

**DOWNTOWN REDEVELOPMENT BOARD
MINUTES
Tuesday, May 3, 2016**

A meeting of the Downtown Redevelopment Board was held Tuesday, May 3, 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. Buddy Budiansky, Chair
Mr. Robert Abraham
Mr. Harold Goodemote
Ms. Quanita May
Mr. Michael Shewmaker
Ms. Cathy Washington (Planning Board representative)
Mr. Scott Weidman

Board Members Absent

Dr. Kent Sharples

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Jason Jeffries, Redevelopment Project Manager
Ms. Carrie Avallone, Assistant City Attorney
Ms. Marsha McDonald, Office Specialist II

1. **Call to Order**

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

2. **Roll Call**

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

3. **Approval of Minutes – Regular Meeting of April 5, 2016**

Board Action:

Ms. Washington made a motion to approve the minutes of the Regular Meeting of April 5, 2016. Mr. Abraham seconded the motion and it was approved unanimously (7-0).

4. **Rezoning to Planning Development – Redevelopment (PD-RD) – Daytona Beach Wawa PD-R – DEV2016-027**

Mr. Jeffries presented the staff report which was included as part of the packet. Mr. Jeffries stated the request was to rezone the property for the proposed Wawa as well as the property of the existing Walgreen's to PD-RD. Mr. Jeffries stated an architectural rendering was included in the

packet and stated that what was proposed meets the Design Standards. Mr. Jeffries stated the request to create a PD was in order to allow a joint monument sign along the International Speedway Blvd. frontage of the Walgreen's property, which would make the request an off-site sign. Mr. Jeffries stated the proposed sign was 14 feet high, which exceeded the maximum height allowed of 8 feet. Mr. Jeffries stated the applicant was also requesting an electronic message sign for fuel prices. Mr. Jeffries stated in order for an EMC to be approved, the site must be at least 8 acres and under one ownership, which this property was not. Mr. Jeffries stated the applicant was also requesting outside storage for an ice machine which was not permitted by the Land Development Code and could not be allowed through the PD process.

Mr. Abraham stated he would like assurance that the project would be a Wawa.

Applicant's Presentation:

Glen Storch spoke representing the applicant. Mr. Storch stated he could assure the Board that the project would be a Wawa since he also represented the applicant for the Wawa project in New Smyrna Beach. Mr. Storch stated he could make it a condition for the PD process that the project would be a Wawa.

Mr. Budiansky asked what Walgreen's would be getting in order to enter into this agreement.

Mr. Storch stated he suspected Walgreen's was getting something but the added signage was what he was proposing. Mr. Storch stated extensive landscaping would be done around the ISB sign and landscaping would be placed at the property line that abuts the existing car wash. Mr. Storch stated there would be re-landscaping done along the corner of ISB and U.S.1 but noted his applicant did not own the Walgreen's site. Mr. Storch stated traffic circulation would allow for access back onto ISB at the western end of the project.

Mr. Abraham asked about the timing of the project.

Mr. Storch stated in previous Wawa projects, once the zoning was approved, site work and building permits would be started.

Jason Crews, Furber Company, stated Furber is the applicant and purchaser of the property. Mr. Crews stated closing on the property would be in June and then there would be 60 to 90 days for site work and applications. He stated construction would take 150 to 180 days and anticipated an opening in the first quarter of 2017.

Ms. Avallone stated she did not believe there was a mechanism in the LDC to allow the off-site signage.

Mr. Storch stated the sign would not be off-site since a single PUD was being proposed. Mr. Storch stated the sign would not have messaging, just the numeric gas prices. Mr. Storch stated a condition was placed in the PD request that any changes to the proposed EMC sign would require a change to the agreement.

Mr. Shewmaker asked if there would be security on site.

Mr. Crews stated the site would be monitored by cameras but no security guards on site.

Mr. Goodemote stated he was in support of the project since the site had been vacant for at least 15 years.

Mr. Crews stated the site was contaminated from past development and Wawa was willing to come in and clean up the site.

Mr. Weidman asked why this site was selected since the property on the northwest corner was vacant.

Mr. Jeffries stated that site was discussed but the site was too small for the proposed project.

Mr. Storch stated changes in stormwater laws require larger sites for development.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Abraham, seconded by Ms. Washington, to approve Rezoning to Planning Development – Redevelopment (PD-RD) – Daytona Beach Wawa PD-R – DEV2016-027, with the condition that the new development to the south be developed as a Wawa. The motion carried unanimously (7-0).

Mr. Goodemote stated he would like to add the Board’s support to the request for the messaging sign and clarify that the sign would be for advertising gasoline prices only.

Board Action:

A motion was made by Mr. Goodemote, seconded by Ms. Washington, to support the electronic number system for the proposed sign. The motion carried unanimously (7-0).

Ms. Avallone asked if this was something Mr. Goodemote would like staff to review for the entire downtown area.

Mr. Goodemote said yes.

Mr. Weidman stated the CVS sign across the street has been destroyed for years.

Mr. Berger stated the sign is sinking.

5. **Discussion: Downtown Zoning Map Amendments**

Mr. Jeffries presented the staff report which was included as part of the packet. Mr. Jeffries stated the properties were previously rezoned but the development rights had expired. Mr. Jeffries stated staff was proposing to rezone the properties back to a base redevelopment district. Mr. Jeffries stated the Cosmo project was immediately north of the vacant car lots site and was previously rezoned to condo and proposed to be rezoned to Riverfront Mixed Use. Mr. Jeffries stated the Garden Roof Villas would be rezoned to Downtown Residential.

Mr. Budiansky expressed concern that under the rezoning, motorcycle shops would not be permitted to open.

Mr. Jeffries stated even though motorcycle uses were not permitted, there were other commercial retail uses that would be permitted other than residential in RDD-4.

Mr. Goodemote stated the current usage would have to be allowed since that was all that had survived through the years.

Mr. Goodemote stated lot sizes were noted as 100 foot minimum in the proposed RDD-4 and some of the downtown lots were 50 foot lots.

Mr. Jeffries stated staff would review the lot sizes but there were different sizes listed in what was proposed.

Mr. Jeffries stated what was proposed for the Old Daytona district is RDD-6 and there are 2 PD's in that area where the development rights had expired. He stated one was the Garden Roof Villas at the corner of Live Oak and Palmetto. He stated the Live Oak Inn was also rezoned and more flexibility was needed in order to redevelop that site. Mr. Jeffries stated the intent of the rezoning was to preserve the historic nature of the district.

Public Comments:

Victor Vanlaker stated he had purchased the property in the old Daytona area and stated he wanted to build on the vacant lot and would construct something that would match what existed. Mr. Vanlaker stated the lot size is 55' x 112'. Mr. Vanlaker stated the home he would construct on this site would be for his own personal use.

Mr. Jeffries stated a stakeholder meeting would be held in order to receive input from the affected property owners.

Mr. Berger stated the intent was to preserve the older urban historic areas.

Mr. Shewmaker asked what type of fencing would be placed at the rear of Mr. Vanlaker's property.

Mr. Vanlaker stated he did not know but he would do something that was agreeable to the adjoining property owner.

Mr. Vanlaker asked the timeline for the rezoning.

Mr. Jeffries stated a stakeholders meeting would be held in May and the item would be placed on the agenda for discussion by the Redevelopment Board in June. Mr. Jeffries stated the rezoning would be presented to the Planning Board in June and scheduled for review by the City Commission in August.

6. Public Comments

There were no public comments.

7. **Board Comments**

There were no Board comments.

8. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned.


Buddy Budiansky, Chair


Becky Groom, Recording Secretary