



## The CITY OF DAYTONA BEACH Planning Board Minutes

City Hall  
Commission Chambers  
Regular Meeting

301 South Ridgewood Avenue  
Thursday, October 24, 2019  
6:00 PM

Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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### Board Members Present:

Cathy Washington, Chair  
Tony Servance, Vice Chair  
Tony Barhoo  
Jeff Hurt  
Helen Humphreys

### Board Members Absent:

James Newman

### Staff Members Present:

Dennis Mrozek, Planning Director  
Robert Jagger, City Attorney  
Douglas Gutierrez, Principal Planner  
Hannah Ward, Planner  
Reed Berger, Redevelopment Director

### Call to Order

Ms. Washington called the meeting to order at 6:00 p.m.

### Roll Call

The roll was called, and members were noted present as stated above.

## Approval of the Minutes - September 26, 2019

Ms. Humphreys asked that a correction be made to Page 4 to indicate her name as Ms. Humphreys and not Ms. Hughes.

### Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve the minutes of the September 26, 2019 meeting as presented. The motion carried (5-0).

## Preliminary Plat — Latitude at Daytona Beach Phase 4A — DEV2019125

### Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the application is for 255 single family, paired villa, single family detached dwellings, and clustered townhome lots. Ms. Ward stated the staff report has been revised and should read "the Tymber Creek extension must be completed and accepted by Volusia County or an alternative emergency access roadway acceptable to the City's Fire Department must be provided prior to the issuance of any building permits for this phase of the development" and that change will be a condition of the Final Plat approval.

Mr. Barhoo asked about the status of the agreement between Daytona Beach and Ormond Beach regarding utility service as well as FPL power outage issues.

Mr. Mrozek stated the Ormond Beach agreement does not apply to this development. Mr. Mrozek stated this entire development will be served by the City of Daytona Beach and Daytona Beach has the capacity to serve the project. Mr. Mrozek stated he is not aware of disruptions in FPL service in the area.

### Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida stated he is available to answer any questions the Board may have.

Dennis Church, Vice President, Minto Communities, 27271 Richview Court, stated there are no delays in getting service to the area and electric service is provided underground.

### Public Comments:

There were no public comments.

### Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Preliminary Plat — Latitude at Daytona Beach Phase 4A —DEV2019-125, in accordance with the staff report as presented. The motion carried (5-0).

## First Amendment to Birchwood Planned District Agreement DEV2019-116

## Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated this is a request to modify the approved landscape plan for the property. Ms. Ward stated the infrastructure for the development is currently under construction. Ms. Ward stated the applicant is requesting to remove some of the shrubs adjacent to single family lots due to drainage issues; however, corner lots will be required to provide landscaping as was originally outlined in the approved agreement. Ms. Ward stated what is proposed is still beyond the requirement for single family lots.

## Applicant Presentation:

Rhenato Ghizoni, 6200 Lee Vista Blvd., Suite 400, Orlando, Florida, spoke on behalf of the applicant and stated he was available to answer any questions for the Board or public.

Ms. Humphreys asked what the cost of the homes will be.

Mr. Ghizoni stated he estimates the price range will be between \$200,000 and \$300,000

Mr. Hurt stated he does not have a problem with the shrubs being removed between the houses as is proposed.

## Public Comments:

There were no public comments.

## Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve First Amendment to Birchwood Planned District Agreement DEV2019-116, in accordance with the staff report as presented. The motion carried (5-0).

## Small Scale Comprehensive Plan Amendment (SSCPA) — Grand Preserve - DEV2019-082

This item was presented in conjunction with Item 7, Rezoning to Planned District Development-General (PD-G) — Grand Preserve DEV2019-083.

## Staff Presentation:

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated the request is to change the Future Land Use Map designation from Professional Office to Low Intensity Commercial.

## Applicant Presentation:

Joseph Posey, Storch Law Firm, 420 S Nova Road, Daytona Beach, Florida, spoke representing the applicant. Mr. Posey stated a neighborhood meeting was held and it was very successful.

Mr. Hurt stated rezoning to a lower density will help to reduce traffic to the area.

## Public Comments:

There were no public comments.

## **Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Small Scale Comprehensive Plan Amendment (SSCPA) — Grand Preserve — DEV2019-082, in accordance with the staff report as presented. The motion carried (5-0).

## **Rezoning to Planned District Development-General (PD-G) — Grand Preserve DEV2019-083**

This item was presented in conjunction with Item 6, Small Scale Comprehensive Plan Amendment (SSCPA) Grand Preserve —DEV2019-082.

## **Staff Presentation:**

Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. Mr. Mrozek stated the rezoning will allow for bank/financial institutions and additional low intensity commercial/retail uses. Mr. Mrozek stated the applicant is requesting a reduction in the width of the sidewalks from 7 feet to 5 feet wide. Mr. Mrozek stated the applicant is requesting to reduce the landscape buffer from 15 feet to 5 feet which will incorporate a 10-foot landscape easement. Mr. Mrozek stated sign modifications are also being requested.

Mr. Barhoo asked if the reduction in sidewalk width is consistent with adjacent areas.

Mr. Mrozek stated the 7' sidewalk width is only a requirement for commercial uses and does not apply to residential areas.

## **Applicant Presentation:**

The applicant's comments were included with Item 6.

## **Public Comments:**

There were no public comments.

## **Board Action:**

A motion was made by Mr. Servance, seconded by Mr. Hurt, to approve Rezoning to Planned District Development-General (PD-G) — Grand Preserve DEV2019-083, in accordance with the staff report as presented. The motion carried (5-0).

## **Rezoning to Planned Development General (PD-G) The Edison DEV2019-100**

## **Staff Presentation:**

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the site is located at the southwest corner of Clyde Morris and LPGA and is currently vacant and undeveloped. Ms. Ward stated the applicant proposes to develop a 262-unit multi-family complex on the

site. Ms. Ward stated the applicant has submitted the Site Plan which is currently under review. Ms. Ward stated there will be two access points along Clyde Morris.

Mr. Barhoo stated there is a request to reduce the number of parking spaces and asked how many will be lost.

Ms. Ward stated that will be determined during the Site Plan review.

## **Applicant Presentation:**

Michael O. Sznajstajler, Cobb & Cole, 149 S. Ridgewood, Daytona Beach, Florida, spoke representing the applicant. Mr. Sznajstajler stated the plan proposes 486 parking spaces which is about 36 less than is required by the Land Development Code. Mr. Sznajstajler stated the reduction is based on the proposal of 95 one-bedroom apartments that are included as part of the development.

Mr. Servance asked what the price range will be for the rental units.

Mr. Sznajstajler stated the units will be open to all users and the price range will be market rate but noted incorporating one-bedroom units will make the price lower.

Mr. Barhoo expressed concern about the traffic along LPGA.

Sans Lassiter, Lassiter Transportation Group, 1450 W. Granada, Suite 2, Ormond Beach, Florida, stated the six-laning of LPGA is under design from the west side of Interstate 95 through the Williamson Blvd. intersection and is a requirement for the opening day of Buckee's.

## **Public Comments:**

There were no public comments.

## **Board Action:**

A motion was made by Mr. Hurt, seconded by Ms. Humphreys, to approve Rezoning to Planned Development General (PD-G) The Edison— DEV2019-100, in accordance with the staff report as presented. The motion carried (5-0).

## **Large Scale Comprehensive Plan Amendment (LSCPA) Project Delta West - DEV2019-092**

This item was presented in conjunction with Item 10, First Amendment to Project Delta West Planned District Agreement — DEV2019-093.

## **Staff Presentation:**

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated the property is located north of International Speedway Blvd and east of Ridgewood Avenue. Mr. Gutierrez stated the total acreage would be increased to 6.85 acres.

## **Applicant Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida stated he represents the applicant and is available to answer any questions the Board may have. Mr. Merrell stated the applicant now has the Becks building under contract, which was not in place when the original application was reviewed.

## **Public Comments:**

There were no public comments.

## **Board Action:**

A motion was made by Ms. Humphreys, seconded by Mr. Servance, to approve Large Scale Comprehensive Plan Amendment (LSCPA) Project Delta West — DEV2019-092, in accordance with the staff report as presented. The motion carried (5-0).

## **First Amendment to Project Delta West Planned District Agreement — DEV2019-093**

This item was presented in conjunction with Item 9, Large Scale Comprehensive Plan Amendment (LSCPA) Project Delta West \_DEV2019-092.

## **Staff Presentation:**

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. Mr. Berger stated the request is to add the former Becks' building to the development site and modify the signage plan. Mr. Berger stated the proposed parking garage would be relocated to the Becks' building site. Mr. Berger stated the Downtown Redevelopment Board reviewed the request and recommended approval.

## **Applicant Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida stated he represents the applicant and is available to answer any questions the Board may have.

## **Public Comments:**

There were no public comments.

## **Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve First Amendment to Project Delta West Planned District Agreement - DEV2019-093, in accordance with the staff report as presented. The motion carried (5-0).

## **First Amendment to Brown & Brown Headquarters Planned District Agreement - DEV2019-114**

## **Staff Presentation:**

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. Mr. Berger stated the request is to add the property located at 132 Dr. Mary McLeod Bethune and property on First Avenue to the east of Ridgewood Avenue. Mr. Berger stated both properties are currently vacant. Mr. Berger provided plans that indicate how a turnaround will be placed in lieu of a cul-de-sac.

### **Applicant Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida stated this is a request to add additional property to the previously approved site.

Mr. Barhoo asked if there was any opposition to the project at the neighborhood meeting.

Mr. Merrell stated no.

### **Public Comments:**

There were no public comments.

### **Board Action:**

A motion was made by Mr. Hurt, seconded by Ms. Humphreys, to approve First Amendment to Brown & Brown Headquarters Planned District Agreement - DEV2019-114, in accordance with the staff report as presented. The motion carried (5-0).

## **First Amendment to Corporate Office Park Planned District Agreement- DEV2019-102**

This item was presented in conjunction with Item 13, Rezoning to Planned Development-General (PD-G) Cornerstone Exchange - DEV2019-103.

### **Staff Presentation:**

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the northern portion of the site is currently developed and contains the Cornerstone Office Park, and the southern portion is vacant. Ms. Ward stated the applicant is requesting to reduce the size of the PD by removing the southern portion of the PD site which will reduce the acreage to 12 acres.

### **Applicant Presentation:**

The applicant's comments were included with Item 13.

### **Public Comments:**

Public comments were included with Item 13.

### **Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve First Amendment to Corporate Office Park Planned District Agreement-DEV2019-102, in accordance with the staff report as presented. The motion failed with Mr. Servance, Ms. Humphreys, and Ms. Washington voting no (2-3).

# Rezoning to Planned Development-General (PD-G) Cornerstone Exchange - DEV2019-103

This item was presented in conjunction with Item 12, First Amendment to Corporate Office Park Planned District Agreement- DEV2019-102.

## Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated a plat will be required within one year of the subject agreement being approved as well as complying with landscaping and traffic requirements. Ms. Ward stated traffic concurrency is required and an upgrade to the utilities may be required. Ms. Ward reviewed the modifications that are requested by the applicant for signage.

Ms. Humphreys stated she visited the area to look at the site and what is currently in place is beautiful. Ms. Humphreys asked what could be placed adjacent to the existing development if the zoning is changed.

Ms. Ward stated the applicant has not identified what will be placed there but the permitted uses are outlined in the staff report.

Ms. Humphreys asked if this rezoning request is not approved, will the property go back to the Cornerstone Office Park rezoning.

Mr. Jagger stated there would be an issue since the current zoning is being repealed and the new zoning has not then been established. Mr. Jagger stated before any development could occur, the zoning would have to be established.

## Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke representing the applicant. Mr. Merrell stated half of this project was approved as a PD for office development and Mixed Use was approved for the remainder. Mr. Merrell stated offices will still be permitted in the southern portion of the PD, but the market will determine what may be proposed on the site. Mr. Merrell stated all of the Land Development Code requirements have been met for the proposed project and this is a request to add uses. Mr. Merrell stated the project will be presented to the Planning Board during Site Plan review. Mr. Merrell thanked staff for their report and noted the staff is the Planning Board's advisor. Mr. Merrell noted Page 3 of the staff reports indicates the proposed project is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan. Mr. Merrell stated the staff report indicates on Page 5 that the proposed project is consistent and compatible with the proposed uses surrounding the subject land and is the appropriate zoning district for the land and would not adversely affect the property values in the area. Mr. Merrell asked that the Planning Board support the staff's recommendation.

Ms. Humphreys stated she looks at how development will affect adjacent neighbors.

Mr. Barhoo asked if the proposed sign height will block someone else's signage.

Mr. Merrell stated the sign plan will be presented as part of the Site Plan review.

## Public Comments:

Dr. Chuck Duva, 1430 Cornerstone Blvd., Daytona Beach, Florida stated he owns the office buildings on the northern portion of the subject property. Dr. Duva provided a hand-out to the Board. Dr. Duva stated he has lived here 55 years and graduated from Seabreeze High School, went to Daytona State College, graduated from Bethune-Cookman College, went to medical school and did his residency in family practice and has worked as a physician in Daytona Beach all his life. Dr. Duva stated he owns a software management company that started with five people in South Daytona and the business has grown and now does \$3.5 billion in business a year. Dr. Duva stated he bought the first piece of land in 2002 at the subject site. Dr. Duva stated what Consolidated Tomoka showed him and promised him at the subject site was a business park. Dr. Duva stated the clients he has in his office buildings are very high-end businesspeople who are frightened as to what will be placed in the adjoining property. Dr. Duva stated he was originally told the property will be used for construction of four restaurants and a movie theater. Dr. Duva stated his office buildings are currently 90% rented and by the summer will be 100% rented. Dr. Duva stated he is the Chairman of Team Volusia and the biggest issue with Team Volusia is that there is no available Class A office space. Dr. Duva stated Consolidated Tomoka now states they do not want additional office space located on the subject property because it may be competition for Dr. Duva. Dr. Duva stated more retail jobs are not needed in the area. Dr. Duva stated he just brought in a company from Ireland that will bring 35 engineers to the area with an average salary of \$150,000 a year. Dr. Duva stated high paying jobs are needed in the area. Dr. Duva stated the IRS is moving their offices to his building from the downtown area. Dr. Duva stated his business now has 375 employees, part of which are in Ormond Beach, and does not have room to grow. Dr. Duva stated he is opposed to changing the landscape of such a beautiful corner.

G. G. Galloway, 1305 Oak Forest, Ormond Beach, Florida stated he is a licensed real estate agent and has had a business in this city for 35 years. Mr. Galloway provided a photograph of 26 acres of land between Jacksonville and Melbourne. Mr. Galloway stated Section 6.2 on page 20 of the Deed Covenants and Restrictions for the Cornerstone Office Park state the current restrictions will remain in force until December 31, 2030. Mr. Galloway stated his client has an investment of \$19.2 million dollars and the applicant is trying to sell a piece of land for \$4.5 million dollars. Mr. Galloway stated the subject property is a premier piece of land when traveling from 1-95 or 1-4. Mr. Galloway stated more retail is not needed in this area. Mr. Galloway asked that the Board look at long-range planning, not short-range and determine what the face of the community will look like.

Mike Furbush, 420 S. Orange Avenue, Orland, Florida stated some of the permitted uses in the proposed agreement are bar or lounge, brew pub, night club, cigar lounge, funeral home or mortuary, home and building supply center, laundromat, and tattoo establishment. Mr. Furbush stated the staff report states that staff does not have any indication that the proposed amendment will have an adverse effect on the property values in the area. Mr. Furbush stated if approved, the subject development will eliminate 38 or 39 parking spaces from Mr. Duva's property. Mr. Furbush stated the city's consultants have reported they have concerns about the traffic impact the proposed development may have on existing roadways. Mr. Furbush asked that the Board reject the proposed amendment.

Mr. Hurt stated Consolidated Tomoka owns the subject property which was approved in 2002 and asked if the subject property has been for sale for 15 years.

Mr. Furbush stated he did not know how long the property has been for sale.

Mr. Hurt stated it is 17 years since the plat was recorded.

Mr. Humphreys stated the project that is in place should be protected and stated she cannot personally vote for this change.

Mr. Barhoo asked for information on the deed restrictions.

Jessica Gow, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida stated the city does not sign the Covenants and Restrictions. Ms. Gow stated there is a provision that says the agreement and amendments will exist until 2030 and then the property owners would have to renew the same Covenants and Restrictions.

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida stated the Planning Board is in place to evaluate staff's recommendations. Ms. Ruby stated the city is in need of workforce housing and if retail is placed on this site, the need will be greater. Ms. Ruby stated just because staff recommends it does not mean it is best for our city.

John Nicholson, 413 N. Grandview, Daytona Beach, Florida stated this is the only Class A office space in this area and does not want to see it taken away.

Mr. Merrell stated the property has been on the market for 17 years. Mr. Merrell stated legally he cannot propose something to be built on the subject site that will diminish the adjacent property owners' property values or be a nuisance. Mr. Merrell stated a neighborhood meeting was held and changes were made to the list of uses as a result of that meeting.

Carl Velie, 1155 Ocean Shore Blvd., Ormond Beach, Florida was sworn in and stated he was asked to determine if the rezoning will affect the property value of the neighboring properties. Mr. Velie stated he look at the Class A office space in the area as well as some in the Orlando area, which includes the Reflections building, the Morgan & Morgan building, the Cobb & Cole building, and the existing Brown & Brown building. Mr. Velie stated there is a CVS adjacent to the Reflections building. Mr. Velie stated there are restaurants along Seabreeze near the Morgan & Morgan building. Mr. Velie stated there is a CVS and Jimmy John's adjacent to the Cobb & Cole building; and Southern Paint and Supply abuts the existing Brown & Brown building. Mr. Velie stated all of these buildings have other uses adjacent to them and all are functioning adequately. Mr. Velie stated a motorcycle dealership is adjacent to the new Brown & Brown office building. Mr. Velie stated some of the approved uses will not be able to afford the rental space for properties in the proposed area. Mr. Velie stated in his opinion, the rezoning will not adversely affect the values of the existing properties.

Mr. Furbush asked if Mr. Velie feels the proposed development will have any impact of the existing property.

Mr. Velie stated he feels the development will have a positive impact on this area because of the synergy created by the entire interchange area. Mr. Velie stated he does not feel there will be any adverse effect. Mr. Velie stated he has done research in order to present the report to the Board and will provide a copy of his research to Mr. Furbush.

Mr. Merrell provided a copy of Mr. Velie's report to staff and asked that copies be made for Mr. Furbush and the Board. Mr. Merrell stated Sans Lassiter, Lassiter Transportation Group, reviewed the proposed project.

Sans Lassiter stated the subject project is not at the Site Plan phase; and when the project is presented for Site Plan review, the applicant must demonstrate that there is the capacity or the developer will pay for the improvements required, by law, for the proportionate share benefit to the public agencies and the

roadway network. Mr. Lassiter stated if one of the uses provides higher traffic impact, the applicant will have to mitigate for the increase in traffic.

Amy McCook, Equinox, 630 S. Maitland Avenue, Maitland, Florida was sworn in and stated she and her husband grew up in this area and still own a home here. Ms. McCook stated her company is a boutique real estate development company based in Maitland. Ms. McCook stated she does not know the tenants for the proposed development at this time. Ms. McCook stated her company does high quality development and looks to bring businesses that will not only be attractive to the community but to office workers. Ms. McCook stated she is currently working on a project in Altamonte Springs which will house City Hall and is integrated into a neighborhood area where there will be retail and stated she looks forward to bringing amenities to this area for the office users currently at Cornerstone. Ms. McCook stated the proposed uses were removed that were noted at the neighborhood meeting and the market will drive the other uses.

Mr. Furbush asked if the developer plans to build a movie theater on site.

Ms. McCook stated she does not have any signed leases at this time.

Dr. Duva was sworn in and stated he bought the subject property and sold it in 2007 before the market crashed. Dr. Duva stated the previous leadership at Consolidated Tomoka was very difficult to deal with as well as the effect from the market crash is why the property did not sell. Dr. Duva stated Morgan & Morgan, Reflections, and Cobb & Cole are not Class A office spaces; however, the new Brown & Brown building will be a Class A office space. Dr. Duva stated the Planning Board will do what it can to protect the new Brown & Brown office building and he wants the same protection. Dr. Duva stated he asked the applicant's expert, in front of three people, if he knew the standards for Class A office space and he did not know the answer so, in his opinion, he is a false witness.

Dr. Duva stated he previously owned the property from 2002 through 2007 and re-purchased the property in 2016.

Mr. Furbush asked Dr. Duva if he has an opinion as to whether the proposed development will have an adverse impact on the value of his property.

Dr. Duva stated the high-end occupants of his building who do pay good salaries expect there to be an office park there, not a retail center with no known types of businesses going in there. Dr. Duva stated that is what was promised to him by Consolidated Tomoka in 2002 and it was promised multiple times after that.

Mr. Hurt stated he was on the Planning Board when this was approved. Mr. Hurt stated the office buildings are Class A. Mr. Hurt stated when it was first established, it was to be an office park, but the property has sat vacant. Mr. Hurt stated Consolidated Tomoka is in the business of selling property.

Mr. Barhoo stated there is a Wendy's and other businesses across the street. Mr. Barhoo stated this is a piece of property that needs to be developed. Mr. Barhoo stated he hopes the property owners work together to support whatever businesses are located there. Mr. Barhoo stated the whole area is mixed use.

Ms. Humphreys stated if there were no other properties around, she would look at this differently. Ms. Humphreys stated she is not convinced the zoning should be changed. Ms. Humphreys stated she feels this piece of property should be saved for the jewel that it is.

Mr. Servance stated he feels some properties deserve to be saved.

Ms. Washington stated she went by the property and considers it pristine property.

## Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve Rezoning to Planned Development-General (PD-G) Cornerstone Exchange - DEV2019-103, in accordance with the staff report as presented. The motion failed (2-3) with Mr. Servance, Ms. Humphreys, and Ms. Washington voting no.

## Land Development Code Text Amendment- Article 3 - DEV2019-147

Mr. Mrozek asked that this item be delayed until the November 2019 meeting.

## Other Business

1. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Downtown/Balough Road Redevelopment Area Board met in October and heard a presentation regarding the Beach Street streetscape plan. Ms. Washington stated there was also a presentation on the Delta West project that was presented this evening as well as discussion on the Brown & Brown project.

2. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Midtown Redevelopment Area Board did not meet in October.

3. Beachside Redevelopment Area Board Report

Mr. Newman was not in attendance to provide a report to the Board.

4. Public Comments

Linda Smiley, 357 Manhattan Way, Daytona Beach, Florida stated she was pleased to hear that Board members go out and visit properties that are being presented to the Planning Board for consideration. Ms. Smiley expressed concern about the single-laning of Beach Street as well as the proposed diagonal parking.

Ms. Washington expressed concern about the diagonal parking and stated she does not feel it is going to work.

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida stated she feels it is fiscally irresponsible to spend \$2.6 million to narrow Beach Street. Ms. Ruby stated there is an event on Beach Street tomorrow, and no one knows about it. Ms. Ruby stated the events are planned and they are not publicized. Ms. Ruby stated if the City Island Recreation Center was revitalized, it would help to bring people to the downtown.

Mr. Hurt stated the event was listed in the News Journal as well as the Hometown News.

5. Staff Comments

Mr. Mrozek presented a video regarding re-use water.

Mr. Mrozek stated the Code Enforcement case regarding the seawall at 101 S. Ocean has been closed. Mr. Mrozek stated the hole in the wall has been closed.

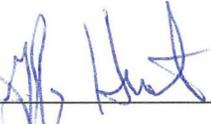
Mr. Jagger stated if there are fines on the Ocean Avenue property, liens will be placed on the property for those amounts.

6. Board Members Comments  
There were no additional Board Comments.

## Adjournment

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

  
Cathy Washington, Chair

  
Jeff Hu