

MINUTES

REGULAR MEETING – PLANNING BOARD

August 26, 2021

Minutes of the Regular Meeting of the Planning Board of The City of Daytona Beach, Florida, held on Thursday, August 26, 2021 at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

1. **Call to Order**

2. **Roll Call.**

Tony Barhoo (Vice Chair)	Present
Helen Humphreys	Present
Michael McLean	Present
James Newman	Present
Tony Servance (Chair)	Present
Milverton Robinson	Present
Cathy Washington (Secretary)	Present

Also Present:

Dennis Mrozek, Planning Director
 Ben Gross, Deputy City Attorney
 Douglas Gutierrez, Principal Planner
 Steven Bapp, Planner
 Hannah Ward, Planner
 Vanessa Trimble, Planning Technician

3. **Approval of Minutes**

Approval of the Minutes of the July 22, 2021 Regular Planning Board Meeting held at City Hall, 301 South Ridgewood A venue, Daytona Beach, Florida.

Mr. McLean stated item 13 needed to be corrected. He stated it has him making the motion and seconding the motion.

Mr. Robinsons stated his name was incorrect throughout the minutes.

Board Action

It was moved by Mr. McLean to approve the minutes as corrected, seconded by Ms. Washington. The motion passed 7-to-0 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Helen Humphreys	Yea
Michael McLean	Yea
James Newman	Yea
Tony Servance (Chair)	Yea
Milverton Robinson	Yea
Cathy Washington (Secretary)	Yea

New Items

4. Peabody Historic Overlay (HO) Rezoning – DEV2021-093 (Quasi-Judicial Hearing)

A request by the Development and Administrative Services Department, Planning Division, to approve a Historic Overlay (HO) zoning district map amendment for the Peabody Auditorium located at 600 Auditorium Boulevard.

Staff Presentation

Steven Bapp, Planner, presented the staff report that was included as part of the packet for the project located at 600 Auditorium Boulevard, better known as the Peabody Auditorium. He stated the Historic Preservation Board, recommended to approve this motion by a unanimous vote of 5-to-0. He stated he proposed request would put a historic overlay and it will not change the zoning or the land use. He stated the Land Development Code says it has to meet at least three of nine criteria evaluations, it meets five of the criteria. He stated the Historic board also gave it more recommendations to support their decision, primarily based on the famous architect that designed the building and the sculptors who are world renowned who did the front. He gave examples of some of the criteria.

Ms. Humphreys stated Liberace played at that auditorium. She stated years later Liberace came into her store and made a purchase.

Ms. Washington stated she did not see Tony Bennett, Dionne Warwick, or the Motown Review. She stated she'd like to be added to the list.

Mr. Newman stated the more recent history, they also hosted the London Symphony.

Mr. Robinson asked if they're going to take it to the Beachside Redevelopment Board for a recommendation, why didn't they take it there before bringing it to them.

Mr. Bapp stated the code doesn't specify the sequence and how it comes through. He stated they were trying to get it through the public processes expeditiously. And the redevelopment board's schedule had changed. He stated the City Commission gives the final say. He stated everybody can say no and they can still say yes.

Mr. Robinson stated it should go before the advisory boards before it comes to them, so they can take into consideration their recommendations to avoid any conflict of recommendation.

Dennis Mrozek, Planning Director, stated the code does say that the order is historic board, redevelopment board, planning board. He stated they can vary from that order and make the planning board aware of that. He stated one of the reasons they altered the order was the redevelopment board canceled their meeting, so it really altered how staff were planning on taking it. He stated Mr. Bapp is correct it is a recommendation; they go to the City Commission just as the Redevelopment Board's recommendation goes to the City Commission.

Citizens Comments

No comments

Board Action

It was moved by Ms. Humphreys to approve the request per staff recommendations. Ms. Washington seconded the motion in accordance with the staff report as presented. The motion passed 7-0 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Helen Humphreys	Yea
Michael McLean	Yea
James Newman	Yea
Tony Servance (Chair)	Yea
Milverton Robinson	Yea
Cathy Washington (Secretary)	Yea

5. **Clyde Morris Vascular – Business Professional (BP) Rezoning – DEV2021-062 (Quasi-Judicial Hearing)**

A request by A. Joseph Posey, Esq., Storch Law Firm, on behalf of the property owners, TG-EG, LLC, to rezone 2.9± acres of land located on the northwest quadrant of the Clyde Morris Boulevard and Florida Street intersection, from Residential Professional (RP) to Business Professional (BP), to allow for a medical office complex.

Steven Bapp, Planner, presented the staff report that was included as part of the packet for the project located on North Clyde Morris Boulevard, from Residential Professional to Business Professional to allow for a medical office complex. He stated the future land use is not going to change. It's going to remain Office Transition, which is what most of the area is. He stated it's two undeveloped parcels totaling two point nine (2.9±) acres consistent with a Comprehensive Plan. He stated it doesn't conflict with any portion of the Land Development Code and it addresses the community's need for additional medical facilities.

Mr. Newman asked what other uses could come into play with that designation.

Mr. Mrozek stated he could go through a couple of the things that are permitted in BP district that are not permitted in the RP district. He stated newspaper or magazine, public publishing, radio, or television studio are permitted in the BP. He stated there's not a lot of difference in the permitted uses there. He stated the medical dental office, medical or dental lab and maybe some business services conference training and employment agencies.

Mr. Newman asked if the designation does stay with the property, even if the medical office moves up.

Mr. Mrozek stated it was a straight zoning to the B. When they do develop it, they have to meet all the requirements of the Land Development Code, for buffers to the residential uses. He stated they have to buffer whatever they use, per The Land Development Code. He stated they're not asking for variances or modifications; they're coming in going to code and the development.

Citizens Comments

No comments

Board Action

It was moved by Mr. Barhoo to approve the request per staff recommendations. Ms. Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 7-0 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Helen Humphreys	Yea
Michael McLean	Yea
James Newman	Yea
Tony Servance (Chair)	Yea
Milverton Robinson	Yea
Cathy Washington (Secretary)	Yea

6. 1113 West ISB – Small-Scale Comprehensive Plan Amendment DEV2021-057 (Legislative Hearing)

A request by Joseph H. Hopkins, P.E., The Performance Group, Inc. on behalf of Beverly J. Smith, property owner, for approval of a Small-Scale Comprehensive Plan Amendment changing the Future Land Use Map designation for 1.3± acres of land from Office Transition (OT) to Low Intensity Commercial (LIC). The property is located at 1113 W. International Speedway Boulevard, on the south side of International Speedway Boulevard across from Daytona State College, immediately east of the Tarragona Shoppes and immediately west of the Tarragona Arch.

Staff Presentation

Doug Gutierrez, Planner, asked that staff be allowed present both Large-Scale Amendment and Rezoning with the board to vote on each item separately. He presented the staff report that was included as part of the packet for the project located 1113 W. International Speedway Blvd., on the south side of West International Speedway Boulevard across from Daytona State College, immediately east of the Tarragona Shoppes and immediately west of the Tarragona Arch.

Citizens Comments

See Item 7

Board Action

It was moved by Mr. Barhoo to approve the request per staff recommendations. Ms. Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 5-2 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Helen Humphreys	Yea
Michael McLean	Yea
James Newman	No
Tony Servance (Chair)	Yea
Milverton Robinson	No
Cathy Washington (Secretary)	Yea

7. **1113 West ISB – Planned Development-General (PD-G) Rezoning DEV2021-056 (Quasi-Judicial Hearing)**

A request by Joseph H. Hopkins, P.E., The Performance Group, Inc., on behalf of Best Orthodontics PA (developer), to rezone 1.3± acres of land from Single-Family Residential-5 (SFR-5) to Planned Development-General (PD-G), to allow for the development of a 5300± square-foot (sf) building to include an orthodontist office and additional shell retail/restaurant space. The property is located at 1113 W. International Speedway Blvd., on the south side of International Speedway Blvd. across from Daytona State College, immediately east of the Tarragona Shoppes and immediately west of the Tarragona Tower.

Staff Presentation

Hannah Ward, Planner, presented the staff report that was included as part of the packet for the project located at 1113 W. International Speedway Blvd., to rezone 1.3± acres of land from Single-Family Residential-5 (SFR-5) to Planned Development-General (PD-G), to allow for the development of a 5300± square-foot (sf) building to include an orthodontist office and additional shell retail/restaurant space. She stated it's currently developed with two vacant single-family detached dwellings.

Mr. Robinson asked if staff could address the issue of encroachment.

Ms. Ward stated the future land use map, the existing office transition, future land use designation does allow for commercial uses, while the zoning does not, that's an incompatibility between the zoning and the land use itself. She stated when they do future land use map designations, this is exactly what you'll see. She stated the block running along a commercial thoroughfare would be within a commercial land use, and it transitions into the residential land use at the following street.

Ben Gross, Deputy City Attorney, stated there's a legal issue because if they did exactly what the association requested, they wouldn't allow any development on the property. He stated not allowing any development on the property is a taking of the property. He stated if they want to preserve the historic integrity of the Tarragona Arch by not allowing the adjacent property to develop, we're going to pay for that privilege. He stated the Comp Plan designation for this property is currently office transition, and they would have an obligation, although it hasn't been what the applicant asked, to rezone property currently designated residential to some zoning designation consistent with the current Comp Plan if they elect not to amend the current plan to what the applicant is asking for. He stated its property belonging to a private property owner and they have rights to develop it. He stated that does not mean they have to amend the Comp Plan the way the property owner is request and or that they have to approve this rezoning. He stated he is merely stated the fact that the zoning isn't consistent with the Comp Plan and they couldn't deny the property owner all different reasonable uses on the property. they would have to give them something.

Mr. Mrozek stated one of the things they looked at was a respect for the neighborhood that's existing. He stated there was no vehicle access going into the neighborhood, everything was accessed through ISB. He stated they supported the reduction in the buffer from 40 feet to 20 feet to allow the building to move a little bit further forward and making sure that stormwater is in the back of the property, creating another buffer so greater distance and everything is facing toward the front with respect to the to the neighborhood that's in the back.

Ms. Ward stated, as Doug mentioned in a staff report and she reiterated, under the current comp plan designation, they would have much greater entitlements than what they're now asking for under the proposed comp plan designation.

Mr. Robinson asked if it would be beneficial to change the comp plan to be more consistent.

Mr. Gross stated that's a policy question, they're not legally obligated to change the comp plan that gives them a range of uses that are commercial uses that would be consistent with a major thoroughfare. He the current Comp Plan designation would allow that.

Ms. Ward stated both designations allow for commercial uses, office transition has greater entitlements than what the low intensity commercial does. She stated they're requesting less intensity with what they're doing.

Mr. Robinson asked if that would reduce the encroachment issues.

Mr. Mrozek stated the land use change reduces the amount of intensity that you can expect. And then the PD agreement is what will put in place how the site is designed to respect the neighborhood .

Ms. Ward stated the PD Agreement only authorizes what's proposed.

Mr. Newman stated the building is utilitarian from the elevations. He asked if the landscaping was going to be enough to obscure that.

Ms. Ward stated the major city thoroughfare design guidelines only require elevations visible from the major city thoroughfare right away to comply with any of the architectural standards identified. She stated primarily utilitarian, the rear of the building is not designed to be a pedestrian or vehicle interest as they drive by. She stated they have proposed a substantial amount of landscaping.

Mr. Mrozek stated this is a planned development and they'd like to hear from the applicant to address that and perhaps what they're planning.

Ms. Humphreys stated they put palm trees in there, but it is not going to be any kind of buffer. She stated if they agreed to put ptas form, Podocarpus, things that very rapidly make a handsome hedge that could go up to eight feet. She stated that would be a great buffer. She stated there was an arch on the other side and gave a brief history International Speedway. She stated she would like to see the people who wish to build there incorporate something that goes along with the Spanish name of Tarragona. She asked the construction to be extremely careful with that tower. She asked if the road empty out...

Ms. Ward stated no, the road terminates before it gets to International Speedway Boulevard. She stated there's no through traffic in that area, all the access to the development goes in and out of International.

Ms. Humphreys asked with the land that was left if there is a place for someone to build another building next to the tower.

Ms. Ward stated the land that's left is not a part of this rezoning. She stated she is not aware of the status of the land behind Tarragona. She stated there's a substantial distance between this property and the arch.

Mr. Gross referred to a map and stated, it appears that the eastern edge of the Ponce de Leon right of way, although it's not paved, extends almost to ISB, which means that's right away within the city's control. He stated the City would have to vacate that for anybody to be able to develop that as private property even though it's not platted.

Applicant Presentation

Joe Hopkins, 100 Marina Point Drive, stated he didn't want to embellish what staff already presented. He stated he is there to answer any questions. He stated they had various variations of crepe myrtle, Oak and Elms. He stated they don't have palms listed.

Ms. Humphreys repeated her previous request regarding plants and landscape buffer.

Mr. Hopkins stated they are installing the type D buffer, which is a combination of both the landscaping and screening. He stated the rear elevations is not anything spectacular, but it's not anything detrimental either. He stated they did a lot of treatment to the visible side. He stated he didn't believe it would be an eyesore.

Mr. Newman stated that was his concern, how it would look from the neighborhood.

Mr. Hopkins stated about 16 people attend the neighborhood meeting and a lot of pent-up frustration. He stated can't take any responsibility for what's been done for us. This is a low intensity project and he's here to answer any questions.

Mr. Robinson asked if he had any visual presentation of what the development is going to look like in the end.

Mr. Hopkins stated they've developed a site plan and helped develop the architectural elevations, but they don't have a 3D rendering or 3D perspective.

Mr. Robinson stated he would like pictures of what the development would look like in the end.

Mr. Hopkins stated he would take that under advisement for future developments. He stated the best exhibit besides the architectural elevation that they have to present was a site plan exhibit, which shows in two dimensions the placement of the building relative, the roads, right away, residences and so forth.

Citizens Comments

Carol Briscoe expressed her concerns regarding traffic from Mainland High School to White Street. She stated she would like to know the rear-end accidents that have occurred going into Dunkin Donuts. She stated they would like an architectural design that is not a box. She stated they would like something that would be compatible with the arch, a design that would filter the archway so people can see it coming down ISB.

Kathy Radcliffe, 1116, Madrid Avenue stated her major concern is the architectural design of the building. She stated what they were shown at the neighborhood meeting didn't fit in at all. She stated one of our neighbors that could not be here, Allen Fair of 501 Tarragona Way asked that they read a letter. She stated he is opposed to a restaurant going in on the property. He is in favor of granting orthodontists office being built as a modification of the existing house or garage that's on the property or building a new structure, the design compromise, the historic neighborhood, traffic study and the sewer situation.

Gary Kemmer, 1144 Cordova Avenue, stated he does not want his home rezoned commercial. He stated he has done a lot of work to preserve the trees, he's opposed to cutting down 85-foot trees and replacing them with trees in pots. He stated he is opposed to the whole idea and moon scaping.

Phyllis Hogan, 1112 Balboa Ave., president of the Neighborhood Association, stated she is concerned with the rezoning of 110 Ponce de Leon as low intensity commercial with the sale. She stated she is concerned about the sewage infrastructure. She stated it's an ancient system and adding to it may cause backup in their bathtubs. She stated she is concerned with the esthetics of their utilitarian.

Mr. Mrozek stated If anybody wanted to present a summary of the neighborhood meeting, he could include it in a report that goes to the City Commission.

Sandy Boggs, 219 Tarragona, stated she understands that ISB is prime property however, having a subway, because this will be zoned for restaurant use or a microbrewery as it is listed in this plan next to the arch, which is a national monument, would be a disgrace. She displayed original pictures of the arch along with newspaper articles and gave a brief history. She urged them not to let it pass, having a medical office, but not a brewery.

Harold Dickinson Jr., 125 Ponce de Leon, asked if the zoning for the dental office existing now.

Mr. Mrozek stated the zoning on the property right now is just single-family. He stated they would have to rezone into something consistent with the existing land use.

Mr. Dickerson stated his concern regarding the historical value of our community. He asked the board not to approve this.

Mr. Robinson asked if the current zoning would permit the building of the office.

Mr. Mrozek stated the current zoning is single-family. He stated the land use would lend itself to the office because the office transition. He stated what Mr. Gross was talking about earlier, if they wanted to move forward with office, staff would have an obligation to provide a zoning that was consistent with the land use to allow an office to go there. He stated the reason they're going with low intensity commercial, is for some additional uses. He stated the proposed land use permits medical office.

Mr. Robinson asked what options they have to preserve the historic neighborhood and still permit the developer to build.

Mr. Gross stated the function of zoning is in part to make sure that adjoining uses are compatible with one another, to reduce incompatibilities to things such as buffering. He stated if as a planning body they think that those are not compatible with the adjoining residential neighborhood to the back, maybe staff or the applicant can suggest alternatives.

Mr. Robinson stated he would like staff or the developer to suggest a hypothetically options other than what they have.

Mr. Mrozek stated he would rather hear what the developer had to suggest and respond to that.

Mr. Gross stated if the applicant does not want to propose alternatives, he has the right to have this board vote on the application, and if the votes down, to have the City Commission hear it and let the City Commission decide whether they like his proposal.

Mr. Hopkins stated we went through the PD process to put all the cards on the table. He stated if they went straight zoning. they would have a menu of uses. He stated they've paired this down to the best we can and was sensitive to this neighborhood. He stated he wanted to vote up or down to move this on.

Mr. Robinson stated one of the residents were concerned about a brewery being in the development process later.

Mr. Hopkins stated the retail any retail component has been reduced to less than 50 percent of the total gross footage of the of the building. He stated they're looking at a microbrewery with 15 seats, maybe 20 seats at the most. It's low intensity. He stated these units are small. He stated he didn't think it was out of character being across from a college or in this neighborhood to have that type of establishment, and that's only one of the uses. He stated they do have breweries, specialty eateries, office financial facilities, professional offices, florists, jewelry, personal services. He stated those are all the uses that are in right now, and that list has been pared down from what is normally permitted in a straight zoning district.

Ms. Humphreys asked if there was a way to slow down the traffic.

Mr. Mrozek stated they looked at vehicle cross connection and the problem is the way the Dunkin Donuts drive through is designed; the access would cut right through the middle of the drive through.

Mr. Barhoo stated it's unfair to the developer now to be penalized and tell them they can't build something that you own when they have city codes saying that it is permissible. He stated the Peabody, and this is not the same thing. He stated looking at the developer side, they have put in extra buffers, they have taken into consideration some of the neighboring housing. He stated they have to look at both sides and so for what they are willing to put in, is probably better than what somebody else may put in later.

Ms. Washington stated she understands how the residents feel, but they have to understand the city is growing. She suggested that whatever goes there, that they work with the people that get there, and just like they came to them to express how you feel, have meeting with them and let them know how they feel and that they're serious about their neighborhood.

Mr. Newman stated his concern taking the SFR-5 designation and moving it up to a low intensity commercial. He stated he can't support that.

Mr. Mrozek made a correction. He stated the comprehensive plan changes from the office transition to the low intensity commercial, but the zoning is single family, and that will be changing to the planned development zoning district.

Mr. Newman asked if the SFR changes with this agreement.

Mr. Mrozek stated the SFR-5 is the zoning of the property and that's what becomes the plan development general, the PD for the property.

Mr. Newman stated he would like to see it remain SFR-5.

Mr. Gross stated as long as the current comprehensive plan designation exists, the SFR-5 is not consistent with that of plan designation, and they would have an obligation if the property owner were to appear to request a rezoning to a higher intensity category to allow that. He stated the planners were , those ranges of standard zoning classifications that would be consistent with the current comp plan are likely more intense than what's being asked for.

Mr. Newman asked if that later thing would still come before the board and commission.

Mr. Gross stated the rezoning would, but not necessarily something that was allowed under straight zoning.

Mr. Mrozek stated if it were a site plan coming in on a straight zoning, they would meet code requirements, which means the buffer may not be as much as what they're providing now.

Mr. Hopkins stated he wanted to clarify that the underlying land use is what controls the property, it's a commercial land use. He stated the single-family zoning is inconsistent with that land, so if they wanted to do anything with this property, the single-family residential zoning is off the table. It's inconsistent.

Mr. Servance stated it's always good to have people to come forward and just to express their concerns and try to get a consensus of some possibilities. He stated he can see some possibilities, and maybe some things will change. He asked for a rollcall vote.

Board Action

It was moved by Mr. McLean to approve the request per staff recommendations. Ms. Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 5-to-2 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Helen Humphreys	Yea
Michael McLean	Yea
James Newman	No
Tony Servance (Chair)	Yea
Milverton Robinson	No
Cathy Washington (Secretary)	Yea

8. **Masonova Commerce Park – Amended and Restated Planned District (PD) Agreement Rezoning and Preliminary Plat – DEV2018-055 & DEV2019-048 (Quasi-Judicial Hearing)**

A request by Bradley D. Bauknecht, P.E., Newkirk Engineering Inc., on behalf of Masonova LLC and 1011 Mason LLC (property owner), for approval of the Amended and Restated Masonova Commerce Park Planned District (PD) Agreement, to redevelop the existing shopping center located at 1011 Mason Avenue to include additional building area and uses; façade, parking, and landscaping upgrades; and to incorporate the property located at 1021 Mason Avenue. This request also includes a Preliminary Plat for the Masonova Commerce Park Subdivision.

Staff Presentation

Hannah Ward, Planner, presented the staff report that was included as part of the packet for the project located at 1011 Mason Avenue for approval of the Amended and Restated Masonova Commerce Park Planned District (PD) Agreement, to redevelop the existing shopping center to include additional building area and uses; façade, parking, and landscaping upgrades; and to incorporate the property located at 1021 Mason Avenue. This request also includes a Preliminary Plat for the Masonova Commerce Park Subdivision. She stated the small-scale comprehensive plan amendment was transmitted to the city commission on August 4th and the second reading of that is scheduled for October 20th. She stated at the April meeting, the board had requested that the item be continued so that we could investigate the title to the Hamilton Court right of way. The most recent deed for 1021 Mason Avenue for the shopping center reflects that Masonova does own the Hamilton Court right away and it was vacated in 1969.

Mr. Gross stated they had our GIS department map the legal description to verify that surrogacies text map that it clearly does include the right of way. He stated they would normally rely on the latest deed of record, as was done here, to show that somebody owns the property.

Ms. Ward stated the area that was vacated for the Hampton Court right away occurred March 19, 1969. She stated the Veterans Court right away to the east was created after the vacation approval. Neither of those right away is ever connected to one another, both dead ended into the Masonova Commerce Park property. The Veterans Court right of way was created after the vacation of the Hamilton Court right away in September of 1969. She stated they're requesting a three-lot subdivision for the preliminary plot. The limits to that have changed a little bit. She stated modified one to be a little larger, and then lot two became a little smaller, three is remains the same.

Mr. Mrozek stated Ms. Ward had said that it was a small-scale comprehensive plan amendment. He stated when the applicant originally submitted an application, it was going to be for a small-scale, but the city, because the property is adjacent to some city property that they also wanted a change of land use on, they added on to that application because of the size. It became a large-scale comprehensive plan amendment. It was transmitted by the City Commission and they're waiting for it to return to the City Commission for a second reading.

Mr. Robinson asked what were the constraints that the applicant gave you regarding the façade.

Ms. Ward stated it's for the existing façade, which is fully developed. She stated the constraints are in trying to redevelop the structure and how to accommodate the intent of the land development code with the major city thoroughfare design guidelines.

Mr. Robinson if there were any waivers and where are they with the trees.

Ms. Ward stated they're upgrading landscaping to the greatest extent possible while keeping the existing center intact.

Mr. Robinson asked if the sidewalk was a 5-foot.

Ms. Ward replied yes.

Mr. Newman asked about the easement that was in 1969, if there was any protection for that as an implied easement.

Mr. Gross stated it's possible the abutting owner may have some implied easement rights. He stated they don't enforce private agreements.

Mr. Newman asked if there was anything in the code that protect that protects implied easements like that.

Mr. Gross stated what is specifically in the code, is that they do not protect private contracts.

Applicant Presentation

Jeff Brock, 444 Seabreeze Blvd., on behalf of the applicant stated he was there to answer any questions.

Citizens Comments

No comments

Board Action

It was moved by Mr. Robinson to approve the request per staff recommendations. Ms. Washington seconded the motion in accordance with the staff report as presented. The motion passed 7-to-0 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Helen Humphreys	Yea
Michael McLean	Yea
James Newman	Yea
Tony Servance (Chair)	Yea
Milverton Robinson	Yea
Cathy Washington (Secretary)	Yea

9. **Other Business**

A. Downtown/Ballogh Road Redevelopment Area Board Report

No comments

B. Midtown Redevelopment Area Board Report

No comments

C. Main Street/South Atlantic Redevelopment Area Board Report

No comments

D. Public Comments

No comments

E. Staff Comments

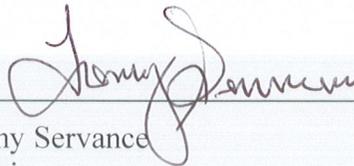
No comments

F. Board Member Comments

No comments

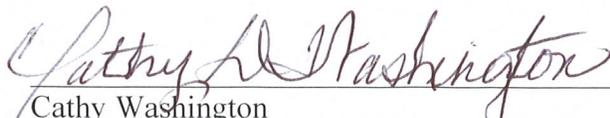
10. **Adjournment**

There being no further discussion or comments the meeting was adjourned at 7:54 p.m.



Tony Servance
Chair

ATTEST:


Cathy Washington
Secretary