

The City of Daytona Beach
Midtown Redevelopment Board
Draft Minutes

(Excerpts from the November 13, 2018 Beachside Redevelopment Board Meeting)

7. **DEV2018-067 – Rezoning to Redevelopment Midtown – Neighborhood Center Mixed Use RDM-2 – China One**

Staff Presentation:

Mr. Berger presented the Staff Report which was included as part of the packet. Mr. Berger stated the item presented was for Rezoning and the Land Use would not change. Mr. Berger stated this was an applicant-initiated effort to undertake rezoning of 0.246± acres of property along Bellevue Avenue. Mr. Berger stated the building had been demolished that was located at 617 Bellevue Avenue and was currently zoned SFR-5 Single Family Residential. Mr. Berger stated it was proposed to rezone the property to RDM-2 – Neighborhood Center Mixed Use for the purpose of constructing a parking lot to serve the adjacent restaurant and proposed grocery store located at 601 Bellevue Avenue. Mr. Berger stated the site is located at the southeast corner of School Street and Bellevue Avenue adjacent to the Midtown Redevelopment Area.

Mr. Berger stated a neighborhood meeting was held, and only 1 person showed up for the Neighborhood Meeting.

Mr. Berger stated the grocery store could not be placed in the building until after the applicant has this request approved, then they could make full use of the building.

Mr. Berger noted that an application for a site plan was in process and stated staff still needed landscape plans.

Mr. Berger stated staff recommended approval of this zoning change and this matter was scheduled to be heard by the Planning Board on Thursday, November 15th.

Mr. Barhoo asked if there would be a buffer between the commercial and residential area.

Mr. Berger stated there would be landscaping requirements that would serve as the buffer.

Mr. Fuqua stated he felt this would be a good fit for the community and the grocery store was needed so he saw no reason to hold it up.

Ms. Ford inquired as to what type of grocery store would go in and if it would carry fresh produce. Ms. Ford stated there were plenty of so called grocery/convenient stores in Midtown, but one that sold fresh produce would be great.

Ms. Ford stated she was concerned to let parking in; why are they requesting more parking when they already meet the parking requirements for the restaurant. She doesn't see what benefit it would serve the community.

Mr. Barhoo also stated he was concerned about approving parking lot if the applicant did not put in a grocery store.

Mr. Berger stated they would have to follow the guidelines for RDM2.

Mr. Louis expressed concern about this proposed grocery store and the report on grocery stores that was being done by an independent company. Mr. Louis stated he may be confused but 2 grocery stores would be ok.

Mr. Miller stated he did not understand why this matter was brought before this board because it's not in the redevelopment area.

Mr. Berger stated projects that are adjacent to anything that's close to a the redevelopment area and to be redeveloped as a part of land already within the redevelopment area should be reviewed by the Board. Mr. Berger noted that the Planning Board and City Commission give serious consideration to recommendations made by the Midtown Redevelopment Board.

Public Comments:

Rashid Jamalabad, P.E., RJ Engineering, LLC on behalf of the property owner, Mr. Wang Tianfu stated the owner may use the parking for overflow parking and may not open a grocery store, he was not sure. Mr. Jamalabad stated the owner would do landscaping as required and necessary.

Board Action:

A motion was made by Mr. Fuqua, seconded by Mr. Miller, to approve DEV2018-067 – Rezoning to Redevelopment Midtown-Neighborhood Center Mixed Use (RDM-2) China One in the 600 block of Bellevue Avenue from a Single-Family Residential -5 (SFR-5). The motion carried (4-1).