for clarification from the Board regarding the open space.

Mr. Goodemote stated there are concerns regarding the open space due to the history of the property. Mr. Goodemote stated to have an open area that does not comply with the City's requirements is a concern.

Mr. Berger asked Mr. Gross if the Board can place a condition on the approval to segregate the Phase II area.

Mr. Gross stated if the Board is not satisfied that 75% of the area will be used for seating, the Board does not have to approve the application.

Mr. Jeffries stated the Board could deny the application and the applicant would have to resubmit a revised plan to better show the customer service area.

Mr. Goodemote stated he has concerns about the open space since he does not see delineation between Phase I and II of the project.

Mr. Jeffries stated since this is one tenant space, he does not believe the applicant would have to meet the fire separation rules. Mr. Jeffries asked if an 8 foot wall to separate the area would satisfy the Board's concerns.

Mr. Goodemote stated that he personally would feel more comfortable if there was a separation so as to avoid opportunistic use of the Phase II area.

Mr. Tadrous stated he will place a wall between the two phases.

Mr. Robinson stated that if a separate tenant used the Phase II area, a fire rated wall would have to be installed; but since the area is planned for one tenant, a partial wall would be fine.

Mr. Tadrous stated he would install a partial wall.

Mr. Goodemote stated the wall should follow the delineation of Phase I and Phase II and stated exiting the building through the Phase II area would not be acceptable.

Mr. Tadrous stated there are exits at the front, one through the kitchen, and two on the sides.

**Board Action:**

A motion was made by Ms. Washington, seconded by Mr. Robinson to approve DEV2014-067, Conditional Use, Kababji Restaurant with outdoor table service, including a condition that a non-fire rated wall be added between Phases I and II and the applicant must address all outstanding staff comments. The motion carried unanimously (7-0).

**6. Discussion: Downtown Improvement Project update**

Mr. Jeffries stated the parking lots are completed with the exception of installation of the flexipave.

Mr. Zappitelli stated the landscape island behind his business is not complete.

Mr. Jeffries stated he will look into that item.

Mr. Harshaw asked if the bicycle racks in front of the bridge could be moved and asked if a 10 x 10 foot pad could be installed near the park for all bicycle racks. He stated there are no bicycle racks in the rear parking lot.

Mr. Zappitelli stated an individual chains their bicycle to a park bench and leaves it there all day.

Mr. Berger encouraged Board members to call him when they have concerns such as the bicycle parking issue.

7. **Discussion: Marina District Update**

Beth Lemke, Planning Solutions, 206 N. Beach Street, presented the report which is included as part of the packet.

Mr. Goodemote asked the timeframes for implementation of the items outlined in the report.

Ms. Lemke stated some of the items are moving quickly. She stated funding requests have been submitted to two different State sources for the design and permitting of the bridge raising, dredging, and boat ramp. Ms. Lemke stated a determination will be made on the funding by the State in July; and if the funding for design is received, next year grants will be applied for to do the construction of the projects. Ms. Lemke stated the preliminary construction cost is \$3,000,000. Ms. Lemke stated the grants are 100% and do not require city funding.

Ms. Lemke stated a grant request has been submitted for \$200,000 for Sickle Park.

Mr. White asked at what point a theme should be determined so the area can be promoted.

Ms. Lemke stated she feels a theme should be decided.

Mr. Berger stated not all property owners in the area have been contacted regarding this project. Mr. Berger stated the leadership for the project will come from the City Manager's office and noted Public Works will play a key role.

Ms. Lemke stated she feels there is a real opportunity for partnership in order to make the project happen and feels a strategic action plan should be developed.

Mr. White stated the concept should be presented to the public to receive their input and response.

Ms. Washington stated once the public hears about the project, they will be happy to join in and interject their thoughts. Ms. Washington stated this is an excellent start.

Mr. Harshaw expressed concern that residential is not included in the project.

Ms. Lemke stated the area near the canal basin is mixed use where residential could be included.

Mr. Berger stated the report has not been presented to the City Commission and that will be the next step.

**8. Discussion: Riverfront Master Plan Implementation**

Mr. Jeffries provided the implementation schedule for the Riverfront Master Plan to the Board.

Mr. Goodemote stated when this item was discussed at the April Board meeting, it was requested that this item be placed on the next meeting agenda in order to prepare to make a presentation to the City Commission in order to move forward with Phase I of the work.

Mr. Berger stated the next step would be to have the 30% design engineering completed which may not endorse the plan as is presented. Mr. Berger stated the City Manager would have to approve proceeding with this phase.

Mr. White asked how much it would cost to have a feasibility study completed.

Mr. Jeffries stated he has talked with an engineering firm and determined that it would cost \$100,000 to do the 30% engineering study for the area from Orange Avenue to Bay.

Mr. Goodemote stated what the Board talked about in April was the sidewalk expansion and the parking issues. Mr. Goodemote stated the Board had agreed that it wanted something done that could be completed at a relatively low cost in order to get something moving. Mr. Goodemote stated to spend \$100,000 for a sidewalk expansion is not what he envisioned.

Mr. Berger stated there appears to be a misunderstanding of the scope of the request and stated he believes the area that is being discussed is sidewalk to sidewalk from Orange to Bay. The Board agreed by consensus.

Mr. Berger stated staff is going to be looking at additional parking in the three blocks along Beach and behind Beach Street.

**9. Public Comments**

There were no public comments.

**10. Board Comments**

There were no Board comments.

11. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 2:08 p.m.



Harold Goodemote, Chair



Becky Groom  
Recording Secretary