

MINUTES  
REGULAR MEETING – PLANNING BOARD

October 24, 2013

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Minutes for the Regular Planning Board for The City of Daytona Beach, Florida, held on Thursday, October 24, 2013, at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

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Board members Present were as follows:

Jeff Hurt  
Tracey Remark  
John McGuinness  
Louis Moore  
Tim Davis  
Shirley Benjamin  
James Neal  
Tony Barhoo

Absent Members:

Matthew Bohon  
Cathy Washington  
Bob Hoitsma

Staff members present:

Richard Walton, Planning Director  
Dennis Mrozek, Senior Planner  
Carrie Avallone, Assistant City Attorney  
Reed Berger, Redevelopment Director  
Jason Jeffries, Redevelopment Project Manager  
Rose Askew, Planning Technician

1. **Call to Order**

James Neal, Chair called the meeting to order at 6:07 PM.

2. **Roll Call**

Mr. Hurt called the roll and noted members present as listed above.

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3. **Approval of the Minutes:** September 26, 2013

**Board Motion**

It was moved by Mr. McGuinness to approve the September 26, 2013 Planning Board Meeting Minutes. Seconded by Mr. Moore.

**Board Action**

The motion was approved 7-to-0.

4. **Large Scale Comprehensive Plan Amendment - Midtown Master Plan, DEV2013-082**

A request by the Development and Administrative Services Department, Redevelopment Division for approval of a Large Scale Comprehensive Plan Map Amendment changing the Future Land Use Map designation for 598± acres of land located entirely within the Midtown Redevelopment Area Boundaries, generally bounded by the Florida East Coast (F.E.C.) Railroad on the east, George W. Engram Boulevard on the north, Nova Road on the west, Orange Avenue on the South, and areas also extending south of Orange Avenue between the F.E.C. Railroad, and Martin Luther King, Jr. Boulevard to Shady Place; and amending policies and issues in the Future Land Use and Redevelopment Elements of the City's Comprehensive Plan, to be consistent with the adopted Midtown Master Plan/Redevelopment Plan.

**Staff Presentation**

Jason Jeffries, Redevelopment Project Manager gave a PowerPoint presentation that included the request as written above and stated in the next few months there would be several requests regarding the implementation of the Midtown Master Plan and earlier this year the City Commission adopted the Midtown Master Plan as part of the Redevelopment Plan for the Midtown Area. He stated the next steps would be to rezone the area to make it consistent with the Midtown Master Plan and that the request before the Board tonight was to amend the future land uses in the Midtown area generally along the major corridors to allow the more intensive developments in the Midtown Master Plan also make text changes to the designated future land uses in the Redevelopment Element. Mr. Jeffries stated included in each Board member's packet was an Impact Analysis that reflects recommended changes to the land uses in the Midtown Area and one of the major changes impacts the maximum commercial development along International Speedway Boulevard (ISB). He stated the request was reviewed by the Midtown Redevelopment Area Board at their September 10, 2013 meeting and an update was reviewed by the Board at their October 8, 2013 meeting. He stated staff recommends approval of the proposed LSCPA request and Matthew West with Lassiter Transportation was available to answer any questions.

Mr. Hurt stated there appeared to be a strong concentration on commercial uses. He asked if the plan was to get rid of residential uses.

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Mr. Jeffries replied the Midtown Master Plan does preserve single-family residential uses and that single-family residential uses were actually being increased due to more mixed use projects along major corridors, especially ISB.

Mr. Moore stated his concern was with traffic but the maximum will not occur for the next 50 years.

Mr. Barhoo stated that as the representative to the Midtown Redevelopment Board, the Midtown Redevelopment Board has discussed this item extensively. Mr. Barhoo stated this is a wonderful plan that will enhance our city.

### **Citizen Comments**

No citizen comments.

### **Board Comments**

No Board comments.

### **Board Motion**

It was moved by Mr. Barhoo to approve Large Scale Comprehensive Plan Amendment - Midtown Master Plan, DEV2013-082. Seconded by Mr. McGuinness.

### **Board Action**

The motion was approved 7-to-0.

## **5. Rezoning, Planned Commercial Development with Preliminary Plat – Intracoastal Bank, DEV2013-085, Quasi Judicial Hearing**

A request by Mark S. Dowst, P.E., on behalf of John P. Albright, President and CEO, Consolidated-Tomoka Land Co., to rezone 2.01± acres of land, located at 2140 LPGA Boulevard, from M-4 (Industrial Park) to PCD (Planned Commercial Development), and to approve a Preliminary Plat in conjunction with the rezoning, to construct an 8,600 square foot bank with drive-thrus and associated site improvements.

### **Staff Presentation**

Dennis Mrozek, Principal Planner gave a PowerPoint presentation that included the request as written above, future land use, general location and current/proposed zoning. He stated the property is being rezoned to a PCD to follow a comprehensive plan requirement for properties that are mixed-use in this location. He stated no waivers were being requested and a preliminary plat was also being requested for approval. He stated staff recommends approval of the rezoning and preliminary plat. An affirmative vote of six was required to recommend approval to the City Commission.

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Mr. Barhoo asked if the five signs being requested were in compliance and where they would be located.

Mr. Mrozek replied the signs were in compliance with the code. He stated there were two monument signs being proposed; one would be on LPGA and the other would be located in the back toward Gateway Mall; the other signs were wall signs and identification signs.

Mr. McGuinness stated he applauded the applicant for following the City's design standards and not requesting any waivers.

Mr. Hurt stated he echoed Mr. McGuinness' comments and he hoped the bank had done a feasibility study because there was going to be quite a bit of development in that area.

**Applicant Presentation**

Mark Dowst, 536 North Halifax Avenue, Daytona Beach stated he and his team were available to answer any questions. He asked the Board for their support.

Mr. Neal stated he lived on that side of town and was pleased to see development in the area.

Mr. Dowst stated the bank and Vince Carter's had already established a business relationship.

Mr. Barhoo stated he also lived on that side of town and was pleased to see development. He stated the design of project was pleasing.

Mr. Dowst stated Larry Robinson was responsible for the design of the building, but the landscaping theme was already established by staff.

**Citizen Comments**

No citizen comments.

**Board Comments**

No Board comments.

**Board Motion**

It was moved by Mr. Hurt to approve Rezoning, Planned Commercial Development with Preliminary Plat – Intracoastal Bank, DEV2013-085. Seconded by Mr. Moore.

**Board Action**

The motion was approved 7-to-0.

6. **Land Development Code Text Amendment – Modifying Prohibited Uses in the South Atlantic Redevelopment Area, DEV2013-106**

An administrative request by the Development and Administrative Services Department, Redevelopment Division, to amend Article 12 (Redevelopment Areas and Districts), Section 2.2 (Uses specifically prohibited) of the Land Development Code (LDC), to remove “Restaurants (Type A-2 and A-3)” as prohibited uses in the South Atlantic Redevelopment Area.

**Staff Presentation**

Reed Berger, Redevelopment Director, stated this item was discussed at the October Main Street Redevelopment Board Meeting in conjunction with the rezoning for the Hard Rock Hotel. Mr. Berger stated that the applicant for the Hard Rock Hotel project requested a waiver for fast food restaurants, which are currently prohibited on the west side of Atlantic Avenue and the south side of International Speedway Boulevard and stated that this use is prohibited in both the Land Development Code and the South Atlantic Redevelopment Plan. Mr. Berger stated that the Main Street Redevelopment Board included as part of their motion a request for fast food restaurants to be permitted on Atlantic Avenue. Mr. Berger stated that the applicant for the Hard Rock Hotel project indicated to the Main Street Board that they are interested in having a Starbuck’s located on the west side of Atlantic Avenue and the Main Street Redevelopment Board agreed with the applicant’s request. Mr. Berger stated the area impacted by this request will be from Lenox to Silver Beach.

Mr. McGuinness asked if any other property owners have requested a waiver in the past 10 years for an A-2 or A-3 restaurant.

Mr. Berger stated that he has not been here for 10 years but stated that since 2007, there has not been a request for a waiver.

Mr. McGuinness stated that he is concerned that this request was not reviewed by the CRA. Mr. McGuinness stated that this request will affect all of the property owners on the south side of ISB and the west side of A1A. Mr. McGuinness stated the prohibition was in place to avoid having these uses next to single family properties. Mr. McGuinness stated this change would affect a great number of property owners. Mr. McGuinness stated that he is concerned that since this item was not an agenda item at the CRA meeting, adjacent property owners were not given an opportunity to address this item.

Mr. Berger stated that this is the opportunity for residents to speak on the item. Mr. Berger stated that the Main Street Redevelopment Board can only make recommendations to the Planning Board and City Commission and that Board does not make the final decision.

Mr. McGuinness stated that he considered this a major change and he would be reluctant to approve it without there being any other discussion on the item.

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Mr. Davis stated that he did not understand the reason there is an issue with this use since there was a convenience store previously located at that site.

Mr. Berger stated that he did not know the history of the elimination of restaurants from that area but it occurred during the process of creating the Redevelopment Plan.

Mr. Barhoo asked if a traffic study has been done on this property to determine if there would be any problems with ingress/egress to the site.

Mr. Berger stated that a traffic study has been completed for the entire PRD but not specifically for a fast food restaurant.

### **Applicant Presentation**

Glen Storch, representing Bayshore Capital, developers of the Hard Rock Hotel project, stated that the developer would like to have a Starbuck's as part of Phase 3 of the project. Mr. Storch stated that he worked on the Starbuck's in Port Orange which has a drive through and stated that it is something the citizens wanted. Mr. Storch stated that not as many parking spaces will be required since it is a drive through. Mr. Storch stated that there will not be as much trash at the site since people will be taking the items with them. Mr. Storch stated that he would not see a restaurant that would be in competition with the Hard Rock locating on the west side of A1A, such as a hamburger restaurant. Mr. Storch stated that he would like to see a Starbuck's or Dunkin Donuts on the property on the west side of A1A. Mr. Storch stated that he will work with the residents adjacent to the west side site to make sure there is a buffer behind the project.

### **Citizen Comments**

John Nicholson, 413 N. Grandview, stated that he attended the meetings when the Redevelopment Plan was developed. He stated that the prohibition that exists in the Redevelopment Plan was staff driven and did not come from the neighborhood. Mr. Nicholson stated that concerns expressed about fast food restaurants included garbage trucks, noise, and teenagers loitering. Mr. Nicholson stated that he did not believe there would be a problem of loitering at a Starbuck's. Mr. Nicholson stated that there are only one or two sites along A1A where a restaurant of this type could be located. Mr. Nicholson stated that a Starbuck's would improve the area and stated that tourists and neighbors of the site could use it and stated this is what is needed for the area.

Mike Denis, 625 Lenox Avenue, expressed concerns over traffic flow from a drive-through that exits onto a residential street. Mr. Denis stated that he would support the request if the ingress/egress would all be onto A1A.

Mr. Storch stated that he does not see a problem with ingress/egress onto A1A.

**Board Comments**

Mr. McGuinness stated that the area being discussed is in Phase 3 of the Bayshore project, which may be 8 to 12 years in the future. Mr. McGuinness stated that this is a major change to the Redevelopment Plan which has been in effect for a long time. Mr. McGuinness stated that this change will not only affect the people who live adjacent to this site but property along ISB and all along A1A. Mr. McGuinness stated that this request affects hundreds of property owners who had no indication that this item was being discussed as part of the CRA meeting. Mr. McGuinness stated that if someone looked at the agenda for tonight's Planning Board meeting, they may not know that their property will be affected. Mr. McGuinness stated that if this is approved, other property owners could make similar requests.

Mr. Storch stated that if another applicant requests a rezoning, they would have to appear before the Planning Board; and the Planning Board and City Commission could determine if it is appropriate. Mr. Storch stated that the adjacent property owners would be notified if there is a proposed change in use.

Mr. Barhoo stated that a business should come into an area to be an asset and not to create problems. Mr. Barhoo stated that the developer seems to be willing to make changes to make the area better and that speaks volumes. Mr. Barhoo thanked Mr. Storch for his willingness to work with the community.

Mr. Harper stated that if an A1 type restaurant is approved, the ingress/egress would be the same. Mr. Harper stated that he does not understand the difference between the impact an A-1 and A-2 restaurant will have outside of traffic.

Mr. Berger stated that if someone wanted to locate a restaurant on A1A, they would have to appear before the Main Street Redevelopment Board for consideration of the request. Mr. Berger stated a site plan request would be placed on the agenda for the Main Street Redevelopment Board. Mr. Berger stated that a neighborhood meeting could be held to let the residents know of a proposed project.

Mr. Moore stated he was opposed to the request since he feels it will help the area. Mr. Moore stated that he had concerns about the comments Mr. McGuinness made about items being discussed that are not on the agenda. Mr. Moore stated that he is concerned that residents should be given an opportunity to express their concerns. Mr. Moore stated that bringing things forward before they have been properly vetted is not good.

**Board Motion**

It was moved by Mr. Hurt to approve Land Development Code Text Amendment – Modifying Prohibited Uses in the South Atlantic Redevelopment Area, DEV2013-106. Seconded by Mr. Moore.

**Board Action**

The motion was approved 6-to-1.

7. **Applicant Presentation**

Glen Storch, 4205 South Nova Road, representing Bayshore Capital, the developer of the proposed Hard Rock Hotel, presented a Power Point document that showed renderings of the proposed project. Mr. Storch stated the project encompasses almost 10 acres of land. Mr. Storch stated that Phases 1 and 2 of the project are on the east side of A1A and Phase 3 is located on the west side of A1A. Mr. Storch stated that Phase 3 can be developed at any time if there is a market for that portion of the project. Mr. Storch stated that he anticipates that once the Hard Rock is complete, there will be other businesses that will want to locate in the Phase 3 area.

Mr. Storch stated that the Lenox Avenue beach access was removed, so an agreement was entered into with Volusia County in order to provide compensating parking. Mr. Storch stated that a new access to the beach will be provided as part of the development on the north side of the hotel which will be handicapped and bicycle accessible. Mr. Storch stated that a new beach access and parking lot will also be constructed near Wisteria which will be open to the public as well.

Mr. Storch stated that the new Veterans Memorial Bridge will be constructed at the same time as the Hard Rock project and it will be a major access to the Hard Rock project.

John Ott, Project Manager, Maitland, Florida, gave a detailed presentation that included the project design and phases for the project. He stated no zoning variances were being requested for the Phase 3 parcel and it was anticipated that the project would create about 400 jobs as well as additional jobs for contracted services, such as marketing and maintenance. He stated the building design would give the appearance of motion and 100% of the rooms have an ocean view. Mr. Ott stated there would be access to the hotel from the beach so tourists would be able to walk from the beach to the bar area and there would be a 16,000 square foot lawn on the property with access from the garage where events, such as Nascar displays, can be held.

Mr. Ott stated there would be a monument sign at the entrance and one on the top of the building with the Hard Rock logo and that the restaurant sign would be sophisticated with the logo of the restaurant, which has not been determined. He stated there would be a sign at the porte cochere which would be either a face-lit or surface lit sign and that the guitar Hard Rock sign would be on the garage. Mr. Ott stated the garage on Atlantic Avenue would be covered with perforated metal in order to give a textured appearance and the textured metal will allow for projections onto the surface.

Mr. Storch stated the projections would be single pictures and would not be moving or changing images. Mr. Storch stated for entertainment purposes, it might be possible to show movies on the beach side of the hotel.

**Staff Presentation**

Reed Berger, Redevelopment Director, stated the requested waivers were listed in the staff report and the image projections on the hotel are a sign issue and would be addressed as a waiver in the PD agreement.

**Citizen Comments**

Carl Bauer, 1838 Mahogany Drive, stated he was speaking in support of the project but had concerns about the public access and maintenance of the beach access.

Leah Hutchinson, 617 Lenox Avenue, spoke in support of the project but she was concerned about the loss of the ocean breeze and ocean view, traffic and parking. She asked if palm trees could be installed on Lenox.

Betty Mackey, 636 Lenox Avenue, stated that she owns property next to the proposed Phase 3 of the Hard Rock project and that she purchased her home because of the ocean breeze and view of the ocean. She is concerned that she will be unable to see the ocean from her house once the Hard Rock is constructed and does not feel the developer is attempting to work with the residents. She is opposed to rezoning the property and feels the developer should follow the same rules as everyone else.

Lloyd Mackey, 636 Lenox Avenue, stated he had concerns about outdoor concerts, outside lighting, and trash if a fast food restaurant were to be permitted as part of the project.

George Foulouse, 338 Rebault Avenue, stated he did not feel the developer has not worked with the neighborhood and that every resident along his street signed a petition opposing the closing of Lenox Avenue. He stated he does not feel his neighborhood meets the conditions in the Statute to that define blight and he does not feel the County had the right to give the Lenox Avenue access to the proposed developer. He also expressed concerns about the high water law.

Mr. Neal asked that the laws that Mr. Foulouse referenced be presented to the City Attorney.

Mr. Foulouse stated that he was concerned that the Hard Rock would have gambling in the future.

Mike Denis, 625 Lenox Avenue, stated that he did not believe there was sufficient parking for the project and expressed concerns about traffic flow to the site, which is adjacent to a residential neighborhood.

Susan Bousquet, 600 Lenox Avenue, stated that she was conflicted because the project had many wonderful aspects, but was concerned about the impact to the residents who live adjacent to the project. She that she met with the developers and they were very proud of the project and believe they want to minimize the harm to the community. Ms. Bousquet stated

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that some of her neighbors have stated to her that the City will give the Hard Rock developers a blank check and she asked that her neighbors be proven wrong. Ms. Bousquet stated that Councilman Josh Wagner referred to her neighborhood as a third world country. Ms. Bousquet stated that she did not want to jump from a third world country to Times Square and asked that the Board keep the neighborhood in their mind when discussing this project.

John Anderson, 159 Congress, stated that the neighborhood will be totally disintegrated by this project. Mr. Anderson stated the project is a good deal for the City but is not good for the neighborhood. Mr. Anderson stated that the reason fast food restaurants were not previously permitted in the area was because the streets were smaller and many times people could not access the beach due to traffic being backed up. Mr. Anderson asked that the citizens' concerns be considered.

John Nicholson, 413 N. Grandview, stated that this project could have been much larger, similar to what was done at the Ocean Walk. Mr. Nicholson stated that the area had to be deemed blighted in order to establish the CRA but the homes are not considered blighted. Mr. Nicholson stated that there were older buildings at this sight and the area was in poor condition. Mr. Nicholson stated this will be an improvement over what was there before.

Poashant Patel, 808 S. Atlantic Avenue, stated that he grew up where the previous hotel was located at this site and there was a lot of crime in the area. He stated that he would love to see improvement in this area. Mr. Patel stated there are not many places to eat on A1A so he supports the fast food restaurant request.

Mr. Storch stated that he has attended many neighborhood meetings and their comments are important. Mr. Storch stated that the County followed the law in vacating Lenox. Mr. Storch stated that the law reads that if an access is vacated, it must be replaced and they have done that by placing a 15 foot easement at the north of the property that will be handicapped accessible and there will be public access and parking further down the beach. Mr. Storch stated that the vegetation will not allow people to cross over onto the property to the north of the project at Harbor Beach. Mr. Storch stated that maintenance and security personnel will be provided for the area. Mr. Storch stated that hours of operation will be reviewed. Mr. Storch stated that a temporary beach access will be built on the south side of the property during construction so the neighborhood will have access to the beach. Mr. Storch suggested that another meeting be held with the neighborhood to address their concerns regarding traffic.

Mike Denis, 625 Lenox Avenue, stated that Mr. Storch stated that when the County abandoned the Lenox approach, it was legal. Mr. Denis stated that is not true. Mr. Denis stated that the County ordinance states that equal or superior access must be provided within 1,000 feet of the abandoned site. Mr. Denis stated that the County Attorney stated that the law was ignored in 1996 when Orr Avenue was abandoned and we will ignore the law again.

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**Board Comments**

Mr. McGuinness stated that he is upset that we have members of the public asking us to minimize harm to the community. Mr. McGuinness stated that setback and building standards are in place to limit the harm to the community. Mr. McGuinness stated that the Boards keep giving in to the developers and he refuses to do it. Mr. McGuinness stated that he has concerns over the width of the proposed building. He stated that we have standards for a reason and we can't keep changing the standards. Mr. McGuinness stated that the project does not fit with our standards.

Mr. Moore asked about the number of parking spaces.

Mr. Storch stated that there is the number of spaces that are required and there will be sufficient parking. Mr. Storch stated the grassed area in Phase 2 will be used for overflow parking.

Mr. Moore stated that he has concerns over the width of the building as well.

Mr. Storch stated it is a 10 acre parcel and will totally change the face of that area.

Mr. Barhoo stated that it is a wonderful project but it does raise questions, such as traffic patterns and residents' concerns. Mr. Barhoo stated that he had a concern about pedestrians crossing from east to west.

Mr. Storch stated there will be a traffic signal to help with pedestrian crossing.

Mr. Barhoo stated that he is concerned about people cross A1A at areas other than at the traffic signal.

Mr. Barhoo stated that he is concerned what effect the lighting will have on the residents and the noise level.

Mr. Storch stated that he is working with the County to make sure all the lighting is turtle friendly.

Mr. Barhoo stated that he is concerned about how traffic may infringe on other businesses or the residents.

Mr. Barhoo stated that overall he thinks the project will be an asset.

Mr. Barhoo asked how many community meetings have been held.

Mr. Storch stated two have been held with the neighborhood and one in Belair. He stated he will continue to meet with the neighborhood to address their concerns. Mr. Storch stated the residents are the ones who gave him the idea for the bicycle/handicapped access for the beach ramp.

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John Anderson, 159 Congress, asked how noise levels will be addressed.

Mr. Storch stated the noise levels will be measured by decibels at the perimeter and that criteria will be met. Mr. Storch stated that technology has changed and music can be focused where it needs to be, just like you can focus lighting where it needs to be.

### **Board Motion**

It was moved by Mr. Hurt to approve Rezoning, Planned Redevelopment District - Hard Rock Hotel, DEV2013-084. Seconded by Mr. Moore.

### **Board Action**

The motion was approved 6-to-1

## 8. **Rezoning, Planned Redevelopment District Amendment - W.C. Grand, DEV2013-087, (Quasi Judicial Hearing)**

A request by Parker Mynchenberg, on behalf of WC Grand, LLC – White Challis Redevelopment Co., LLC, Managing Member, to amend the Planned Redevelopment Agreement for 0.89± acres of land located at 516 South Grandview Avenue for the purpose of creating 15 single family lots in lieu of the original proposal to establish a phased 17-unit townhome development.

### **Applicant Presentation**

Chris Challis, 112 Orange Avenue, stated the plan is currently approved for 17 single family townhomes with a rear entry two car garage. Mr. Challis stated the new plan is for 15 single family detached units. Mr. Challis stated that once approval is received from the Planning Board and City Commission, he anticipates construction will start in January. Mr. Challis stated a HOA will be established for the development which will have architectural review requirements.

Mr. Harper asked if this project will be mixed use.

Mr. Challis stated this will not be mixed use.

Jack White, 112 Orange Avenue, stated that each project is specific to style and design.

### **Citizen Comments**

John Nicholson, 413 N. Grandview, stated this project is ideal for the neighborhood. Mr. Nicholson asked about the setbacks but stated he is happy with the project and can't wait for the first house to be built.

**Board Comments**

No Board comments.

**Board Motion**

It was moved by Mr. Barhoo to approve Rezoning, Planned Redevelopment District Amendment - W.C. Grand, DEV2013-087. Seconded by Mr. McGuinness.

**Board Action**

The motion was approved 7-to-0

9. **Preliminary Plat – W.C. Grand, DEV2013-081, (Quasi Judicial Hearing)**

A request by Parker Mynchenberg, on behalf of WC Grand, LLC – White Challis Redevelopment Co., LLC, Managing Member, to approve a Preliminary Plat for 0.89± acres of land located at 516 South Grandview Avenue for the purpose of creating 15 single family lots in lieu of the original proposal to establish a phased 17-unit townhome development.

**Staff Presentation**

This item was discussed as part of Item 8.

**Citizen Comments**

No citizen comments.

**Board Comments**

No Board comments.

**Board Motion**

It was moved by Mr. Hurt to approve Preliminary Plat – W.C. Grand, DEV2013-081. Seconded by Mr. McGuinness.

**Board Action**

The motion was approved 7-to-0

10. **Other Business**

A. **Downtown/Ballough Road Redevelopment Area Board Report**

Ms. Washington was not in attendance so there was no report on the Downtown/Ballough Road Redevelopment Area Board.

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**B. Midtown Redevelopment Area Board Report**

Mr. Barhoo reported the Board met on October 8, 2013 at 6:00 PM in City Commission Chambers. The Board received a report from the Police Department on crime in the community. Mr. Barhoo stated the Large Scale Comprehensive Plan Amendment was discussed at that meeting. Mr. Barhoo stated there was a special meeting on October 22, 2013, at 6:00 p.m. to discuss the Midtown Master Plan which was presented to the Planning Board this evening.

**C. Main Street/South Atlantic Redevelopment Area Board Report**

Mr. Bohon was not in attendance so there was no report on the Main Street/South Atlantic Redevelopment Area Board.

**D. Public Comments**

There were no public comments.

**E. Staff Comments**

Rich Walton, Planning Director, stated that the Board has an acting Chairman so a motion needs to be made to confirm a Chairman.

**Board Motion:**

Mr. Moore made a motion to appoint James Neal as Chairman. Mr. McGuinness seconded the motion.

**Board Action:**

The motion was approved 7-to-0.

**Board Motion:**

Mr. Moore made a motion to appoint Tony Barhoo as Vice Chair. Mr. McGuinness seconded the motion.

**Board Action:**

The motion was approved 7-to-0

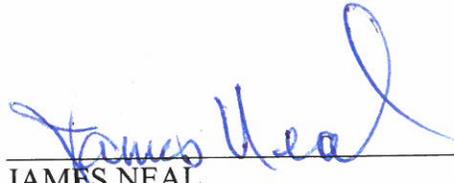
**F. Board Member Comments**

No Board comments

**Adjournment**

There being no further actions to come before the board, the meeting was adjourned at 7:10 pm.

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JAMES NEAL  
Chair

ATTEST:

  
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CATHY WASHINGTON  
Secretary