



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, February 9, 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>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</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. **Approval of Minutes:** December 8, 2021 meeting
4. **Old Business**
5. **New Business**
6. **Other Business**
 - a. Redevelopment Projects Update
 - b. Public Comments
 - c. Board Comments
 - d. Adjournment

**BEACHSIDE REDEVELOPMENT BOARD
MINUTES
Wednesday, December 8, 2021**

The regular meeting of the Beachside Redevelopment Board was held Wednesday, December 8, 2021, 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 P. Paspalakis, Chair
Ms. Theresa Doan
Mr. Gary Libby
Mr. Robert Ellis
Ms. Krista Goodrich (via Zoom Call)

Board Members Absent

Mr. Tony Servance (Planning Board appointee)

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Ms. Kira Honse, Assistant City Attorney
Lt. Bernie Devens, Daytona Beach Police Department
Ms. Mandana Carry, Office Specialist II

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.

A motion was made by Ms. Doan, seconded by Mr. Ellis, to allow board member Krista Goodrich to join the meeting via Zoom. The motion passed 4-0.

3. **Approval of Minutes – October 13, 2021**

A motion was made by Mr. Libby, seconded by Ms. Doan, to approve the minutes of the October 13, 2021 Beachside Redevelopment Board meeting, with one change requested by Mr. Libby to add a question mark at the end of the third to last paragraph on page 4. The motion carried (5-0).

Staff Report

Lt. Daven provided a report regarding police activity and crime statistics.

Mr. Paspalakis stated that he still sees aggressive panhandlers around boardwalk.

Lt. Daven stated he would investigate the situation.

Mr. Libby asked about Seabreeze Blvd. bar hours and disruptions and noted the Planning Board will be addressing the bar hours.

Lt. Daven stated they have increased patrols in the area between 1 am to 4 am.

4. **Old Business**

Mr. Libby stated the historic preservation board had not heard of his request to purchase a plaque.

5. **New Business**

Mr. Libby stated there are funds available from Volusia County's Echo grant program. Mr. Libby asked the Board to consider the Redevelopment plans and asked that staff provide a report about the benefits of Echo.

Mr. Berger stated he would look at the Main Street plan and projects that may be applicable to the grants.

Mr. Libby made a motion, seconded by Ms. Goodrich, that the Board review the Redevelopment plans and the Echo program for use in upcoming projects. The motion passed (5-0).

5a. **Rezoning, First Amendment to Beaches ISB Planned Development, DEV2021-123 (Quasi-Judicial Hearing)**

Staff Presentation:

Reed Berger, Redevelopment Director, presented the staff report that was included as part of the packet, and showed a video animation of the EMC concept submitted by the applicant.

Applicant Presentation:

Robert Merrell, Esq. Cobb Cole law firm. speaking on behalf of the owner of Beaches ISB, LLC introduced Dr. Duva and stated the applicant would like to have an amendment to the Planned Development Agreement allowing an Electronic Message Center to be permitted and displayed on three sides of the center tower of the building, except north side facing the residential community. Mr. Merrell stated that the electronic signs would have a background and movement and that the intent of these signs was to greet folks coming to the beach or leaving. Mr. Merrell stated the signs would not be on a monument sign. Mr. Merrell further stated the requested amendment would allow the City Manager to intervene if the sign should pose a traffic problem.

Mr. Paspalakis stated concerns about the proposed amendment.

Mr. Merrell stated concerns were addressed as part of the requested waivers and amendments to the PD, and that the owner has addressed all of staff's requests, and the PD agreement will have a final draft after the Planning Board meeting. Mr. Merrell stated he has been involved with waivers for EMC signage before, citing examples with Crabby's Oceanside and the Ocean Center. He stated LDC waivers for EMCs have been used before that are advantageous to City.

Mr. Libby stated the City also has not had any problems so far with municipal and county governments using the EMCs messages that are untasteful or not family friendly.

Ms. Honse stated we cannot regulate the content of the signage by law and that will require a revision to the proposed PD agreement.

Mr. Libby stated that the agreement allows the provision for the City to contact the owner of the property.

Ms. Honse stated that provision was only specific to safety and traffic issues, that is what the City Manager can address with the Code.

Mr. Paspalakis stated his concerns with the size and number of electronic signs and the precedence we are setting and the LDC code, citing Crabby's Oceanside EMC allowed waivers that set a precedence for the Board and for other businesses.

Mr. Merrell stated we are allowed to have a monument sign and a wall sign; we are simply putting them together. Mr. Merrell stated the sign is to be attractive, to pop and look great.

Mr. Libby stated he would welcome and support other businesses doing such electronic signs. They are clean and much better than monument signs.

Ms. Doan asked if the brightness would have an adverse effect on the residences and businesses.

Mr. Merrell explained that the light from the signs was reviewed by engineers to assure that the light would not create a problem for nearby property owners.

Mr. Duva stated the signage is built into the design of the building and that the sound levels and measured lighting towards the north were carefully checked and the neighbors love the project.

Public Comments:

John Nicholson, 413 N Grandview Ave., asked if the applicant will use the EMC like a billboard, and liked the how the signs fit the structure and were not cluttered stated the Board should approve.

Mr. Duva stated he does not like monument signs and there are no other signs on the site.

Jim Cameron, 335 Bucknell Drive Daytona Beach., stated his support for the proposed EMC.

Anne Ruby, 137 Park Ave. Daytona Beach., stated her support for the proposed EMC and note if the if the EMC is not always on 24/7 and if it does not reflect light into residential areas, then she supports this project.

Mr. Duva stated that that it will not be 24/7 and the lighting will not leak into residential areas and assured that decibel levels will also be limited so as not to disturb the neighborhood.

Board Comments:

Ms. Goodrich stated her support for the proposed amendment to the PD.

Mr. Libby stated his support for the proposed amendment to the PD.

Mr. Paspalakis, stated his support for the proposed amendment to the PD.

Board Action:

A motion was made by Mr. Libby, seconded by Ms. Doan, to approve the request per staff recommendations. The motion passed 5-0.

6a. **Redevelopment Update:**

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

6b. **Board Comments:**

Ms. Doan asked if there was a list of the city roads being improved by Public Works?

Ms. Honse stated that the Commissioners had the street repairs as an agenda item. FDOT is working closely with Public Works to improve the roads within the City.

Mr. Libby stated he has observed the work on Oleander and complimented the Public Works and Utilities crews.

6c. **Public Comments:**

John Nicholson, 413 N Grandview, Daytona Beach, Florida, agreed that street paving looked good but telephone poles needed attention. Mr. Nicholson suggested the City allocate more COVID funds for the beachside.

Ms. Ann Ruby stated her concerns about the Beach Street project along Riverfront Park. Ms. Ruby recommended instead of adding parking that the City bring back the trolley.

Jenny Nazak, 501 Harvey Ave, Daytona Beach, suggested the City take steps to address global warming and other environmental issues and support the Green Daytona initiative.

6d. **Adjournment:**

There being no further business to come before the Board, the meeting was adjourned at 7:50 P.M.

Mr. Dino P. Paspalakis, Chairman

Mandana Carry Office Specialist II

Beachside Redevelopment Area (Main Street and South Atlantic)

Public Works Projects

Earl Street Sidewalk Improvements

- 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)

- Commission District/Description:
 - Rose Room Patio restroom remodel and Women's main lobby restroom remodel and expansion for the Peabody Auditorium
 - Zone 3 (Quanita May)
 - Redevelopment Area: Main Street Redevelopment Area
- Progress
 - Race and Recreation Grant was approved for \$287,500.00 for the project.
 - Project has been bid
 - Bids received Feb 1, 2022.
- Schedule:
 - Review Bids and recommend approval, Feb 2022
- Pending Work:
 - Bid Review
- Risks/Challenges:
 - Funding source/scope revisions as bids came in higher than envisioned.
- Project Cost:
 - Restroom remodels (women and patio restroom) \$300K

- Summary:
 - Peabody Auditorium women's restroom expansion and expansion of existing Rose Room patio restrooms for men's use.

Peabody HVAC Chiller Plant (Updated)

- 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
 - Pre-Bid meeting held 1/13/2022
 - Pre-Bid site meeting for subcontractors held 1/26/2022.
- Schedule
 - Engineer design services – Aug./Sept., 2021, extended to 11/21
 - ITB – January 6, 2022
 - Contract award –March 22
 - Construction, install, start-up – March 2022 to July 2022
- Project Costs
 - Project budget set at \$1,500,000.00
- 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. Bid set review to be completed.

Peninsula Club Electrical System Renovation

- 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

- **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 \$750,00 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 18th, City provided review comments on Nov 3rd.
 - Coordination meeting between FPL, FDOT and City held on Nov 2nd and Nov 3rd, regarding FPL equipment placement and needed easements, next one is scheduled for Dec 3rd.
 - City requested a proposal from a continuing surveying services consultant to prepare legal descriptions and sketches for the potential easements. Once survey work is complete, need to follow up with secondary power conversion design consultant (SGM).
 - Need to start making contact with potential property owners regarding FPL equipment easements.
 - 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.