

**REGULAR MEETING  
MIDTOWN REDEVELOPMENT AREA BOARD  
MINUTES  
Tuesday, August 12, 2014**

The regular meeting of the Midtown Redevelopment Area Board was held Tuesday, August 12, 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 (arrived at 6:25 p.m.)  
Mr. Oliver Ross  
Mr. David Swartz (alternate design professional)

**Board Members Absent**

Mr. Joseph Pozzuoli

**Staff Members Present**

Mr. Charles Bryant, Redevelopment Project Manager  
Mr. Reed Berger, Redevelopment Director  
Mr. Jason Jeffries, Redevelopment Project Manager  
Mr. Ben Gross, Assistant City Attorney  
Ms. Becky Groom, Board Secretary

**1. Call to Order**

Mr. 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. Tooley gave the invocation.

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

Ms. Heard led the Pledge of Allegiance.

5. **Approval of Minutes for July 8, 2014**

A motion was made by Mr. Barhoo, seconded by Dr. Jamison, to approve the minutes of the Regular Meeting of July 8, 2014. The motion carried unanimously (8-0).

6. **Staff Report**

**Police Department**

Mr. Tooley stated there is not a representative from the Police Department in attendance.

Mr. Barhoo asked if the community meeting that was discussed with Capt. Blanchette at last month's meeting has been scheduled.

Dr. Jamison stated she drafted the letter as directed at last month's meeting that outlines the concerns and goals as discussed by the Board. Dr. Jamison read the letter for the record and stated a copy has been emailed to Mr. Bryant. Dr. Jamison asked that the letter be emailed to other Board members to receive input.

Mr. Barhoo expressed concern about the increase in domestic violence cases as listed in the Compstat report.

Mr. Tooley stated he feels being involved in community meetings, such as Neighborhood Watch, will help bring concerns about domestic violence to the forefront.

Mr. Fuqua stated he talked with a couple of lawn maintenance service owners and they have agreed to help with mowing properties of invalids. Mr. Fuqua stated one lawn service stated they are already assisting some property owners.

Mr. Gross stated he would like to review the letter drafted by Dr. Jamison prior to it being distributed.

Mr. Berger stated he will have the letter distributed to the other Board members for their comments.

Mr. Bryant stated he met with Dr. Dixon at BCU about the adopt a grandparent program to have students work with the elderly. Dr. Dixon is interested in assisting with the program.

Ms. Ford stated she thought a committee meeting of key players was going to be held prior to distributing the letter to the public.

Mr. Tooley stated he would like Leisure Services involved in the meeting as well as community organizations, the schools, and the Police Department.

Mr. Gross stated if the Board designates an individual member to serve on a committee, a Special Meeting notice will have to be issued and the requirements of the Sunshine Law must be met.

Mr. Berger stated for more members to be involved, a workshop would have to be scheduled.

Dr. Jamison stated she would need assistance in identifying individuals to be involved from various organizations in the community.

Ms. Ford stated she could help Dr. Jamison in identifying the individuals that need to be included as part of the workshop.

Mr. Berger asked that discussion on this item be continued during the Board's comments at the end of the meeting.

### **Code Enforcement**

Ms. Heard asked that a representative from Code Enforcement attend the next meeting to answer the Board's questions.

Dr. Jamison stated she would like clarification on what is valid and what is not a valid Code Enforcement concern.

## **7. DEV2014-084, Conditional Use, BCU Residence Hall – Phase I**

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

Mr. Miller arrived for the meeting at 6:25 p.m.

### **Applicant's Presentation:**

Josh Wagner, 1020 W. International Speedway Blvd., commented regarding the Board's concerns about domestic violence cases. Mr. Wagner stated often times the number of cases increase during the holidays when many of the family members are together and drinking. Mr. Wagner stated alcohol is a key aspect of these instances. Mr. Wagner stated he would be interested in participating in the workshop.

Mr. Wagner distributed a lay-out of the plans for the Board's review.

Mr. Wagner stated the setback on the east side has been changed since the Board previously discussed this project and the vegetation will create a barrier with the residential neighborhood. Mr. Wagner stated the courtyard allows for an area for students to congregate. Mr. Wagner stated a loading area has been included and the garbage area will be located away from the residential area.

Mr. Swartz stated he liked what is presented and feels the landscape buffer will help buffer the project from the residential area. Mr. Swartz stated he has concerns about parking.

Mr. Wagner stated parking is an issue and stated a park and ride has been discussed.

Mr. Wagner stated he has talked with the Daytona Housing Authority about leasing undeveloped property to be used for parking. Mr. Wagner stated the Board seemed receptive to his idea. Mr. Wagner stated if the Midtown Board requires a park and ride, BCU is willing to do it. Mr. Wagner stated a pedestrian safety plan will be developed to help with the movement of people to address safety concerns of those walking on campus.

Mr. Tooley asked about the building height since what is proposed is higher than permitted zoning.

Jason Jeffries, Redevelopment Project Manager, stated the building height requirement is outlined in the Compatibility Standards in Article 18, Section 1, of the Land Development Code and stated that section does allow for modifications to the standards. Mr. Jeffries stated the landscape plan provides for additional buffering; and as long as the Board is comfortable with the modification, staff has no objections.

Mr. Berger stated a similar request was approved for the Toyota site on Nova Road.

Ms. Ford asked if there is only one loading station and how far it will be from the entry to the building.

Mr. Wagner stated there are two loading zones and they are near the entryway.

Ms. Heard stated she has concerns about pedestrian safety and students do not follow directions on where they should be walking.

Mr. Wagner stated sidewalks will match up so there is a natural flow of pedestrian traffic.

Mr. Barhoo stated he is concerned about the boundaries on the east side and noise from the campus.

Mr. Wagner stated the windows do not open in order to help contain noise inside the building; and the idea is to plant the buffer area with trees so it will not attract students to congregate in the area.

Steve Buswell, Parker Mynchenberg & Associates, 1729 Ridgewood, stated 12 – 100 gallon, 16 foot high trees are proposed for the area with Sabal palms in between. Mr. Buswell stated there is a continuous fence along the eastern property line from the retention pond to McLeod Avenue.

Mr. Fuqua asked if a parking garage has been considered.

Mr. Wagner stated it is not financially feasible to construct a parking garage.

Mr. Berger stated the large caliper trees will meet the intent of Article 18 of the Land Development Code.

Mr. Gross suggested the motion to approve include wording to accept the landscaping plan as presented by the applicant.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Miller, seconded by Ms. Heard, to approve the site plan and conditional use for BCU Residential Hall – Phase I, DEV2014-084, on the Bethune-Cookman University Campus, located at 357 and 359 N. Martin Luther King Blvd., in accordance with the staff report as presented, subject to the resolution of the outstanding technical review comments and requirements, including the landscaping plan shown on Page 5 of the applicant's submittal which was presented to the Board, as recommended by the attorney. The motion carried unanimously (9-0).

**8. DEV2014-096, Conditional Use, BCU Residence Hall – Phase II**

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

**Applicant's Presentation:**

Josh Wagner, 1020 W. International Speedway Blvd., stated parking is the issue.

Mr. Swartz asked if water retention could be placed underground and the grassed area used for parking.

Mr. Wagner stated the issue is cost and the area is low so it is also an elevation issue.

Mr. Ross asked what is planned for the future for parking.

Mr. Wagner stated buildings may have to be demolished to accommodate for parking space.

Mr. Gross stated the Land Development Code allows for some of the parking spaces to be located off-site.

Dr. Jamison expressed concerns about student traffic crossing the streets.

Mr. Wagner stated there are options and a crossing under the road may be considered.

Mr. Barhoo asked if the same size of shrubbery will be used for landscaping for this building.

Mr. Wagner said probably not.

Mr. Miller stated he is concerned about the project not having sufficient parking; and stated he had to enter into a 10 year lease for parking for his project before it could be approved.

Mr. Gross stated staff's recommendation is to approve subject to the inclusion of a parking plan. Mr. Gross stated the parking requirement would have to be met before the development order could be issued by staff.

Mr. Berger stated construction on the project could not begin until the parking spaces are secured.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Miller, seconded by Mr. Fuqua, to approve DEV2014-096, Conditional Use, BCU Residence Hall – Phase II, on the Bethune-Cookman University Campus, located at 643 and 675 Dr. Mary McLeod Bethune Blvd., subject to the resolution of the outstanding technical review comments and requirements, including the submittal of a campus parking plan in sufficient detail to verify a minimum of 1,665 off-street parking spaces are provided, modifications to the location of the fire hydrants to service the proposed building, and improvements to downstream lift station to adequately serve the project, in accordance with the staff report as presented. The motion carried unanimously (9-0).

9. **DEV2014-101, Conditional Use, BCU Harrison-Rhodes**

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

**Applicant's Presentation:**

Josh Wagner, 1020 W. International Speedway Blvd., stated this is a simple modification to the site plan.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Miller, seconded by Ms. Heard, to approve the site plan for the project known as Harrison-Rhodes Memorial Hall Modification on the Bethune-Cookman University Campus, located at 641 Dr. Mary McLeod Bethune Blvd., subject to the resolution of the outstanding Technical Review Team comments, including modifications to the fire hydrants, in accordance with the staff report as presented. The motion carried unanimously (9-0).

10. **DEV2014-078, Site Plan, M& M Auto Sales**

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

**Applicant's Presentation:**

Mr. Swartz asked if the paved parking will be repainted.

Stan Hoelle, 1443 Granada Blvd., Daytona Beach, stated it will be done at some time in the future. Mr. Hoelle asked if the business could be opened before going through the permitting process.

Mr. Swartz asked what color the building will be painted.

Mr. Hoelle stated it will be painted an off-white and will comply with the City's regulations.

Ms. Heard asked if the wood fence belongs to M&M.

Mr. Hoelle stated the fence belongs to Checker's.

Mr. Fuqua stated Mr. Hoelle asked if the business could be open now and asked if improvements have been made.

Mr. Hoelle stated not a lot of work is required, just primarily the landscaping.

Mr. Tooley stated the Board only has the authority to approve or disapprove the site plan.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Miller, seconded by Ms. Heard, to approve the site plan for M & M Auto Sales, located at 561 W. International Speedway Blvd., subject to outstanding technical review comments, including parking lot layout in compliance with LDC standards, location of the parking lot ingress at a safe distance from the intersection, and noted on the plan that vehicle parking and drive isles will only occur on improved surfaces, in accordance with the staff report as presented. The motion carried unanimously (9-0).

**11. Redevelopment Project Updates**

Mr. Bryant presented photos of the work that is being done on the Orange Avenue construction project.

Mr. Bryant stated he has been meeting with representatives of Bethune-Cookman to put together a program for the elderly during the holidays. Mr. Bryant asked that Mr. Fuqua provide him with the names of the lawn maintenance businesses that are helping the elderly so a community-wide clean-up project can be coordinated.

Mr. Bryant stated a gospel showcase will be held on August 23 at New Life Church and is open for the youth of the area.

**12. Public Comments**

Patricia Jones, 507 S. Keech Street, stated she is concerned about a safety hazard at the traffic light at Keech and Orange. Ms. Jones stated traffic is backed up in that area and people cannot enter the flow of traffic. Ms. Jones stated she has had to wait through 4 or 5 lights before being able to enter the traffic lane.

Mr. Tooley stated he will talk with Public Works about Ms. Jones' concern.

Mr. Bryant stated he will bring the traffic concerns to the attention of Public Works.

**13. Board Comments**

Mr. Ross stated he is pleased with the development and improvements that are being made in the area.

Mr. Miller asked about the lots that are being sold on George Engram. Mr. Miller stated someone placed a bid for \$5,000 and was told by the city that they did not like that bid so the bid was increased. Mr. Miller asked if that was what happened.

Mr. Berger said no. Mr. Berger said there is a request to purchase the property at the market value as determined by the Property Appraiser. Mr. Berger said he was not aware of any bid for \$5,000.

Mr. Miller stated the city paid \$2,200,000 for property on Grandview and let it go for \$27,000. Mr. Miller stated everything should be the same across the Board and it is not.

Mr. Berger stated a Request for Proposals was placed. Mr. Berger stated the purchase price for the property on Grandview was \$1,870,000 at the height of the market. The city purchased the property to remove a serious problem of crime and blight. Mr. Berger stated the building was removed and certain incentives were made to the developer.

Mr. Miller asked what the incentives were.

Mr. Berger stated he would provide the information to Mr. Miller.

Mr. Swartz stated Yahoo has Daytona Beach listed as one of the 50 most dangerous cities in the United States, ahead of Philadelphia, Miami, and Washington D.C. Mr. Swartz stated people read that and believe that to be true and he does not agree with the report.

Mr. Bryant stated the Board members should attend the Compstat meetings to learn the true statistics of what is going on in Daytona Beach.

Mr. Fuqua stated he saw an unsafe situation on Orange Avenue and reported it and it was taken care of immediately. He thanked Capt. Blanchette and Public Works for their quick response. Mr. Fuqua asked if the speed limit can be reduced on Orange Avenue during construction.

Dr. Jamison asked when the repaving will start on Martin Luther King.

Ms. Ford stated she spent a day in Orange County with a representative of Leisure Services. Ms. Ford stated when the workshop is held, she will share the information she learned about funding for projects that is possible without relying on the city.

Ms. Heard stated the trees need to be trimmed at the restaurant equipment business on Martin Luther King.

Ms. Heard stated she is concerned about the wooden fence between M&M and Checkers.

Mr. Berger asked Mr. Bryant to check the fence at Checkers & M&M.

Ms. Heard stated she is concerned about speeders throughout the city and the darkness of window tinting on vehicles. Ms. Heard stated she is also concerned about large trucks driving on residential streets.

Cole Swartz stated he was concerned about a shop called "Grass Hoppers" and is concerned about this type of business in the city.

Mr. Tooley stated he was pleased to see that Mr. Berger is fine as a result of his accident.

Mr. Tooley stated he was pleased to see Mr. Fuqua is ok since his recent hospital visit.

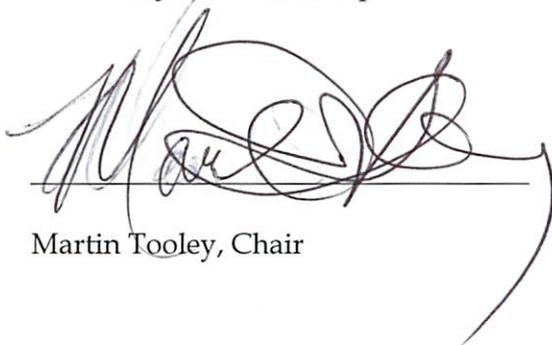
Mr. Tooley thanked Dr. Jamison for the work she is doing.

Mr. Tooley thanked Mr. Miller for the passion he shows for the community.

Mr. Tooley thanked staff and all the board members for the work they do. Mr. Tooley thanked the Board members for being prepared for the meetings.

**14. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 8:25 p.m.



Martin Tooley, Chair



Becky Groom, Recording Secretary