



The CITY OF DAYTONA BEACH

ORANGE AVENUE RECREATION COMMITTEE

City Hall
Room 149-B
Special Meeting

301 South Ridgewood Avenue
Thursday, June 2, 2022
6:00 PM

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.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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MINUTES

SPECIAL MEETING – ORANGE AVENUE RECREATION CENTER COMMITTEE

June 02, 2022

Minutes of the Special Meeting of the Orange Avenue Recreation Center (OARC) Committee of The City of Daytona Beach, Florida, held on Thursday, June 02, 2022 at 6:00 p.m., in room 149, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

1. Call to Order
2. Roll Call

Kenneth Hunt (Vice Chair) Present
William 'Bill' Chapin Present
Pierre Louis Present
Steven Pyle (Secretary) Present
Anne Ruby (Chair) Present
Evans Smith Present

Also Present:

Paula M. Long, Planner & OARC Staff Liaison

3. Welcome

Ms. Ruby provided an introduction to the meeting.

4. Approval of the Minutes for 5-25-2022

Motion to approve the minutes for the meeting of 5-25-2022 made by Dr. Pyle and seconded by Mr. Louis. A discussion brought forth an amendment to correct the spelling of Marjorie Johnson's name in the minutes. Dr. Pyle amended his motion to include the correction to Ms. Johnson's name. Motion carried without objection or roll call vote.

5. Approval of the Agenda

Motion to approve the agenda made by Mr. Louis and seconded by Dr. Pyle. Carried without objection or roll call vote.

6. Strategies for the next 3 meetings

Ms. Ruby started the discussion with developing questions for staff, such as Beth Lemke on grant prospects and Drew Driscoll on fire exits.

It was then discussed that the committee needed to hear each other's ideas before deciding the strategy for the next 3 meetings. Dr. Pyle made a motion to skip to item 7 in the agenda and return to item 6 once we've concluded item 7. Mr. Louis seconded the motion, and the motion was carried without objection or roll call vote

7. Committee Ideas/Submission Discussion

a) Anne Ruby

Ms. Ruby suggested that the committee should attend the June 7th Downtown Redevelopment Board meeting at noon.

Ms. Ruby considered how grand funding is handled with potential public-private partnerships.

Ms. Ruby requested the committee be cognizant of the Sweetheart Trail (ST), and how it might be incorporated into plans for the OARC.

Ms. Ruby considered how the seawall might be rebuilt to make room for the ST.

Mr. Chapin added that enhancing the OARC and the area around it would make it an attractive pass-through, which enhances the ST substantially. Mr. Chapin also suggested we include ST enhancement as one of our goals.

Mr. Hunt added that there's a similar situation with an art museum in the Philadelphia area that has walkers and cyclers passing by and there's a place for water breaks, food, and entertainers. The OARC would tie in nicely with the ST by providing a nice stop with refreshments to the people passing by.

Ms. Ruby considered the creation of a video of the OARC to present for the next meeting.

Mr. Chapin said that once we come to decisions on the purposes of the OARC, he can develop a fly-through video.

Mr. Ruby wondered what the square footage is for areas of the OARC.

Mr. Chapin brought up his previous work on the OARC and his deep review of the two studies conducted by Allen Green and the City. To his mind, the study's costs, very clearly, far exceeded the real cost of fixing the OARC. He had a conversation with Mr. Green earlier today and asked him about the large differences in cost between his first and second assessments. Mr. Green said that they could not get the city to tell them what they were going to do with the OARC, so, as responsible agents, they had to add a big number for the unknowns. Therefore, that number has nothing to do with what it would cost to bring the OARC up to code. Mr. Chapin said that he then asked Mr. Green if the cost today would be back to around their first assessment of \$250,000, and Mr. Green responded that it would have gone up just a little bit due to cost of living and goods going up. Mr. Chapin stressed that we must dispel the large numbers of

\$2,000,000 or more that has been thrown around. Mr. Chapin also discussed the issue of mold with Mr. Green, who is a certified mold attenuator, and he said it would be an easy task of spraying hydrogen peroxide to kill the spores and then air condition the place; it would be something like \$10,000. In total, it would be around \$250,000 to bring the OARC to code, including mitigation of the mold issue. Mr. Chapin also brought up that there are nine big original windows, where the woodwork should be restored, save the glass, and put up \$6,000 worth of storm panels.

Ms. Ruby inquired about the percentages of square footage for different aspects of the OARC, such as bathrooms, stage, etc. Mr. Chapin said he could do that break down.

Ms. Ruby said that if we want to do a event space, we need to put in a kitchen. Mr. Chapin said that he has an idea for that.

Ms. Ruby said that she wants to save the ticket booth and perhaps use it to serve ice cream or let little kids play in it.

Ms. Ruby suggested an educational museum with interactive media that could be published online.

Concerning uses, Ms. Ruby said that she see's the OARC as a place for education, focusing on the WACs specifically, primarily through interactive digital media. Ms. Ruby would like some component of eating, such as a snack bar or restaurant. Ms. Ruby thinks we have a real gem here because it's historic and it still looks historic, and she doesn't want to mess with that too much. Perhaps the stage could be functional for local student groups.

Mr. Louis stressed the importance of safety, especially when considering including kids groups and the water nearby. Mr. Chapin added that we could run a fence along the waters edge.

Ms. Ruby included additional uses that she'd like to see, such as a senior activities center or any kind of leisure services.

Ms. Ruby added that the OARC would be an ideal meeting place for non-profits and municipal function meeting spaces.

b) Pierre Louis

Ms. Long reiterated the concerns conveyed by Deric C. Feacher, City Manager, in the first OARC committee meeting, of his mother needing to cross the road to get to the OARC. Ms. Ruby stated that Mr. Feacher had made a statement to her in the past that we can get signalized cross walks, senior activities, and people can walk across the street. Mr. Chapin conveyed a strong way to sell the solution to this problem by providing video and/or pictures of the flashing crosswalk on Granada in Ormond beach, which works like a charm.

Mr. Louis provided a handout with his brainstorming ideas including a Women in Service Event Center, primarily centered around the WACs, but could also support military and first responders, a 1940's style American Cafe, ROTC units, USO partnerships, a Histobot, which is a mobile robot that can quote historical points of the venue. The Histobot could be developed by robotics teams from local colleges.

Mr. Louis also provided various daily, monthly, and yearly events that the OARC could support in the handout.

For secondary uses, Mr. Louis noted that the OARC is across the street from the Tortugas and that the minor leagues don't have a hall of fame, which could be a potential use of the OARC.

c) Steven Pyle

Dr. Pyle discussed presentation slides provided to the committee. His inspiration for the presented ideas came from the presentation of Beth Lemke, Grant/Funding Liaison, at the previous meeting, where she indicated that expansion project grants are more competitive. Dr. Pyle suggested expanding the OARC with a foyer that had paintings of WAC Director Colonel Hobby, other military and local women of note, and interactive holographic displays. Dr. Pyle also suggested expanding to the south with a restaurant or snack bar overlooking the water. Dr. Pyle also suggested that we might be able to fit more parking on the east side of the building. For continuous events, Dr. Pyle suggested dance programs, theater programs, perhaps similar to the Icehouse in Mt. Dora, music programs, movie night, game night, and rented events. Revenue could be generated by the restaurant lease, tickets to music/dance/theater events, game night tournament entry, event rental, and donations.

Ms. Ruby brought up that Alan Green mentioned that the weakest part of the building is the east end, so perhaps we could expand on that end.

Ms. Long conveyed that Steven Bapp, Senior Planner & Historic Preservation Staff Liaison, could tell us if any kind of expansion would impact the historic designation of the OARC.

d) Bill Chapin

Mr. Chapin had a presentation with overhead renders of the OARC and a floor plan from his previous work. Much discussion was had over the renders and floor plan including the locations of a kitchen, storage, an air wall on the south side that could keep a restaurant separate or open up to include the whole OARC for banquet space, an external ramp to make the building more architecturally attention grabbing, and multiple locations for collapsible panels to display rotating exhibits.

Mr. Chapin considered that the city was about to commit about \$50,000 to tear it down, so that \$50,000 should go to the project because it's money the city won't have to spend.

e) Kenneth Hunt

Mr. Hunt supports an event space and the arts. The arts could be still art, music, and dance for all age groups. Mr. Hunt considered the restaurant piece being a huge piece, and supports the idea of it being indoor and outdoor. Mr. Hunt suggested having a huge jumbotron to advertise the activities of the OARC and the city, while drawing attention to the building. Mr. Hunt considered blending the WACs and Tortugas, or perhaps supporting various groups during each month.

f) Evans Smith

Mr. Smith is open to the ideas presented for the OARC, and is primarily concerned with selling the idea and making sure the building can pay its way.

Mr. Louis highlighted that the primary basis for the OARC is the WAC, and everything we do should branch off of that.

Ms. Ruby brought up the idea of building outdoor seating adjacent to the east end of the OARC.

Mr. Smith brought up the consideration of who are our customers and focusing on how our plan can make business sense for the commission.

Ms. Ruby considered having a nice outdoor place to get a cup of coffee could bring thousands of customers.

Mr. Louis brought up how paddle boarders launch right next to the OARC.

Ms. Long brought up consideration of where the sweetheart trail could go.

Mr. Chapin brought up consideration of how a restaurateur could have a booming business leasing the small day-to-day space, and lease the event space as needed.

Mr. Luis brought up all the veterans services that meet monthly and have luncheons, which could provide a customer base to cater to. Ms. Ruby thinks there could be great symbiosis because the Veterans Museum doesn't have a great meeting space.

Mr. Hunt brought to consideration how we thought about handling traffic on the side road if we were to expand the building to the south for restaurant seating space. Ms. Ruby didn't want expansion to the south, but to the east where it's currently grass.

Mr. Hunt brought to consideration including food trucks to serve the OARC instead of the restaurant. Ms. Ruby thought it was good to have choices, but it's helpful for event catering to have a kitchen – no reason we can't do both.

There was discussion on Mr. Chapin's floor plans about where to have a quiet room for interactive exhibits, outdoor seating, and other items.

8. Strategies for the next 3 meetings

Ms. Long stressed that we've developed amazing activities, but we need to make them concise and in compliance with the Planned Development (PD). There are still regulations we need to comply with, so we need to get the activities to the staff that can determine our uses and regulations.

Mr. Chapin considered speaking with Commissioners one-on-one to help sell it before the vote.

Ms. Ruby considered for the next meeting, getting preliminary plans from Mr. Chapin and getting answers to our questions from staff.

Mr. Hunt considered speaking with the Commissioner that nominated us to help get them on board with the idea.

Mr. Chapin brought up meeting with Commissioners to figure out what they don't like about the idea.

Mr. Hunt brought up having another special meeting. Dr. Pyle suggested that we consider that at the next meeting.

Mr. Smith brought up that we have great ideas, but we need to make sure that we have funding, and the building can carry it's own way. Ms. Ruby brought up an example of a building on Dunlawton that someone bought, made a cute restaurant with no operator, and then found an operator.

Dr. Pyle brought up how the Ice House in Mt. Dora has been sustainable servicing only amateur theater. Ms. Ruby suggested researching if they're a non-profit, and how their funding model works; also, to consider how an operator would handle a restaurant, events, and then amateur theater on top.

Mr. Smith brought up his concerns about parking. Ms. Ruby wondered how many spaces were in the chamber parking lot. Mr. Chapin noted that there's about 20 spaces across Orange Ave. Ms. Ruby and Mr. Louis concurred that the chamber parking lot has about 20 spaces. Ms. Ruby noted that the building has a capacity of 300, and we're going to have to have people crossing the street; you cannot build an urban outdoor core by thinking everyone gets to park right in front of where they want to go; at some point,

people have to walk. Mr. Chapin noted that the least used section of the court parking lot is quite close the OARC. Ms. Ruby brought up the Beep Shuttle, which could provide a shuttle service for the area.

Mr. Smith suggested doing a walk together on the Sweetheart Trail.

Ms. Long considered what staff should be here for the next meeting. It was decided that questions would be sent to Ms. Long, who would get them to staff, and then get them back to us. The deadline to get questions to Ms. Long would be Friday afternoon.

Ms. Ruby brought up bringing just Beth Lemke to the next meeting, so that she can hear our ideas and give us guidance towards funding opportunities.

9. Committee Comments

Mr. Hunt wondered if we should bring feedback from our commissioners. Ms. Ruby suggested waiting on that until we have a more solid plan.

10. Staff Comments

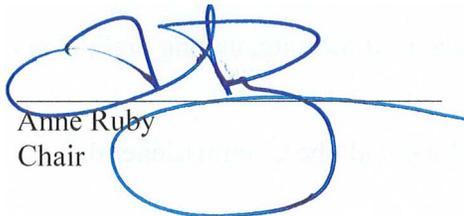
Ms. Long detailed a system they are working on for committee members to upload files.

11. Public Comments

None.

12. Adjournment

There being no further discussion or comments the meeting was adjourned at 8:04 p.m.


Anne Ruby
Chair

ATTEST:


Steven Pyle
Secretary