

**REGULAR MEETING  
MIDTOWN REDEVELOPMENT AREA BOARD  
MINUTES  
Tuesday, May 13, 2014**

The regular meeting of the Midtown Redevelopment Area Board was held Tuesday, May 13, 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. Joseph Pozzuoli

**Board Members Absent**

Mr. Oliver Ross

**Staff Members Present**

Mr. Charles Bryant, Redevelopment Project Manager  
Mr. Reed Berger, Redevelopment Director  
Mr. Ben Gross, Assistant City Attorney

**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**

Mr. Fuqua gave the invocation.

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

Mr. Pozzuoli led the Pledge of Allegiance.

5. **Approval of Minutes for April 15, 2014**

Mr. Pozzuoli asked that the April 15, 2014, minutes be corrected to indicate his first name as Joseph.

A motion was made by Mr. Miller, seconded by Mr. Barhoo, to approve the minutes of the Regular Meeting of April 15, 2014 as corrected. The motion carried unanimously (8-0).

6. **Staff Report**

**Police Department**

The Compstat Report was included as part of the packet. There was not a representative from the Police Department in attendance.

Chairman Tooley expressed concern over the increase in the number of sexual offenders and asked for feedback from staff on his concerns.

Mr. Bryant stated the Compstat meeting will be the second and fourth Thursday at 8:00 a.m. at the Police Department.

**Code Enforcement**

The Code Enforcement Report was included as part of the packet.

Ms. Heard stated she is concerned about the boundaries of Midtown and stated part of School Street is in Midtown and part is not. Ms. Heard stated she has discussed her concerns with Code Enforcement.

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

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

**Applicant's Presentation:**

Jim Morris, 750 Oak Heights Court, Port Orange, stated he is present on behalf of the applicant, Gibb Dannehower, who is also present. Mr. Morris stated the landscape plan has been increased to include more canopy-style plants. Mr. Morris stated he visited each house in the neighborhood and left a letter regarding the proposed project. Mr. Morris stated the letter indicates that someone will have to go onto the neighbor's property in order to paint and maintain the wall.

Mark Dowst, 528 N. Halifax Drive, stated he is the engineer for the project. Mr. Dowst stated the landscape has been closed up and will include a row of cathedral oaks which will have an overall height of 18 feet.

**Board Comments:**

Mr. Miller asked what color the wall will be painted.

Mr. Morris stated it will be painted in one color and it will be a color that the neighbors will be comfortable with and what the City will allow.

Mr. Berger stated he does not believe the color will be an issue.

Mr. Barhoo thanked Mr. Morris for being a good neighbor and for the reinvestment made to the community. Mr. Barhoo stated he was pleased the traffic flow issue has been addressed.

Mr. Fuqua asked if there is an easement between the wall and the property line.

Mr. Morris stated it is on the property line.

Dr. Jamison thanked Mr. Morris for contacting the neighbors.

Ms. Ford thanked Mr. Morris for contacting the citizens.

Ms. Heard thanked Mr. Morris for the project that will help improve the community. Ms. Heard asked if the wall will be repainted in the future if it needs maintenance.

Mr. Morris stated the wall will continue to be maintained as Mr. Dannehower has done with his other properties.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Dr. Jamison, seconded by Ms. Heard, to approve DEV2013-135, Concept Plan – Daytona Toyota South as presented. The motion carried unanimously (8-0).

**8. DEV2014-051, Conceptual Review, International Speedway Urgent Care**

Mr. Bryant presented the staff report which is included in the packet.

**Applicant's Presentation:**

Jay Klima, 385 Douglas Avenue, Altamonte Springs, stated he represents the applicant.

Dr. Jamison asked if the site will be located inside the Daytona Mall.

Mr. Klima said yes and the project will be located on a 2/3 acre site that was previously developed and is interior to the site, other than the front of the building. Mr. Klima stated he is not requesting any variances.

Mr. Pozzuoli stated the parking and setback requirements have been met and he likes the façade. Mr. Pozzuoli stated he likes what is presented.

Mr. Barhoo stated he is concerned about traffic circulation to the site and expressed concern about people entering the site.

Mr. Klima stated there is ingress to the property through the shopping center.

**Public Comments:**

There were no public comments.

**9. DEV2014-053, Conceptual Review, BCU Residence Hall**

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

**Applicant's Presentation:**

Josh Wagner, 1020 W. International Speedway, stated he represents the applicant, Bethune-Cookman University.

Parker Mynchenberg, 1729 Ridgewood Avenue, stated he is the engineer on the project. Mr. Mynchenberg stated the staff report reads the project is 42,000 sq. ft; however, the project is a four-story building so the project is 164,000 sq.ft. Mr. Mynchenberg stated a variance will be needed to reduce the setback from 25 feet to 15 feet and the request for the variance is scheduled to be presented at the Board of Adjustment meeting on May 15, 2014. Mr. Mynchenberg stated the project will include an extension of Hines Street to include handicapped parking. Mr. Mynchenberg stated the campus parking plan indicates there is sufficient parking for this project. Mr. Mynchenberg stated this project is for a freshman dorm; and at BCU, freshmen are not permitted to have cars on campus.

**Board Comments:**

Mr. Pozzuoli asked about parking.

Mr. Mynchenberg stated there is a parking plan in place that includes 1 parking space for every 3 students, 1 parking space per employee, and 1 parking space per teacher. Mr. Mynchenberg stated that through that plan, it is demonstrated that there is more than ample parking for this facility.

Mr. Miller asked what will be done with the house at the corner of Walnut and McLeod.

Mr. Mynchenberg stated the corner lot is not owned by Bethune-Cookman but the two lots next to it are. Mr. Mynchenberg stated at the next meeting the buffer proposed for this property will be presented.

Dr. Jamison asked about the setback variance that is being requested and asked if the variance is not approved, will the project be redesigned.

Mr. Mynchenberg stated that all of the setbacks are met except on McLeod. Mr. Mynchenberg stated if the variance is not granted, the building will have to be moved back an additional 10 feet.

Mr. Miller expressed concerns about noise from the students in other areas of the campus where the students congregate and drink.

Mr. Wagner stated he would be glad to look into the concerns raised by Mr. Miller.

Mr. Miller stated he has concerns about traffic congestion since freshmen are not permitted to bring their cars on campus and will be required to park on the street in the residential areas.

Mr. Barhoo stated he is concerned about the noise level and how this will impact the single family residences in the area.

Ms. Heard stated she is pleased to see the school continuing to expand.

Chairman Tooley asked if the residents have been advised of the proposed project.

Mr. Wagner stated notices were mailed to all property owners within 150 feet of the variance request for the Board of Adjustment meeting. Mr. Wagner stated a neighborhood meeting has been scheduled for May 20 at 5:30 p.m. at the Dickerson Center to discuss the project.

#### **10. Redevelopment Project Updates**

Mr. Bryant stated the Board had approved a site plan for DEV2013-021 for property at 885 W. International Speedway Blvd. to include a white vinyl fence. Mr. Bryant stated a wood fence was installed which was not approved.

Joe Hopkins, 100 Marina Point Drive, the applicant that presented the project, stated the fence that was installed along Adams was to be vinyl but the contractor made an error and installed wood. Mr. Hopkins stated the fence has been painted white and asked if the Board would permit the fence to remain and he would see that another coat of paint is placed on the fence.

Chairman Tooley stated the Board stated a vinyl fence was to be installed and feels it would set a precedent if the Board deviated from what was approved by allowing the wood fence to remain. Chairman Tooley stated he feels the contractor needs to correct the mistake.

Dr. Jamison asked what the purpose is for the fence and if the wood fence serves that purpose.

Mr. Hopkins stated the fence is to create a visual barrier. Mr. Hopkins stated the vinyl fence is perceived to be of a higher quality and noted the vinyl fence was to be installed only along Adams. Mr. Hopkins stated the rest of the fence is in compliance.

Mr. Berger stated vinyl was requested and staff felt the most appropriate way to address the error was to bring the matter to the Midtown Redevelopment Board. Mr. Berger stated the material is acceptable but the fence would need additional paint if it is to remain.

Chairman Tooley stated the approval was for a vinyl fence.

Mr. Barhoo stated he does not have a problem with the wood fence.

Ms. Ford stated wood and vinyl will provide a different effect and feels vinyl is more attractive.

**Board Action:**

A motion was made by Mr. Miller, seconded by Ms. Heard, to have the wooden fence removed along Adams and have it replaced with vinyl as was approved by the Board. The motion carried 7-1 (Mr. Barhoo voted no).

Mr. Bryant stated for the Board's information that the Busy Bee Too Café has opened under new management at 456 S. Martin Luther King Blvd.

**11. Public Comments**

Norma Blaned, 1324 Imperial Drive, spoke regarding Juneteenth and requested that the Board approve \$2,500 for this year's event.

Chairman Tooley asked Mr. Berger what can be done to support this event.

Mr. Berger stated he will make the request for funding.

Dr. Jamison stated she has concerns above individuals asking the Board for money that the Board does not have. She stated she does not like receiving requests on the day it is to be considered and feels requests should be made in advance so the item can be placed on an agenda. Dr. Jamison stated she is not comfortable allocating money since she is not aware that the Board has any money.

Ms. Heard stated that she is requesting that the Board receive a copy of the City's budget. Ms. Heard stated the Juneteenth event is one of the largest in the area and feels the request should be supported with funding.

Mr. Barhoo stated this is the second time the Board has received a request for funding and stated he has not seen a budget that indicates the Board has money to allocate. Mr. Barhoo stated he is not comfortable in supporting something when there is no budget to fund the request.

Mr. Fuqua stated he is in support of the \$2,500 donation but is concerned about the Midtown Redevelopment Board's budget. Mr. Fuqua stated if there is a budget, he would like to be made aware of it.

Mr. Pozzuoli stated if we have the funding, he supports it; but if we don't, how can we give it away.

Mr. Miller stated he supports Juneteenth but he does not know the budget situation of the Board.

Ms. Blaned stated the money requested will be used for scholarships.

Mr. Miller asked that the request be presented to the Board next year prior to the event.

**Board Action:**

A motion was made by Mr. Miller, seconded by Dr. Jamison, to request the City Commission allocate \$2,500 for this year's Juneteenth celebration. The motion carried unanimously (8-0).

Johnnie Ponder, 885 Maley, stated she helped to coordinate the first Juneteenth event and supports the request. Ms. Ponder stated the Police Chief will be holding a press conference at 1:00 p.m. tomorrow and encouraged the Board to attend and support the Police Chief. Ms. Ponder stated the Compstat meeting is Thursday and encouraged the Board to attend. Ms. Ponder stated Miss Jones from the Neighborhood Watch group has been attending the Compstat meetings.

## 12. Board Comments

Mr. Barhoo stated he feels a precedent has been set by the approval of funding for Juneteenth. Mr. Barhoo stated there are a number of non-profit organizations throughout the community and feels this shows favoritism. Mr. Barhoo stated these requests should be presented in advance.

Mr. Fuqua stated he has concerns about the Midtown Redevelopment Board's budget. He stated he would like to support various organizations but if there is no funding in the budget it puts him in a bad spot. Mr. Fuqua stated he is pleased to see the former Lincoln-Mercury dealership site will no longer be an eyesore in the community.

Dr. Jamison stated the Board is a Redevelopment Board, not a social service agency. She stated she is concerned about requests for funding when the Board has no budget. She stated she is pleased to see the former Lincoln-Mercury dealership site will be developed.

Ms. Ford stated she would like to see a budget for the Board as well. She stated she would like to see the Juneteenth activity continue but she would like to make sure the Board is making the proper decisions.

Mr. Miller stated he supports all activities that come to the neighborhood and stated he was a big supporter of Black College Reunion. Mr. Miller stated the Board has to be accountable to the citizenry but expressed concerns about the budget.

Mr. Pozzuoli stated he hopes the City Commission will support the Juneteenth project. He stated he is pleased to see the renovation of the former Lincoln-Mercury site. Mr. Pozzuoli stated he feels the decision the Board made on the vinyl fence was a good decision. Mr. Pozzuoli stated he attended the workshop and was disturbed by the comments made by Mr. McGee about the validity of the Board.

Mr. Berger stated the Board for years has made valid decisions. Mr. Berger stated there is now a plan in place that can be shown to people to encourage investment in the community. Mr. Berger stated the validation is for the Board to approve site plans and implement the Master Plan but the Board does not have the power to allocate money. Mr. Berger stated the budget can be reviewed on line. Mr. Berger stated the money in the budget has been allocated for Orange Avenue and ISB.

Chairman Tooley stated the CRA controls the budget but feels everyone should be able to find out what budgets are set aside. Chairman Tooley stated the Board can make recommendations on spending but cannot allocate funding. Chairman Tooley stated the Board needs to be more proactive instead of reactive and feels

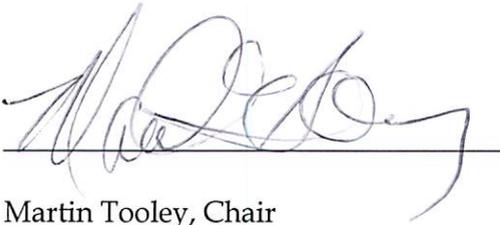
the Board needs to encourage more taxable projects in the area. Chairman Tooley stated the Board needs to encourage citizen involvement.

Mr. Miller stated he feels the workshop was very informative and thanked staff for coordinating the workshop.

Ms. Heard stated she is excited about the projects that were reviewed for Bethune-Cookman. Ms. Heard stated not everyone comes and asks for funding so those who ask should be considered. Ms. Heard stated the City Commission allocates funding to some organizations that do not even ask for it. Ms. Heard stated the restaurant supply business on MLK is horrible and asked if they could be encouraged to place fencing around the property.

13. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 7:55 p.m.



A handwritten signature in blue ink, appearing to read "Martin Tooley", written over a horizontal line.

Martin Tooley, Chair



A handwritten signature in blue ink, appearing to read "Becky Groom", written over a horizontal line.

Becky Groom, Recording Secretary