

DOWNTOWN REDEVELOPMENT BOARD
MINUTES
Tuesday, February 2, 2016

A meeting of the Downtown Redevelopment Board was held Tuesday, February 2, 2016, at 12:00 p.m. in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present

Mr. Harold Goodemote, Chair
Mr. Robert Abraham
Mr. Buddy Budiansky
Ms. Quanita May
Dr. Kent Sharples
Mr. Michael Shewmaker
Ms. Cathy Washington
Mr. Jack White

Staff Members Present

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

1. Call to Order

Mr. Goodemote called the meeting to order at 12:02 p.m.

2. Roll Call

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

3. Election of Officers

A motion was made by Mr. Abraham, seconded by Mr. White, to appoint Buddy Budiansky as Chair for 2016. The motion carried unanimously (8-0).

A motion was made by Mr. Abraham, seconded by Mr. Budiansky, to appoint Dr. Kent Sharples as Vice Chair for 2016. The motion carried unanimously (8-0).

4. Approval of Minutes – Regular Meeting of November 3, 2015

Board Action:

Mr. Abraham made a motion to approve the minutes of the Regular Meeting of November 3, 2015. Dr. Sharples seconded the motion and it was approved unanimously (8-0).

5. **DEV 2015-120, Comprehensive Plan Amendment, ISB Corridor TOD**

Mr. Jeffries stated included in the packet was a proposed Comprehensive Plan Amendment. Mr. Jeffries stated over the last two years, the city had been working to develop a transportation corridor for ISB. Mr. Jeffries stated the proposed amendment would increase density and allow the need for more residential units in the downtown.

Mr. Goodemote asked if staff was looking for approval on the amendment or if the item was being presented for discussion purposes only.

Mr. Jeffries stated staff was requesting a recommendation from the Board and stated the item was scheduled to be presented to the Planning Board at their February meeting.

Mr. Goodemote stated he had not received the information until yesterday afternoon and hds not had a good opportunity to study the material.

Doug Gutierrez, Senior Planner, presented the staff report that included the proposed amendment and was included as part of the packet. He stated the Transit Oriented Design envisions compact development that contained a mix of housing, employment, and retail uses in a walking environment and would reduce automobile dependency. He stated the area encompassed by the proposal would be ¼ mile north and ¼ mile south of ISB. Mr. Gutierrez stated it was envisioned that the downtown would become a local activity center. Mr. Gutierrez stated height limits would be amended and FAR and densities would be increased. Mr. Gutierrez stated the Land Development Code would have to be amended as well. Mr. Gutierrez stated the proposed changes were consistent with the Redevelopment Plan.

Mr. White asked if the proposed amendment would only address the downtown.

Mr. Berger stated no. He stated included in the packet is information that shows how the amendment would impact the three redevelopment areas, which were Downtown, Midtown, and Beachside.

Mr. White stated the document presented blankets the three redevelopment areas yet one idea is presented. He stated he was in support of Transportation Oriented Development but the document presented had some elements that would make it difficult to move forward. He stated what was proposed for Midtown and Beachside were counter to what those areas wanted to achieve. He asked how the previously discussed tiering approach to Downtown would be impacted since there was a four story height limit in the Downtown.

Mr. Berger stated the Comprehensive Plan Amendment would allow the LDC to provide a process in the overlay to detail elements and compatability.

Ms. May asked why there was a need for height limits and why was that changing.

Mr. Jeffries stated there was a historic district in the Downtown which protects the historic look of Beach Street. He stated the area behind Beach Street has been discussed to have the tiered effect.

Ms. May asked about parking.

Mr. Gutierrez stated the goal was to keep parking off the streets and at the rear of the buildings. He stated the goal was to use bus transit to move through the area.

Mr. Jeffries stated in the existing codes, parking was not encouraged at the front of the buildings in order to maintain the historic storefronts.

Ms. May asked why this item must be done today.

Mr. Berger stated staff would like to get the item presented to the Planning Board and City Commission and they would need the Board's recommendation.

Dr. Sharples stated the Comprehensive Plan was a State requirement since 1985 and sets the stage for the maximum things that could occur within a given area. Dr. Sharples stated the City's codes would then be amended in accordance with the Comprehensive Plan. He stated he just saw the document for the first time that morning.

Ms. May stated she would need more time to review the document and ask questions. She stated she would like to know the consequences.

Mr. Budiansky stated he had not had enough time to review the document in order to make a recommendation.

Mr. White stated he would like the document to come back to the Board and reflect how it would impact the downtown.

Mr. Abraham stated he agreed with Mr. White and felt what was presented to the Board should focus on downtown.

Ms. Washington stated in reviewing the document, it was hard to determine which items affected the downtown. She stated she felt the report presented to the Board should focus on downtown and not the other areas.

Mr. Goodemote stated the consensus of the Board was to have more specific information regarding the downtown.

Public Comments

Weegie Kuendig, 718 N. Wild Olive, stated she would like to know the City's reasoning for pushing this item through. She stated there had not been previous discussion on this item and no resident input. She stated the downtown did not want to be the urban center for the County. She stated we do not have a good history of making developers follow the City's design guidelines.

Dan Harshaw, 100 S. Beach Street, thanked the Board for slowing down this process. He stated the downtown cannot be compared to Miami and Naples as suggested in the proposed document. He stated no one wanted buildings that are 10, 12, or 14 stories tall along ISB.

Dan Strickland, 1208 N. Halifax, stated he was concerned about giving tax dollars to unnamed developers. He stated there was not sufficient information in the document for citizens to make an informed decision. He stated he was concerned about height limits. He stated the height limit in Hilton Head was five stories and that was good. He stated consideration should be given to those who lived here instead of an unnamed developer.

John Nicholson, 413 N. Grandview, stated he was concerned about things that have been approved in the past, such as staff being able to approve items that did not have to go before the Board. He encouraged the Board to go slow on this proposal. He stated the existing residential areas should be frozen and preserved as residential.

Johnnie Ponder, 885 Maley, stated the proposal would destroy her neighborhood. She stated she did not want this to happen. She stated more businesses were needed in Midtown. She stated she wanted height limits.

Karyn Ricks, 419 Ocean Dunes, asked why there were no advance notice on this item.

Mr. Berger stated typically notifications for Board items are posted on Friday and the meeting was the following Tuesday. He stated this was the first step in the process and there were no public hearing or neighborhood notification requirements. He stated there was notification to the neighborhoods when the item was presented to the Planning Board.

Board Action:

A motion was made by Dr. Sharples, seconded by Ms. Washington, to continue DEV 2015-120, Comprehensive Plan Amendment, ISB Corridor TOD to the March 1, 2016, Downtown Redevelopment Board meeting. The motion carried unanimously (8-0).

6. Public Comments

Big John, Holly Hill, asked for an update on the Ballough Bridge and Marina project.

Mr. Berger stated the engineering contract has been signed and the engineer is moving forward with the project. He stated the contract is about \$450,000.

Big John asked about the vacant property on the east side of ISB.

Mr. Berger stated one bid was received for the vacant property.

John Nicholson, 413 N. Grandview, stated the Boardwalk had greatly improved since the homeless had been moved from the area. He stated there were valuable properties around the Salvation Army site and the existing location for the Salvation Army site was hindering those properties. He stated there was a 250 bed facility on North Street that could be used to capacity for the homeless and it was not being used.

7. Board Comments

Mr. White asked for clarification on what was included in the resolution that was sent to Volusia County regarding the homeless issue.

Mr. Jeffries stated he would provide a copy of the resolution to the Board and noted that it was in support of the Safe Harbor project.

Mr. White asked when the City would start to execute on the design of Beach Street.

Mr. Berger stated he did not have a timeframe for design.

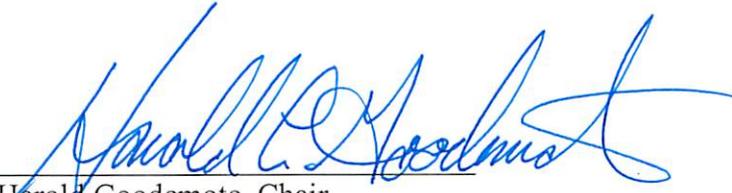
Mr. Jeffries stated there is a Professional Services line item in the budget for Beach Street design but it had not been funded.

Ms. May asked for an update on priorities.

Mr. Jeffries stated he would provide a project update at the next meeting.

7. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 1:15 p.m.



Harold Goodemote, Chair



Becky Groom, Recording Secretary