

**REGULAR MEETING  
MIDTOWN REDEVELOPMENT AREA BOARD  
MINUTES  
Tuesday, April 8, 2014**

The regular meeting of the Midtown Redevelopment Area Board was held Tuesday, April 8, 2014, at 6:00 p.m. in the Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, FL. The following people were present:

**Board Members Present**

Mr. Martin Tooley, Chair  
Ms. Patricia Heard, Vice Chair  
Mr. Tony Barhoo  
Ms. Kenya Ford  
Mr. Danny Fuqua  
Dr. Irma Browne Jamison  
Mr. Steven Miller  
Mr. Fred Pozzuoli  
Mr. Oliver Ross

**Staff Members Present**

Mr. Charles Bryant, Redevelopment Project Manager  
Mr. Reed Berger, Redevelopment Director  
Mr. Ben Gross, Assistant City Attorney  
Mr. Eddie Lopez, Code Enforcement Inspector

**1. Call to Order**

Chairman Tooley called the meeting to order at 6:00 p.m.

**2. Roll Call**

The roll was called and attendance was noted as stated above.

**3. Invocation**

Chairman Tooley gave the invocation.

**4. Pledge of Allegiance to the Flag**

Ms. Heard led the Pledge of Allegiance.

5. **Approval of Minutes for March 11, 2014**

A motion was made by Mr. Barhoo, seconded by Ms. Heard, to approve the minutes of the Regular Meeting of March 11, 2014. The motion carried unanimously (9-0).

6. **Staff Report**

**Police Department**

The Compstat Report was included as part of the packet. There was no representative from the Police Department in attendance.

**Code Enforcement**

Chairman Tooley stated that Eddie Lopez, Code Enforcement Inspector, was invited to attend the meeting to address the Board's Code Enforcement concerns.

Ms. Ford asked if the open cases listed in the report are being addressed.

Mr. Lopez stated that many of the open cases have been presented at the Code Enforcement Board hearings. Mr. Lopez stated he is working with the citizens to resolve many of the cases.

Mr. Barhoo asked if the Salvation Army Streets Team program has been implemented to help resolve some of the cases.

Mr. Bryant stated he will be meeting with Public Works and the Streets Team on April 9 to determine areas where the Streets Team can be involved.

Ms. Heard asked Mr. Lopez about cars parking on the sidewalks on Martin Luther King.

Mr. Lopez stated that is a Police issue. Mr. Lopez stated he has talked with property owners about parking on the sidewalk and stated that during his shift, no vehicles have been parked on the sidewalk.

Ms. Heard stated that vehicles park on the sidewalk at the corner of Martin Luther King and Magnolia at the music shop.

Mr. Lopez stated the property at the music shop is owned by Bethune-Cookman University and he will speak with the property owners to see if he can get the problem corrected. Mr. Lopez stated he has previously talked with the tenant about parking on the sidewalk.

Ms. Heard stated she would speak with someone at Bethune-Cookman about parking on the sidewalk.

Chairman Tooley stated the abandoned property at 528 Cedar Street had been addressed but stated that people begin to congregate in the area around 7:00 p.m. Chairman Tooley asked what can be done after-hours to address this situation.

Mr. Lopez stated he would speak with the Code Enforcement liaison to see if the area could be patrolled.

Ms. Heard asked about the two-story property between 539-541 Martin Luther King in front of the Baptist church.

Mr. Bryant stated this is the building where a vehicle ran into the building and the property was boarded. Mr. Bryant stated he will try to make contact with the property owner.

Mr. Barhoo asked how many times a property is cited prior to being addressed at a hearing.

Mr. Lopez stated the time varies depending on the violation. He stated it could be 10 days, 15 days, or 30 days.

Mr. Barhoo stated that many times the same address is cited for similar violations and asked what could be done to alleviate repeat offenses.

Mr. Lopez stated the owners are cited but attempts are made to work with the citizens.

Ms. Heard asked about the grass growing on the sidewalk and in the street on S. Martin Luther King.

Mr. Bryant stated that is a Public Works issue and that is something he will talk with Public Works about being addressed by the Streets Team.

**7. Discussion Item: DEV2013-135, Concept Plan – Daytona Toyota South**

Mr. Bryant recognized Ken McGee who has served as the Design Professional on the Midtown Redevelopment Board for a number of years.

Mr. Bryant introduced the new Board member, Fred Pozzuoli, who will serve as the Design Professional.

Mr. Bryant stated that David Schwartz has been appointed to serve as the alternate Design Professional for the Midtown Redevelopment Board.

Mr. Bryant presented the report that is included as part of the packet.

**Applicant's Presentation:**

Jim Morris stated he is present on behalf of the applicant. Mr. Morris stated Mark Dowst is the engineer on the project and is also in attendance as well as Mr. Dannehower, the property owner. Mr. Morris stated it is proposed to construct a new building on the former site of the Lincoln-Mercury facility at the corner of Nova Road and International Speedway Blvd. Mr. Morris stated a separate building will be constructed closer to the International Speedway Blvd. frontage. Mr. Morris stated the wall at the rear of the property is about 8 feet tall and is built on the property line. Mr. Morris stated landscaping will be done on the interior side of the wall.

Mark Dowst, Dowst & Associates, the engineer on the project, stated he has worked with the city to develop a 25 foot landscape buffer along Nova Road and a buffer along U. S. 92.

**Board Comments:**

Ms. Ford stated the staff report reads that a 10 foot landscape buffer is required and asked if the waiver is for a 5 foot buffer instead of 10.

Mr. Morris stated the reason for the waiver is for traffic circulation around the site.

Dr. Jamison stated she is concerned about noise that may be imposed on the residents along Harvey Street if the buffer is reduced to 5 feet.

Mr. Morris stated the wall that is in place will not be moved or changed.

Dr. Jamison asked if the residents have been notified of the project.

Mr. Morris stated the residents have been noticed; but if it is the desire of the Board for Mr. Morris to meet with the residents, he will.

Mr. Dowst stated the reason for the variance is for traffic flow at the rear of the building. Mr. Dowst stated if the drive is reduced by 5 feet in order to allow for a 10 foot buffer, cars will not be able to make the turn radius to go into the building. Mr. Dowst stated the 5 foot buffer will not have an effect on the residents since it is not visible to the residents. Mr. Dowst stated trees and a hedge will be placed in the buffer area.

Ms. Ford asked about the height of the wall along Walker.

Mr. Dowst stated there is a 10 foot buffer on the outside of the wall and estimates the wall to be about 6 feet tall.

Mr. Barhoo asked if a traffic study will be done for the ingress/egress onto the property.

Mr. Morris stated since this is a replacement use and not a new use, a traffic study was not done. Mr. Morris stated the ingress/egress will be designed to be consistent with City standards.

Mr. Pozzuoli asked if the existing wall is stucco on the outside.

Mr. Morris stated he believes it is bare block and the wall has not been painted and is covered with mold. Mr. Morris stated the property owner's permission would be required to maintain the outer wall.

Mr. Pozzuoli asked about Lot 20 that is outlined on the plans and asked if the buffer is less on that lot.

Mr. Dowst stated the buffer on Lot 20 is at 5 feet and the waiver request is for 5 feet. Mr. Dowst also pointed out that the facility will be air conditioned so the doors will not be opened all of the time.

**Public Comments:**

There were no public comments.

**Board Action:**

No action was required by the Board at this time.

**8. Redevelopment Project Updates**

Chairman Tooley thanked Ken McGee for his work and service on the Midtown Redevelopment Board for the past 15 years.

Mr. Bryant stated a workshop has been scheduled for April 22 at 4:00 p.m. Mr. Bryant asked the Board members to provide him with input on what they would like discussed at the workshop.

Mr. Bryant stated there has been a lot of interest in buildings throughout Midtown, particularly on Mary McLeod-Bethune and Orange Avenue. Mr. Bryant stated there have been several inquiries about new businesses in the area.

Mr. Miller asked for an update on the Father Lopez property.

Mr. Bryant stated there has been a meeting with Wal-Mart about locating a smaller store similar to the one in Holly Hill at that site. Mr. Bryant stated Dollar General corporate has also been contacted about the proposed store on ISB and what will be offered there.

Dr. Jamison asked about the Orange Avenue project.

Mr. Berger stated some utility prep work is being done.

9. **Public Comments**

Patricia Jones, Daytona Beach 32114, stated she is concerned about the existing wall on the residents' side for the proposed Daytona Toyota project that was discussed earlier in the meeting.

Chairman Tooley stated Mr. Morris stated that nothing could be done with that side of the wall without the residents' permission.

Mr. Berger stated he would talk with the applicant and encourage them to contact the adjacent property owners about the wall.

Pierre Lewis, 130 S. Franklin Street, asked if the City still has WiFi on the beach side and where the other access points are located. Mr. Lewis stated he would like to see WiFi included in the Master Plan. Mr. Lewis stated he thought there had been meetings held regarding the location of a Wal-Mart on the Father Lopez site. Mr. Lewis stated he received a letter from the City about bacteria in the water and asked if he was the only person that received it. Ms. Heard stated that she received the same letter.

Chairman Tooley stated that he has spoken with people in the City lab directly; and in January, the reading was 0.9 over the limit. Chairman Tooley stated EPA has looked into the concern and the next time the water was checked, it was fine. Chairman Tooley stated the quality of the drinking water is listed on the City's web site.

Mr. Bryant introduced the alternate Design Professional for the Board, Mr. Schwartz, who as in attendance in the audience.

10. **Board Comments**

Mr. Fuqua stated he is excited about the new development coming to the Midtown area and feels it will have a major impact on the Midtown Redevelopment area.

Dr. Jamison welcomed the new board members.

Ms. Ford welcomed the new board members. Ms. Ford stated she is excited about new development but feels the residents must be a priority where development is concerned.

Ms. Heard welcomed the new Board members and reminded the Board of the Mary McLeod Bethune Art Festival that is being held this week. Ms. Heard stated the Board has been invited by Dr. Bethune to attend the film festival at Cinematique on Beach Street on Wednesday.

Mr. Pozzuoli stated he is pleased to be serving on the Board and appreciates everyone's warm welcome.

Mr. Miller thanked staff for coordinating the workshop to be held on April 22.

Chairman Tooley welcomed Mr. Pozzuoli and noted the Board will miss Mr. McGee.

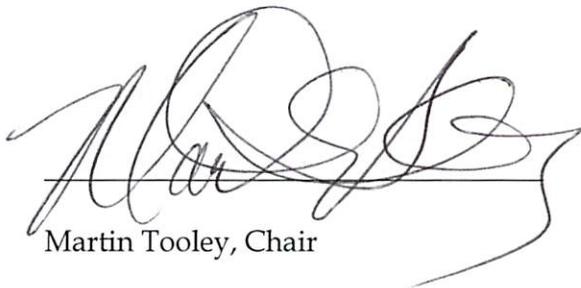
Chairman Tooley thanked staff for all they do.

Dr. Jamison asked if a plaque could be presented to Mr. McGee from the City for his service.

Mr. Berger encouraged the Board members to attend the workshop since Mr. McGee will be in attendance.

**11. Adjournment**

There being no further business to come before the Board, the meeting was adjourned.



Martin Tooley, Chair



Becky Groom, Recording Secretary