

**DOWNTOWN REDEVELOPMENT BOARD  
MINUTES  
Tuesday, July 23, 2021**

A special meeting of the Downtown Redevelopment Board was held Friday, July 23, 2021, at 12:00 p.m. in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

**Board Members Present**

Mr. Pete Zahn, Chair  
Mr. Tibor Benke  
Ms. Sheryl Cook  
Mr. John Kamchan

**Board Members Absent**

Mr. Kenneth Hunt  
Mr. Jake Nicely  
Ms. Freddie Smith-Friend  
Ms. Cathy Washington (Planning Board Representative)

**Staff Members Present**

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

1. **Call to Order**

Mr. Zahn called the meeting to order at 12:00 p.m.

2. **Roll Call**

Ms. Groom called the roll and noted members present as stated above.

3. **Approval of the Minutes**

**Board Action:**

A motion was made by Ms. Cook, seconded by Mr. Kamchan, to approve the minutes of the April 6, 2021 Downtown Redevelopment Board meeting as presented. The motion carried (4-0).

4. **Wall Graphic – 230 S. Beach Street**

A request by Wendy Wen, property owner, to apply wall graphics to the south wall of the building located at 230 S. Beach Street

**Staff Presentation:**

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. Mr. Berger stated the property owner is requesting to place graphics on the south wall of the Bourbon on Beach property, which was never opened. Mr. Berger stated the new owner wants to put a wall graphic on the structure.

**Applicant Presentation:**

Wendy Wen, 2200 N. Atlantic Avenue, Unit 1001, Daytona Beach, Florida stated she is the new owner of the building. Ms. Wen stated she feels there is a need for art culture in the city. Ms. Wen stated the site is proposed to be an art gallery with a wine and coffee bar. Ms. Wen stated the artist, Gregory Grant, plans to move his art gallery from its current location in Ormond Beach to the 230 S. Beach Street location. Ms. Wen stated the mural will beautify the area and will include historic city scenes.

Gregory Grant, 571 Leway Trail, Ormond Beach, Florida stated he plans to relocate his art gallery from Ormond Beach and plans to open Galerie Elan at 230 S. Beach Street. Mr. Grant stated the work will be done in Van Gogh style based on the Starry Night painting. Mr. Grant stated the gallery will have 3 or 4 classrooms as well as displays from various artists. Mr. Grant stated famous artists will be placed on the mural and the mural will include local historical figures. Mr. Grant stated the work will be expensive and he will be seeking sponsorships for the cost of the mural.

Mr. Benke asked if the outside seating is pre-approved by the City.

Mr. Gross stated the city allows outdoor seating through a sidewalk café license.

Mr. Grant stated he plans to have a café inside and if the operator chooses to have outdoor seating, it is permitted.

Mr. Berger stated vehicular traffic will be prohibited in Federal Alley. Mr. Berger stated staff will work on signage for the rear parking lot.

Ms. Cook asked if traffic will be stopped now on Federal Alley or will staff wait until the artist starts the work.

Mr. Berger stated he will wait until we have the first signed café permit and then action will be taken to close the alley to vehicular traffic.

**Public Comments:**

John Nicholson, 413 N. Grandview, Daytona Beach, Florida stated he is not fond of Van Gogh's painting but having this downtown will be advantageous.

**Board Comments:**

Ms. Cook stated she is excited about the project.

Mr. Zahn stated he agrees with Ms. Cook's comments and looks forward to the work being done.

Mr. Kamchan stated he feels the photo-realistic figures in the mural will be a draw.

Mr. Benke asked if there are any copyright concerns using the Van Gogh painting as a background.

Mr. Gross stated the art is in the public domain.

**Board Action:**

A motion was made by Ms. Cook, seconded by Mr. Kamchan, to approve Wall Graphic – 230 S. Beach Street, in accordance with the staff report as presented. The motion carried (4-0).

**5. Staff Report**

Mr. Berger stated there is a food truck rally in the downtown this evening.

Mr. Berger stated since there are no scheduled items for the next meeting planned for August 3, 2021, the meeting will be cancelled.

**6. Public Comments**

There were no public comments.

**7. Board Comments**

There were no Board comments.

**8. Adjournment**

There being no further business, the meeting was adjourned.

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

Pete Zahn, Chair

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

Becky Groom, Board Secretary