

**DOWNTOWN/BALLOUGH ROAD
REDEVELOPMENT AREA BOARD
MINUTES**

Tuesday, September 9, 2014

A meeting of the Downtown/Balough Road Redevelopment Area Board was held Tuesday, September 9, 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
Dr. Kent Sharples
Ms. Cathy Washington
Mr. Scott Weidman
Mr. Jack White
Mr. Paul Zappitelli
Mr. Stan Hoelle (alternate member)

Board Members Absent

Mr. Daniel Harshaw
Mr. Larry Robinson

Staff Members Present

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

1. Call to Order

Chair Goodemote called the meeting to order at 12:10p.m.

2. Roll Call

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

3. Approval of Minutes – August 5, 2014

Board Action:

Dr. Sharples made a motion to approve the minutes of the Regular Meeting of July 1, 2014. Ms. Washington seconded the motion and it was approved unanimously (8-0).

4. Discussion: Orange Avenue Project

Mr. Jeffries stated an update on the Orange Avenue project will be provided at each monthly meeting of the Board

Ron McLemore, Public Works Director, introduced Mark Vistra, who was the Project Manager for the Orange Avenue project. Mr. McLemore stated the project cost was over \$17,000,000 and has a 2-year schedule for completion. Mr. McLemore stated communication with the public is key for this type of project and stated the contractor has people on the street talking with people every day. Mr. Vistra provided a handout to the Board members that outlines the timeline for the project.

Mr. McLemore stated Workgroup A will start at Nova Road and work eastward; Workgroup B will start at Segrave and work under the railroad tracks and move eastward to Beach Street. Mr. McLemore stated water and sewer line construction on the north side of Orange Avenue has begun and should be completed by the end of October; and when that was done, heavy construction will start which will include stormwater construction. Mr. McLemore stated it was anticipated the heavy construction will start in December. Mr. McLemore stated when the north side of the street was done, the south side construction will start.

Mr. Goodemote asked about coordination for the construction of the Veterans Memorial Bridge project.

Mr. McLemore stated bridge construction was scheduled for the middle of next year and he does not anticipate the Orange Avenue project connecting with the bridge project.

Mr. Goodemote asked if the section of Orange Avenue from Beach Street to Ridgewood will be done by the time the Veterans bridge project was started.

Mr. McLemore stated no and stated there will be an overlap in projects by about one year.

Mr. Berger asked Mr. McLemore to update the Board on the ISB streetscape project.

Mr. McLemore stated the ISB project was still at a conceptual stage. Mr. McLemore stated three roundabouts were discussed as part of the project: one at U. S. 1 and ISB; one at A1A and ISB; and one at Peninsula and ISB. Mr. McLemore stated it has been determined that the roundabout at U.S.1 and ISB was not feasible but the other two are. Mr. McLemore stated the conceptual design was completed and he will work with FDOT on the preliminary engineering. Mr. McLemore stated the next phase will be acquisition and then construction. Mr. McLemore stated he does not anticipate any construction for another 5 to 6 years but said he would hope to get the section between U.S.1 and Beach Street funded in the next couple of years.

5. DEV2014-106, Conditional Use, Level 1 Restaurant

Mr. Jeffries presented the staff report which is included as part of the board packet and made part of the record.

Applicant 's Presentation:

Scott Norton, applicant, stated he has moved to this area from St. Simons and was pleased to open a business in this area. Mr. Norton stated the restaurant will serve Latin food. Mr. Norton thanked staff for their assistance on this project.

Board Action:

A motion was made by Mr. Abraham, seconded by Ms. Washington, to approve DEV 2014-106, Conditional Use, Level 1 Restaurant, in accordance with the staff report as presented. The motion carried unanimously (8-0).

6. Public Comments

There were no public comments.

7. Board Comments

Mr. Zappitelli stated the landscaping has not been completed at the rear of his property on Beach Street.

Mr. Berger stated Public Works was behind and has not completed the work.

Mr. Zappitelli asked for the status of the acquisition of property for additional parking.

Mr. Berger stated staff was not pursuing the acquisition of additional property at this time.

Mr. White asked if there was an update to the design project for Beach Street that the Board previously discussed.

Mr. Berger stated he has not received official word to proceed with the 30 percent design concept.

Mr. Goodemote asked for the status of the parking meters.

Mr. Jeffries stated staff is working on a parking strategy and will be completed later this fall.

Mr. Goodemote asked for a status on the former car dealership site.

Mr. Berger stated remediation continues on the site.

Mr. Goodemote asked for the status of the dumpster enclosure improvements.

Mr. Jeffries stated the dumpster enclosures are scheduled for City Commission review on October 1.

Mr. Goodemote asked if Mr. Gibbs was doing anything for the City.

Mr. Jeffries said he has met the obligations required in his contract with the City.

Mr. White stated a report was scheduled to be released on October 1 regarding the homeless. Mr. White stated the Board should consider that report when it was released.

Mr. Berger stated the report will be provided to the Board and can be discussed at the next meeting.

Mr. Zappitelli stated he was discouraged that additional parking was not being pursued for downtown.

Mr. Berger stated an effort will be made to get that done.

8. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 12:45 p.m.

Harold Goodemote, Chair

Becky Groom
Recording Secretary