

**SPECIAL MEETING  
MIDTOWN REDEVELOPMENT AREA BOARD  
MINUTES  
Monday, September 19, 2016**

The special meeting of the Midtown Redevelopment Area Board was held Monday, September 19, 2016, at 6:00 p.m. in Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

**Board Members Present**

Ms. Kenya Ford, Chair  
Mr. Tony Barhoo  
Mr. Danny Fuqua  
Mr. Martin Tooley  
Mr. Steven Miller

**Board Members Absent**

Mr. Oliver Ross

**Staff Members Present**

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

**1. Call to Order**

Ms. Ford 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**

Mr. Miller led the Pledge of Allegiance.

**5. Approval of Minutes for August 9, 2016 and September 13, 2016**

A motion was made by Mr. Tooley, seconded by Mr. Miller, to approve the minutes of the Regular Meetings of August 9, 2016, and September 13, 2016. The motion carried unanimously (5-0).

6. **DEV2016-002 – Rezoning to Planned Development – General (PD-G)**

Mark Dowst, 530 N. Halifax Avenue, stated the request was to rezone a 2.77 acre parcel which was at the north end of the property which was currently zoned Single Family. Mr. Dowst stated the property would be used for additional parking. Mr. Dowst stated the wall would be extended and placed around an existing tree. Mr. Dowst stated the southern end of the property was in the Midtown District so that was why he was presenting the request to the Midtown Redevelopment Board. Mr. Dowst stated the storm water would be placed underground.

Ms. Ford asked if the drainage ditch from Jon Hall to Daytona Toyota would be removed and placed underground and water would drain and not cause flooding. She stated currently there was no flooding during storms and drainage ditches collected the water.

Mr. Dowst stated that was correct. He stated the swales along the road would not be affected. He stated he would be taking the existing ditch, adding to it and placing it underground. He stated it would be an improvement.

Ms. Ford asked if the employees would now access the property via Nova Road.

Mr. Dowst stated the Agreement specifically prohibits any access from the back street and the parking lot would have to be accessed through the dealership. Mr. Dowst stated he attended the neighborhood meeting and reported to his client that there was concern from the neighborhood of the employees driving fast through the neighborhood.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Miller, seconded by Mr. Fuqua, to approve DEV2016-002, Rezoning to Planned Development-General, in accordance with the staff report as presented. The motion carried unanimously (5-0).

7. **Public Comments**

There were no public comments.

8. **Board Comments**

Mr. Miller asked if a representative of Planning Solutions would make a presentation to the Midtown Redevelopment Board regarding current projects in the city. Mr. Miller expressed concern about the location of luxury apartments in Midtown and noted that he would like to see an entertainment district in the area.

Mr. Fuqua asked if the Chief of Safety from Bethune-Cookman University would make a monthly report to the Midtown Redevelopment Board like the City's Police Department and Code Enforcement did

Mr. Berger stated he would ask Mr. Bryant to coordinate that request through the City's Police Department with Bethune-Cookman University.

Mr. Tooley stated he would like to receive a copy of the report that was presented at the last meeting regarding Midtown Lofts.

Mr. Berger provided the requested copy.

9. **Adjournment**

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

  
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Kenya Ford, Chair

  
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Becky Groom, Board Secretary