



The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION

POST OFFICE BOX 2451

DAYTONA BEACH, FLORIDA 32115-2451

PHONE (386) 671-8180

AGENDA

BEACHSIDE REDEVELOPMENT BOARD

WEDNESDAY, April 13, 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:** February 9, 2022 meeting
4. **Old Business**
5. **New Business**
 - a. Request to add a new fixed canopy to the building located at 3 Boardwalk in accordance with Section 6.14.H.2 of the Land Development Code.
 - b. Request to add a new fixed canopy to the building located at 7 Boardwalk in accordance with Section 6.14.H.2 of the Land Development Code.
 - c. Election of Officers – Chair and Vice-Chair
6. **Other Business**
 - a. Redevelopment Projects Update
 - b. Public Comments
 - c. Board Comments
 - d. Adjournment

**BEACHSIDE REDEVELOPMENT BOARD
MINUTES
Wednesday, February 9, 2022**

The regular meeting of the Beachside Redevelopment Board was held Wednesday, February 9, 2022, 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

Board Members Absent

Mr. Tony Servance (Planning Board appointee)

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Ms. Kira Honse, Assistant City Attorney
Capt. J. Nikolow, 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.

3. Approval of Minutes – December 8, 2021

Mr. Libby requested the minutes be amended under item 4 under old business be corrected regarding his request to invite the Historic Preservation Board to work with the Redevelopment Board to add more historic designations in the redevelopment areas.

Mr. Berger stated he had conveyed that message to the Historic Preservation planner who relayed the request to the Historic Preservation Board Chair.

Ms. Honse stated that at the last Historic Preservation Board meeting the Chair did reference other locations they could consider designating as historic structures and that the historic preservation planner did identify some additional buildings that could be considered for historic designation.

A motion was made by Mr. Libby, seconded by Ms. Goodrich, to amend the minutes to read "Mr. Libby stated that he did not feel the historic preservation board was aware yet of the invitation to participate with this board on moving forward on some historic designations in the redevelopment area". The motion carried (6-0).

A motion was made by Ms. Goodrich, seconded by Mr. Libby, to approve the amended minutes for December 8, 2021. The motion carried (6-0).

Staff reports

Capt. Nikolow stated the Police department has a new reporting system being used through the county. Capt. Nikolow reviewed the COMSTAT Report for the month of January 2022.

Mr. Libby asked about the emergency text alerts and phone calls he received at 3 a.m. in morning about a missing person in Ormond Beach.

Mr. Paspalakis stated he also received those alerts.

Capt. Nikolow explained how BOLOs, reverse 911, and other systems could be implemented in emergency cases, depending on the type and seriousness.

4. Old Business

Mr. Libby suggested the City should be able to use CRA funds as a match with Volusia County ECHO funds for the Peabody Auditorium.

Mr. Berger concurred that a County policy restricting use of CRA funds as a match with ECHO does not appear to be applicable today.

Mr. Libby stated Ms. Patricia Northey, former County Council member, might have more knowledge and that he could call and reach out to her.

Mr. Berger noted the City has a firm that is assigned to find and prepare applications for grants including ECHO grants.

5. New Business

Mr. Paspalakis inquired about what happened at last night's Midtown Board meeting.

Mr. Libby asked if any changes were adopted by the Midtown Board that revised any of their legal documents or definitions of their mission.

Mr. Berger stated that the City Manager, Mr. Feacher, attended the Midtown Board meeting to go over some requests from the Board and how staff could assist the Board. Mr. Berger suggested Board members could review the video of the Midtown meeting on the City's website.

Mr. Libby asked if the Board could see the Main Street budget and details about the City's acquisition of property on Main Street.

Mr. Berger stated he will address this during his staff report.

Mr. Libby inquired about appointments of new Board members.

Mr. Berger stated there are two openings to be filled.

Mr. Paspalakis stated there would be elections at the next meeting.

Mr. Libby stated after members served their terms, they can keep serving until they are replaced. He asked what the Board can do to help get applicants.

Ms. Honse stated if you or any of the board members know anyone that meets the requirements give them an application.

6. Other Business

6a. Redevelopment Project Updates:

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

Mr. Berger stated the proposed purchase of 777 Main Street, the Corbin building, was pulled off last week's City Commission meeting. There will be a workshop scheduled for March 2nd at 5:00 p.m.

Ms. Honse stated that the date of the workshop was just changed to February 23rd at 5:00 p.m.

Mr. Libby asked why the proposed purchase did not come before this Board?

Mr. Berger stated this Board does not have those review powers.

6b. **Public Comments:**

Anne Ruby, 137 Park Ave. Daytona Beach, asked the Board to watch Midtown's meeting, and the possible future purchase of the Corbin Building.

Sandra Murphy, 136 Park Ave. Daytona Beach, stated her concerns about the Public Work's projects, that the Board does not have funds or resources to change the redevelopment area, and that a courtesy review of the CRA's funds would affect that whole area.

John Nicholson, 413 N. Grandview, Daytona Beach, stated his interest to see improvements on Main Street, and noted his concerns about traffic on ISB and near the new Beaches ISB project.

6c. **Board Comments:**

Ms. Doan asked when the next meeting was for Beachside.

Mr. Berger stated it will be held on March 9, 2022.

Ms. Goodrich stated she appreciated the public comments and would like to see the CRA budget and understand it better, but we have no say at this time.

Mr. Paspalakis stated Friends of the Bandshell are excited with the upcoming events, and they are honoring the Veteran's on June 4th this year.

6d. **Adjournment:**

There being no further business to come before the Board, the meeting was adjourned at 7:20 P.M.

Mr. Dino P. Paspalakis, Chair

Mandana Carry, Office Specialist II



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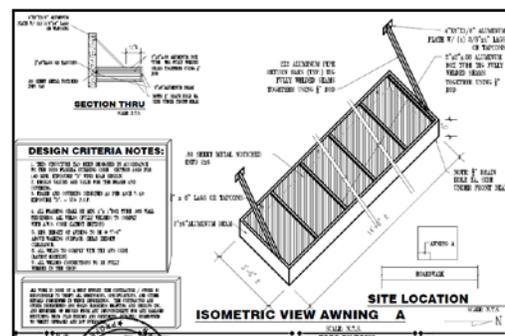
MEMORANDUM

DATE: April 6, 2022
TO: Beachside Redevelopment Board
FROM: Reed Berger, Redevelopment Director
SUBJECT: Request to add a fixed canopy to the existing building at 3 Boardwalk

Nicole Najduch, President of N and N Construction, on behalf of the property owner, Michael J. Forest Trust, is proposing to add a fixed canopy to the existing building located at 3 Boardwalk.

Section 6.14.H.2 of the Land Development Code states "*Rigid or fixed awnings or canopies are not permitted unless they are original or newly designed as an integral part of the structure, compatible and harmonious with the scale and character of the structure and adjacent structures, and pose no visual impediment to adjacent buildings. New rigid or fixed awnings or canopies may be added to existing structures subject to these restrictions upon approval of the Redevelopment Board for the Redevelopment Area in which the structure is located.*"

Staff finds the proposed canopy to be compatible and harmonious with the scale and character of the structure and adjacent structures and will not pose a visual impediment to adjacent buildings. Furthermore, the proposed canopy will have a similar design, and align with, the existing canopy at Pizza King on the same building and will replace a ribbed "balloon" canopy that does not meet the Redevelopment Design Standards for awnings. A location map, drawing of the canopy, and pictures of the existing and proposed façade are provided below. Staff recommends Board approval.





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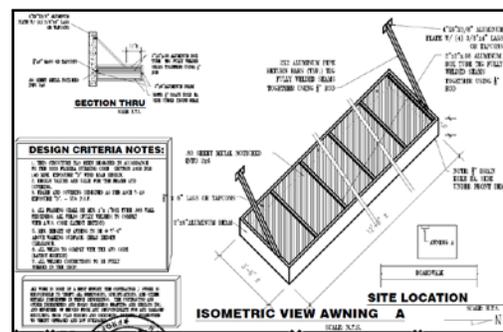
MEMORANDUM

DATE: April 6, 2022
TO: Beachside Redevelopment Board
FROM: Reed Berger, Redevelopment Director
SUBJECT: Request to add a fixed canopy to the existing building at 7 Boardwalk

Nicole Najduch, President of N and N Construction, on behalf of the property owners, Irene Koutouzis and Stanley Kypreos, is proposing to add a fixed canopy on Ocean Avenue, being the rear façade of 7 Boardwalk.

Section 6.14.H.2 of the Land Development Code states "*Rigid or fixed awnings or canopies are not permitted unless they are original or newly designed as an integral part of the structure, compatible and harmonious with the scale and character of the structure and adjacent structures, and pose no visual impediment to adjacent buildings. New rigid or fixed awnings or canopies may be added to existing structures subject to these restrictions upon approval of the Redevelopment Board for the Redevelopment Area in which the structure is located.*"

Staff finds the proposed canopy to be compatible and harmonious with the scale and character of the structure and adjacent structures and will not pose a visual impediment to adjacent buildings. Furthermore, the proposed canopy will replace a ribbed "balloon" canopy that does not meet the Redevelopment Design Standards for awnings. A location map, drawing of the canopy, and pictures of the existing and proposed façade are provided below. Staff recommends Board approval.



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 rebid advertised, Bids due March 22nd
- Schedule:
 - Project bids due 3-22-22 at 2:00pm Pending Work Respond to any bid questions from bidders.
- Risks/Challenges:
 - Funding source/budget
- Project Cost:
 - Restroom remodels (women and patio restroom) \$525K
- 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
 - All Q & A entered
 - 5 bids received on 2/17 and review being conducted.
 - Poli Construction is low bid (Base bid + Alt #2 for OAU) and pending Notice of intent to Award.
 - Project requires \$650 K additional funding. Memo prepared for approval. ite 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 – May 2022 to Oct 2022
- Project Costs
 - Project budget set at \$1,500,000.00 – Bid + Contingency = \$2,100,000.00
- 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..

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 devices. 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

(Updated)

- **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 Feb, 2022.
 - City to issue a purchase order to our 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). Directed Survey to prepare three Sketches and Legal Descriptions on Feb 22nd for 3 of the 8 easements. Will need to go before Commission for approval
 - Issued notice to property owners regarding potential FPL equipment easements. Redevelopment Director to assist with a few of the conversations. Spoke with one of the property owners regarding the NW corner of ISB and Noble St, this easement needs to be relocated
 - Met with Legal Department on Jan 6th to discuss needed easements, Legal to assist with acquisition. On Jan 20th reached out to the Deputy City Manager for assistance with three of the easement acquisitions. Brief discussion held on Jan 27th and Feb 16th
 - Reached out to Secondary Power Conversion Consultant on Feb 9th, meeting scheduled for March 1st. Progress meeting scheduled for March 2nd with FPL
 - 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.

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 - Redevelopment Area: Main Street Redevelopment Area
- Progress
 - .
 - Project rebid and low bidder was POLI Construction Inc. at \$567,583.00
- Schedule:
 - Contract for construction with POLI Construction is on April 20, 2022 Agenda.
 - Award contract to POLI and issue NTP ASAP after Commission approval.
 - Project completion October 2022..
- Risks/Challenges:
 - None at this time
- Project Cost:
 - Restroom remodels (women and patio restroom) \$525K
- Summary:

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

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 - Met with Legal Department on Jan 6th to discuss needed easements, Legal to assist with acquisition. On Jan 20th reached out to the Deputy City Manager for assistance with three of the easement acquisitions. Brief discussion held on Jan 27th and Feb 16th
 - Reached out to Secondary Power Conversion Consultant on Feb 9th, meeting held March 1st. Consultant assisting with three easements on private property. As of March 24th, no movement on required easements. Consultant turned in 30+% plans for review the week of March 21st, currently in review with City
 - 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.

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