

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

**Tuesday, February 5, 2013**

A meeting of the Downtown/Balough Road Redevelopment Area Board was held Tuesday, February 5, 2013, 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. Al Smith, Jr.  
Ms. Tammy Kozinski  
Mr. Robert Abraham  
Mr. Larry Robinson  
Mr. Scott Weidman  
Ms. Cathy Washington  
Mr. Robert Johnson  
Mr. Daniel Harshaw

**Staff Members Present**

Mr. Jason Jeffries, Redevelopment Project Manager  
Ms. Carrie Lathan, Assistant City Attorney  
Ms. Jeanne Tolley, Redevelopment Technician  
Ms. Becky Groom, Recording Secretary

1. **Call to Order**

Mr. Goodemote called the meeting to order at 12:04 p.m.

2. **Roll Call**

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

3. **Approval of Minutes**

a. January 8, 2013 Regular Meeting

Ms. Washington made a motion to approve the minutes of January 8, 2013. Mr. Harshaw seconded the motion and it was approved unanimously (9-0).

b. January 22, 2013 Special Meeting

Mr. Smith made a motion to approve the minutes of January 22, 2013. Ms. Washington seconded the motion and it was approved unanimously (9-0).

**4. DEV2012-122, Conditional Use, The Filling Station Restaurant (Continued)**

Mr. Jeffries stated that the request was presented at the January meeting and continued to the February meeting. He stated that the site plan was approved by the Board at a special meeting on January 22, 2013 and the conditional use was for outdoor seating in the front of the site. Mr. Jeffries stated staff recommended approval of the request.

Mr. Goodemote asked if the addition on the back would be used for outdoor seating.

Mr. Jeffries stated the rear addition would be a hallway leading to the restrooms and there would be no outside seating in the rear.

Mr. Smith asked the square footage of the area in front of the building.

Mr. Stan Hoelle, 4 Osprey Way, Ormond Beach, stated that the canopy would be elevated and level with the floor inside. He stated the area will be slightly bigger than the canopy itself and estimated the area to be between 1500 and 2000 sq. ft.

Mr. Harshaw stated there was an exterior grease trap proposed along the road and asked why it would not be located inside the restaurant.

Mr. Hoelle stated that an oversized 2500 gallon grease trap was proposed and would be buried in the ground.

Mr. Harshaw stated he was concerned about drums that may be sitting outside waiting for someone to pick up the grease.

Mr. Hoelle stated that the grease trap would be pumped as needed depending on use, similar to a septic tank.

Mr. Harshaw asked how grease disposal would be handled and if drums would be picked up once a week.

Mr. Hoelle stated that his experience was that the grease was sold.

Mr. Robinson stated that an in-ground grease trap had to be pumped out so there would be no grease disposal. He stated it would be similar to a septic tank.

**Citizen Comments**

John King, 309 S. Palmetto Avenue, stated that he owned the building abutting the rear of the proposed project. He stated that he did not attend the special meeting in January and asked what changes had been made.

Mr. Jeffries stated that the outdoor table service area in the rear has been removed.

Mr. King asked if the proposed site would only use the existing structure.

Mr. Jeffries stated that an addition was proposed to the rear of the building for bathrooms.

Mr. Goodemote stated that tables proposed for the back portion of the building but not in the grass area and the addition would include bathrooms and seating area.

Mr. King asked how far the addition would go into the grass area in the rear.

Mr. Goodemote stated approximately 30 feet.

Mr. King asked what the proposed occupancy number would be.

Mr. Goodemote stated that it would be the same as was previously proposed.

Mr. King stated that a 200 seat restaurant was a major site and not many restaurants in Daytona Beach could seat 200. He stated that the Chart House seats 240 and the Outback seats over 200. Mr. King stated that he was concerned about the grassy area at the rear and the project would have a major impact on the area. He asked that the request not be approved.

Ms. Edith Shelley, 313 S. Palmetto Avenue, Legacy Estate Planners, stated she was aware there were not proper exits in the building for the number of proposed seats.

Mr. Goodemote stated that the site plan, approved at the last meeting, was contingent on compliance with life safety codes. He stated that if there were issues regarding egress, it would be addressed during the permitting process and the codes must be complied with. He stated the purpose of the meeting was to discuss outdoor seating.

Mr. Hoelle stated that the exit issue had been resolved after an adjacent property owner signed a waiver that the rear property could be used should an emergency arise.

Mr. Goodemote stated that was an issue that needed to be determined by the Building Department and not something the Board needed to address at that time.

Ms. Shelley stated 200 was a large amount of outdoor seating. She stated that there was nothing in writing regarding employee parking.

Mr. Rodney Cross, 1816 Montgomery Avenue, Fairborn, Ohio, stated there would be a recycler to handle the grease. He stated that the seating area in the rear would not be for food service. He stated that all food service would be inside the building or out front.

Ms. Washington stated that she did not realize that the seating area would remain at 200. She stated she also had a concern about parking and thought should be addressed before moving forward on the project.

Mr. Cross stated that the employees would use on-street parking on Palmetto Avenue and parking would be available at City Hall in the evening.

Mr. Goodemote stated that if Mr. Cross was going to volunteer to have employees park in public parking lots it would be good to have a written policy for the employees to use public parking.

Ms. Washington stated that she was concerned where trash would be placed for pick up and she did not feel garbage should be placed on Orange Avenue awaiting pick up.

Mr. Cross stated there was an alley adjacent to the building where plastic containers would be stored then they would be moved to the curb on trash pick up day.

Mr. Goodemote asked if the trash would be placed on Orange Avenue.

Mr. Cross stated it would be placed wherever he was told it should be.

Mr. Smith stated that would be a staff decision, not the Board's decision.

Mr. Hoelle stated that currently, trash cans set on Palmetto Avenue all the time because people did not take them back from the curb after collection.

Mr. Abraham asked if there would be outside table service in the front.

Mr. Hoelle stated there would be 49 seats inside the restaurant and the rest would be seated outside in the front. He stated the rear of the property would be the smoking area.

Mr. Harshaw stated it was proposed that every Tuesday and Friday, there would be 30 garbage cans on the street and that concerned him.

Mr. Cross stated that he would look into placing a dumpster on the property and he would address the trash issue.

**Board Action**

Mr. Smith made a motion to approve DEV2012-122, Conditional Use, The Filling Station Restaurant. Mr. Johnson seconded the motion and it was approved 8-1 (Ms. Washington voted no).

**5. Discussion: Redevelopment Area Improvements**

Mr. Jeffries stated that the DDA met and discussed improvements needed in the Downtown area. He stated there were many maintenance items that would be handled. Mr. Jeffries stated there were items considered upgrades including repainting the arches, replacing trash receptacles, and upgrading the electric on City Island.

Mr. Smith asked if the Farmers' Market could be moved to the field behind the library. He stated that he had held events there and there was not only sufficient electric at the site but it was beautiful and would also free up the parking lot for parking.

Mr. Abraham stated that the DDA's concern was interactivity with Beach Street and the merchants therefore he would not want to make it so remote it would not benefit the Downtown.

Mr. Jeffries stated that staff was looking for comments and concurrence from the Board about the proposed maintenance list. He stated that the parking lot improvements behind Zappi's would be bid soon with an estimated construction date in May. He stated that he had received a proposal from an engineer to evaluate the lighting from Orange Avenue to the post office.

Mr. Smith asked if parking lot lights were included.

Mr. Jeffries stated there would be lighting improvements for lots behind Orange Avenue and Magnolia Avenue. He stated there was a plan for that area and it would be bid out with construction in May.

Mr. Smith asked if there would be lighting behind Angell & Phelps.

Mr. Jeffries stated he would look at replacing those at the same time and determine the cost and prioritize which will be done.



Mr. Harshaw asked about the palm tree up lighting and asked if every palm tree will be done.

Mr. Jeffries stated they will have either string lights or up lighting.

Mr. Harshaw recommended up lighting since the string lights get damaged by landscape maintenance.

Mr. Jeffries stated that shoe box style lights were proposed.

Mr. Goodemote asked when cost estimates would be received from Public Works.

Mr. Jeffries stated that he should have the cost information next month.

Mr. Smith asked if staff is relying on Public Works to do it all and what the schedule would be.

Mr. Jeffries stated that the parking lot project would be bid in a couple of weeks. He stated he would have an update on the items at the next meeting.

Ms. Kozinski stated that parking spaces between Orange Avenue and Magnolia Avenue had been roped off and asked the plans for those spaces.

Mr. Jeffries stated there was a request by the Redevelopment Staff to place plants in those areas.

Mr. Goodemote stated that he would like Mr. Jeffries to outline available funding.

Mr. Jeffries stated he had provided the Board with the budget information for the current fiscal year with proposed revenue of \$770,456. He stated there was a request by the City Commission to transfer funds for Zappi's into the grant fund. Mr. Jeffries stated that staff would continue to work on the projects.

Ms. Kozinski stated people were making improvements in Downtown thanks to the efforts of the DDA. She stated that City improvements should be made since improvements were being made by property owners.

Mr. Goodemote stated he thought everyone would like to see something happen and asked that costs be provided so recommendations could be made to the CRA.

Mr. Goodemote stated that he would like to see painting of the pipe railings along the river included as one of the items.

Mr. Goodemote stated that some of the pavers in the park need repaired.

Mr. Jeffries stated he would check on the pavers in the park.

Mr. Jeffries stated there were 2 contracts, one with CPH and one with Parker Mynchenberg. He stated he would notify the Board when the public meeting was scheduled. Mr. Jeffries stated that each section had unique features and it must be determined how they can be tied together.

Mr. Harshaw stated that the lights on ISB were bolted and looked as though they were piece mealed.

Mr. Jeffries stated that he would have Public Works look at it.

**6. Redevelopment Project Updates**

Mr. Smith stated that other downtowns in the county were busy and he did not feel they were giving people enough reason to come to the Downtown. He stated that DeLand had 130 events a year and New Smyrna has something every weekend.

Mr. Jeffries stated that there were events scheduled in February. He stated that the Riverfront campaign had consumed a lot of the Redevelopment staff's time. He stated that the Facebook page had been very effective and the e-newsletter went out monthly and covered local business news. He stated in order for the campaign to be effective, he must have cooperation from the merchants. He stated that Google ads had increased over the last 3 months. Mr. Jeffries stated that events for the month were the Wine and Chocolate Walk, the Riverfront Market, Front Porch Friday, and the Farmers' Market.

Ms. Kozinski stated that the last Front Porch Friday was an all day event that started at 7:00 a.m.

Mr. Harshaw stated that the Front Porch Friday was great and asked how the merchants could get involved with the rocking chairs so that all merchants would have the same chairs.

Ms. Kozinski stated that Kelly White was coordinating the rocking chairs.

Mr. Harshaw stated that the rocking chair idea was great and stated that merchants should be made aware of the rocking chairs.

Mr. Jeffries stated he would include information on the rocking chairs at the next merchant's meeting.

Mr. Harshaw stated that there was an entry fee for the French Market and he stated he did not want City funds being used for a private enterprise.

Mr. Jeffries stated the DDA did not give any funding to the French Market.

Ms. Kozinski stated that she had obtained \$3,000 of free advertising every month with WNDB for the Riverfront Market. She stated that the French Market was moved to the same day as Riverfront Market so there was a small issue with vendors.

Mr. Goodemote asked what was being done at the vacant car lot and noticed there had been drilling at the site.

Mr. Jeffries stated there had been Code Enforcement action on the property but there was nothing new.

Mr. Goodemote asked about Ballough Road.

Mr. Jeffries stated that the design of the bridge project was moving forward.

Mr. Goodemote asked that the restrooms be considered at that site.

Mr. Goodemote asked about the Riverfront Master Plan.

Mr. Jeffries stated that it was discussed at the strategic planning session of the City Commission. He stated that grants will have to be obtained.

Mr. Goodemote stated that it was imperative that something be started on the master plan and stated that the sidewalks would be a huge advantage.

Mr. Smith stated there were a lot of concerns with merchants with misinformation about continuation of business with the street being changed. He stated that the changes on Granada Boulevard were no different than what was being talked about in Downtown and some merchants thought it would be a detriment to business but that was not true.

7. **Public Comments**

Mr. John Nicholson, 413 N. Grandview Avenue, stated that Flagler Avenue extended to the beach and DeLand had two street sides so Daytona Beach was working with a disadvantage. He stated that the up lighting on Vining Court in Ormond Beach was something that should be considered for the palm trees in Downtown. Mr. Nicholson stated that when painting the railings, the railings on the library side should be painted as well. He suggested that a small restaurant out over the river be included in the area for the proposed restrooms. The restrooms would then be open only when the restaurant was open.




**8. Board Comments**

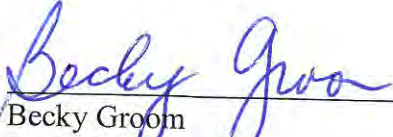
Mr. Harshaw stated a City Commissioner attended his neighborhood meeting last month and stated that the City may want to buy the car lots for student housing. He stated he did not think that was a good fit.

Mr. Jeffries stated that he had not heard anything about buying the property. He stated that Daytona State College had talked about taking over the News Journal Center.

**9. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 1:17 p.m.

  
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Harold L. Goodemote, Chair

  
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Becky Groom  
Recording Secretary