

**REGULAR MEETING  
MIDTOWN REDEVELOPMENT BOARD  
MINUTES  
Tuesday, March 14, 2017**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, March 14, 2017, 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**

Mr. John Baldwin, II  
Mr. Tony Barhoo (Planning Board appointee)  
Mr. Pierre Louis  
Mr. Steven Miller  
Mr. Oliver Ross

**Board Members Absent**

Ms. Kenya Ford, Chair  
Mr. Danny Fuqua, Vice Chair

**Staff Members Present**

Mr. Reed Berger, Redevelopment Director  
Mr. Charles Bryant, Redevelopment Project Manager  
Mr. Arthur Huggins, Assistant City Attorney  
Ms. Becky Groom, Board Secretary

**1. Call to Order**

Mr. Miller 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. Baldwin gave the invocation.

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

Mr. Ross led the Pledge of Allegiance.

**5. Approval of Minutes for Meeting of February 14, 2017**

A motion was made by Mr. Ross, seconded by Mr. Baldwin, to approve the minutes of the Regular Meeting of February 14, 2017, as presented. The motion carried unanimously (4-0).

6. **Staff Report**

**Police Department**

Capt. B. K. Williams presented the Compstat report which was included as part of the packet. Capt. Williams stated the Westside had seen a 1% decrease in crime, down 2% in burglaries, up 3% in larcenies, which included shoplifting and bicycle thefts. There was no change in robberies. Capt. Williams stated there was one homicide last week. Capt. Williams stated there were only 3 auto thefts, which were motorcycles had been reported stolen so far during Bike Week. Capt. Williams stated Midtown was considered the city's "hot" zone and there were resources deployed in the area to combat crime. Capt. Williams stated he had been in contact with Board Member Pierre Louis and his group in working with the Boys and Girls Clubs.

Mr. Miller stated he had heard about the homicide and noted it was resolved quickly and a suspect apprehended.

Capt. Williams stated the suspect was taken into custody today by the U. S. Marshalls office.

Mr. Louis commended Capt. Williams for the work he and the officers were doing in the community. Mr. Louis stated police officers had been stopping by the various centers throughout the community and it had done wonders in helping to change the perception of police officers by the youth in the community.

**Code Enforcement**

Mr. Bryant stated the Code Enforcement report was included as part of the packet.

7. **DEV2016-066 – Rent-A-Wheel Rezoning**

Mr. Berger presented the staff report which was included as part of the packet. Mr. Berger stated the request was to rezone property at the southwest corner of Adams St. and International Speedway Blvd. Mr. Berger stated the existing building on site had been vacant for quite some time and the rezoning would provide an opportunity for the business that was currently located on the adjacent property to relocate to this site. Mr. Berger stated in 2015, the land use and zoning were changed for the entire Midtown area; and as a result, a number of properties along International Speedway Blvd. were changed from Business Automotive to commercial/transitional zoning, RDM-5. Mr. Berger stated RDM-5 does not allow for uses that were automotive. Mr. Berger stated in this case, this was not a request for an additional use, just a relocation of an existing business.

Mr. Berger stated in 2015, the applicant submitted an application for a business license and electrical permit for the new location; and at that time, staff informed the applicant of the rezoning that had taken place. Mr. Berger stated the applicant moved back into the adjacent location and started to work through the process to obtain the rezoning that was proposed. Mr. Berger stated there was nothing in the Comprehensive Plan that prohibited automotive use in this area but there was no listing for automotive use in the Land Development Code RDM-5.

Mr. Berger stated a PD Agreement was proposed that included maintaining the existing setbacks which would prohibit expansion of the building; RDM-5 uses would be allowed, and addition of permitting automotive parts sales and installation. There would be improvements to the landscape and parking surface; the parking surface would be cleaned and striped for designated parking spaces,

installation of a new monument sign would be placed along the corner would replace the existing pole sign because pole signs are no longer permitted along International Speedway Blvd.

**Applicant's Presentation:**

Jim Morris, 750 Oak Heights Court, spoke representing the applicant, JDM Florida Real Estate. Mr. Morris stated the applicant was not aware of the zoning change until after they had purchased the new building. Mr. Morris stated the applicant then started the process to resolve the use issue. Mr. Morris stated the monument sign would be placed in front of the entrance to the building so it did not block the sight triangle. Mr. Morris stated the parking lot would be restriped. Mr. Morris stated there was an existing driveway and it was planned that a right turn only would be permitted so vehicles leaving the building would have to exit via Adams. Mr. Morris stated the principal use of the building was retail sales but what would be sold related to automotive. Mr. Morris stated the applicant had repainted the building consistent with colors required by the Midtown Master Plan, landscaping was there, the sign would be changed, and there would be enclosed bays consistent with City code where the installation of the wheels would take place.

Mr. Morris stated a neighborhood meeting was held; and the owner of the building where his client currently rents space, Tarek Chehab, attended the meeting with no objections presented at the meeting; however, Tarek Chehab, the owner of the adjacent property, had submitted an email stating objections to the rezoning. Mr. Morris stated Mr. Chehab's argument is tied to economics since Mr. Chehab would like Mr. Morris' client to remain in their building and continue to pay rent. Mr. Morris stated Mr. Chehab could rent the building to another automotive use; but if the building is vacant for more than 6 months, he would have to comply with the RDM-5 use.

Mr. Berger stated the time frame for discontinuance changed in 2015 from 6 months to 3 months.

**Public Comments:**

Tarek Chehab, 919 W. International Speedway Blvd., stated he and his family had owned property in Daytona Beach since 1987 and he was a vested member of the community. Mr. Chehab stated he purchased the property at 919 W. International Speedway Bld. in 2004 and it took him almost a year to find a tenant. Mr. Chehab stated the applicant for the proposed rezoning purchased the property at 907 W. International Speedway Blvd. in 2015 and felt Rent a Wheel showed a lack of due diligence by not determining the zoning prior to the purchase. Mr. Chehab stated he felt it would be difficult for him to find a tenant at his building with an automotive use next door.

Mr. Barhoo stated he felt not having this building vacant any longer would help enhance the International Speedway Bld. Corridor.

Mr. Louis stated he was pleased with how responsive the applicant had been. Mr. Louis asked about the Notice for the Neighborhood meeting which stated the meeting would be held in January, 2016.

Mr. Morris stated it was a typo in the meeting notice but the meeting was held in January, 2017.

**Board Action:**

A motion was made by Mr. Ross, seconded by Mr. Louis, to approve DEV2016-066 – Rent-A-Wheel Rezoning, in accordance with the staff report as presented. The motion carried unanimously 4-0.

8. **Redevelopment Project Updates**

Mr. Bryant stated Mr. Berger and himself, as well as Neighborhood Services, had been involved with many code related issues due to Bike Week.

Mr. Bryant informed the Board of the passing of the brother of the former Mayor Yvonne Scarlett-Golden, Deacon Donald D. Scarlett. Mr. Bryant stated he provided a Resolution from the Midtown Board to the family.

Mr. Ross asked if there was a Beautification Award that could be presented to homes in Midtown to help provide incentive for people to maintain their homes.

Mr. Bryant stated there was a Beautification Committee and nominations would have to be made through the zone Commissioner.

9. **Public Comments**

Mr. Baldwin stated in attendance at the meeting were representatives from Bethune-Cookman University who would like to become involved in the community. The following individuals introduced themselves to the Board: Narva Kwarteng, Alvano Miller, Romaine Mugala, Randy Hamm, Ason Campbell, Rodney Ellington, Jr., Dashawn Houck, Spencer Taylor, Stephen Davis, Dwayne Oguendo, Enoswh Moore, and Tyron Woods.

10. **Board Comments**

Mr. Ross stated it is a pleasure to see the group of individuals attending the meeting this evening and hoped they stay encouraged.

Mr. Louis stated he was pleased to see the individuals present from Bethune-Cookman University.

Mr. Barhoo stated he was impressed with the group of young men in attendance this evening.

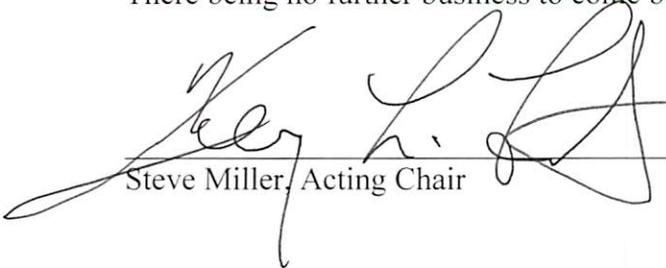
Mr. Baldwin stated he was looking forward to hearing from the individuals and working further with them.

Mr. Berger stated he was impressed by the group of individuals in attendance this evening.

Mr. Huggins stated he appreciated seeing the young men in attendance and stated they represented themselves very well.

11. **Adjournment**

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

  
Steve Miller, Acting Chair

  
for: Marsha McDonald  
Becky Groom, Board Secretary