

**REGULAR MEETING
MIDTOWN REDEVELOPMENT AREA BOARD
MINUTES
Tuesday, February 10, 2015**

The regular meeting of the Midtown Redevelopment Area Board was held Tuesday, February 10, 2015, at 6:00 p.m. in the Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present

Mr. Martin Tooley, Chair
Ms. Patricia Heard, Vice Chair
Mr. Tony Barhoo
Ms. Kenya Ford
Mr. Danny Fuqua
Dr. Irma Browne Jamison
Mr. Steven Miller
Mr. Joseph Pozzuoli
Mr. Oliver Ross

Staff Members Present

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

1. Call to Order

Mr. Tooley 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

Ms. Heard gave the invocation.

4. Pledge of Allegiance to the Flag

Ms. Ford led the Pledge of Allegiance.

5. **Approval of Minutes for October 14, 2014**

A motion was made by Mr. Barhoo, seconded by Ms. Ford, to approve the minutes of the Regular Meeting of October 14, 2014. The motion carried unanimously (9-0).

6. **Staff Report**

Police Department

Capt. Jakari Young discussed the Compstat report which was included as part of the packet. Capt. Young presented updated statistics as of February 10, 2015. Capt. Young stated based on today's figures, crime is at an even level of 0% with no increase. Capt. Young stated total burglaries are down 46%; total larcenies are up 19%; aggravated assaults and aggravated batteries are down 18%; and there is a 6% decrease in calls for service. Capt. Young stated there were 7 auto thefts but there were none in Midtown. Capt. Young stated the hot spot is in the Derbyshire area and a number of stolen vehicles are being recovered in the Barrington Apartments. Capt. Young stated there were two burglaries in Midtown, one at the Medicine Shoppe and the other was a vacant residence at 612 Marco Street. Capt. Young stated the big issue is vehicle break-ins. He noted there was a total of 19 vehicle break-ins with 5 being in Midtown and all were unsecured vehicles. Capt. Young stated there was a robbery at the Midtown Market.

Mr. Barhoo asked if there is information that could be distributed to people regarding auto thefts.

Capt. Young stated he does have a packet of information he can provide. Capt. Young stated he has information regarding Text a Tip and is also working on the Lock it or Lose it campaign and hopes to gain approval for posting information on billboards.

Mr. Miller stated he feels people committing crimes should be caught as a result of utilizing the real time crime center.

Capt. Young stated the crime center is only staffed from 8:00 a.m. to 5:00 p.m. each day but added it will probably be manned for longer periods during the upcoming special events.

Ms. Ford asked if the Derbyshire/Barrington Apartments area could be patrolled more frequently.

Capt. Young stated the Crime Suppression Team is short staffed. He stated there are a number of new recruits who are ready to be released that will fill vacancies. Capt. Young is hoping to staff a Problem Oriented Police Unit to be placed in unmarked cars in hot spot areas.

Ms. Heard asked if anything could be done about people hanging out in front of stores, such as at Adams and Mary McLeod Bethune; along Martin Luther King and Park Drive; and Cedar and Martin Luther King.

Capt. Young stated nothing can be done unless a business owner reports that they do not want people on their property.

Mr. Fuqua asked if the Citizen Patrol is active.

Capt. Young stated it is active and he will follow up with Chief Chitwood regarding their usage during Bike Week and race week. He stated he is working to put together another Citizens' Police Academy and hopes to draw Criminal Justice students from Bethune Cookman and Daytona State to participate.

Ms. Heard expressed concern about the lack of service in Midtown.

Mr. Tooley stated the Board had talked with Capt. Blanchette about putting together an interdisciplinary group for the youth in the community and asked for the status.

Capt. Young stated he was unaware of that discussion but will discuss that with Capt. Blanchette.

Code Enforcement

The Code Enforcement Report was included as part of the packet. Mr. Bryant stated attempts are being made to secure funding, including grant funding that may be available, in order to demolish many of the vacant houses that are noted in the report.

Mr. Ross asked if any of the properties could be brought up to code.

Mr. Bryant stated that would be a determination that would have to be made by the Building Official. Mr. Bryant stated a house cannot be repaired if the cost is more than 65% of the value of the house to bring it up to code. Mr. Bryant stated the properties are not owned by the city and they are a nuisance to Code Enforcement and the Police Department.

Mr. Fuqua stated for two years there have been two vehicles on city property at the Public Works facility on Caroline that have expired tags and flat tires.

Mr. Bryant stated he will contact the Code Officer about the vehicles.

Mr. Miller stated there are illegal signs throughout the city.

Mr. Bryant stated Code Enforcement and Special Magistrate Boards cite property and business owners for illegal signage.

Ms. Heard expressed concern about signs that are posted in Midtown promoting dances and state where activity will be held.

Commissioner Update

Commissioner Paula Reed, 861 Magnolia Avenue, thanked the Board for their service. Commissioner Reed stated there are vacancies on the Beautification Board and Historic Preservation Board and encouraged people to apply for services on those Boards. Commissioner Reed stated the deadline for applications for the Citizens Police Academy is February 20.

Commissioner Reed stated she has talked with code about the vehicles mentioned by Mr. Fuqua and the property owner has been given 24 hours to remove the vehicles.

Commissioner Reed stated that during the most recent Strategic Planning Session, funds were requested for demolition of dilapidated properties so better homes can be built. She stated funding has also been identified for adding speed bumps.

Commissioner Reed stated there has been miscommunication with the company in Miami and City staff regarding the Midtown Plan. Commissioner Reed stated she and the City Manager will be conducting a conference call in order to determine the problem.

Ms. Heard asked about the paving of Martin Luther King.

Commissioner Reed stated she observed patchwork after the road was paved and there is concern about manhole covers. She stated corrections will be made and the contractor has been given until mid-March to finish the paving and make corrections.

Ms. Heard stated she had concerns that Martin Luther King is narrow and yellow striping needs to be completed.

Commissioner Reed encouraged Ms. Heard to call the Police Department regarding her concerns and encouraged citizens to use Text a Tip to contact police with their concerns.

Mr. Tooley stated more funding is needed for speed bumps and feels "humps" should be installed.

Mr. Miller thanked Commissioner Reed for attending the meeting and for taking part in the meetings.

7. **DEV2015-019, Midtown Zoning Districts – Text Amendment**

Mr. Berger presented the staff report which is included as part of the packet. Mr. Berger stated in October, the Midtown Redevelopment Board provided a positive recommendation to the Planning Board and City Commission regarding rezoning of properties in Midtown. Mr. Berger stated the Land Development Code rewrite is complete and will be effective March 1, 2015, and the regulatory framework for the Midtown Master Plan is part of that code. Mr. Berger stated staff received an inquiry about the RDM-5 district and what was being requested could not be permitted under the new code. Mr. Berger stated all groups, including staff, VCARD, the Midtown Redevelopment Board, Planning Board, and City Commission, that have reviewed the uses for commercial zoning did not see there were no uses for this zoning and this was a serious oversight. Mr. Berger stated what is proposed corrects this oversight and outlines permitted uses. Mr. Berger stated the Board did not want auto dealerships and drive through facilities along commercial corridors. Mr. Berger stated staff has reviewed what is proposed and is very comfortable with the suggestions that are made. Mr. Berger stated the suggested changes and the Midtown Redevelopment Board's recommendation will be presented to the Planning Board this month and will then be presented to the City Commission.

Mr. Miller asked if there is an entertainment district in Midtown and stated he does not feel there is any type of entertainment located in Midtown. Mr. Miller stated residents have to leave their neighborhood to go to an entertainment area and he does not think that is fair.

Mr. Berger stated the RDM-1 district is the Town Square which is located near the Bethune-Cookman campus. Mr. Berger stated restaurants and bars are outlined on pages 5-16 and 5-17 of the report which is included in the packet. Mr. Berger stated bars and lounges are not permitted in any of the Redevelopment Areas throughout the city.

Mr. Pozzuoli stated the guidelines are very nice and are well thought out.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Fuqua, to approve DEV2015-019, Midtown Zoning Districts – Text Amendment, in accordance with the staff report as presented. The motion carried unanimously (9-0).

8. **Redevelopment Project Updates**

Mr. Bryant stated the Light Up Midtown program was a success and the health fair was a great success. He stated there were about 175 people that attended the Senior Oasis luncheon. Mr. Bryant stated he is working with Cultural Services to hold an event at Daisy Stockton. Mr. Bryant stated another parade was scheduled on the same day as the Light Up Midtown parade but he was able to secure 4 bands for the parade.

Ms. Ford stated the vegetable give-away was a success.

Ms. Heard stated she has enjoyed serving on the Midtown Redevelopment Board and she will continue to be active in the community. She stated she is pleased to see the progress the community has made.

Mr. Bryant asked that Board members complete applications if they wish to continue to serve on the Board.

Mr. Berger stated the Land Development Code changes that will take effect on March 1 include site review on projects less than 20,000 sq. ft. He stated those projects on that square footage will be reviewed and approved by staff.

Mr. Berger stated the make up of the Board will reduce to 7 members and the Design Professional position will be eliminated. Mr. Berger stated for a Board member to be appointed, the applicant must live in or have a business in Midtown and all Redevelopment Boards will have the same requirement.

9. **Public Comments**

John Nicholson, 413 N. Grandview, stated there is one bar on Main Street and two on Seabreeze. He stated there are 5 restaurants on Main Street that do not have kitchens. Mr. Nicholson stated business owners met the requirement to install \$10,000 of restaurant equipment and once approval was received, the equipment was removed. Mr. Nicholson stated the City does not take care of public property and stated the fencing is peeling along the Boardwalk. He stated the city park in front of the Hilton is horrendous. Mr. Nicholson stated permitting staff to approve plans for a 20,000 square foot parcel is equivalent to one city block. He stated staff could approve 10 businesses on one city block without the Board being made aware of the projects.

Pierre Lewis, 130 S. Franklin, stated he is concerned about the property across from the new Dollar General on International Speedway Blvd. He stated there are workers there but is unaware of what is being done.

Mr. Berger stated he would check the property to see what is being done.

10. Board Comments

Mr. Barhoo stated he serves on the Midtown Redevelopment Board as the Planning Board appointee and asked if he will continue to serve.

Mr. Berger stated the Planning Board appointments will remain but it will be in an ex-officio, non-voting capacity.

Mr. Fuqua stated he is pleased to see the growth that continues in Midtown and sees a lot of potential in the area.

Dr. Jamison stated she is pleased to see changes in the community and is pleased with the progress. She stated she will miss working with Ms. Heard and wishes her the best in the future.

Ms. Ford asked if she could continue to serve since she does not live in Midtown but works at Bethune-Cookman.

Mr. Berger stated Ms. Ford can serve on the Board.

Mr. Miller thanked Ms. Heard for her service on the board. Mr. Miller thanked Mr. Nicholson for his participation at Board and City Commission meetings. Mr. Miller thanked staff for all they do.

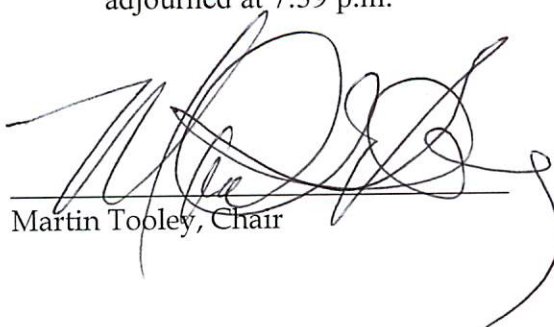
Mr. Pozzuoli stated he has enjoyed learning about Midtown through his service on the Board.

Ms. Heard stated she is concerned about the boundaries of Midtown.

Mr. Tooley thanked Ms. Heard for her service. Mr. Tooley thanked Mr. Nicholson and Mr. Lewis for their participation. Mr. Tooley thanked staff for the work they do.

12. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:39 p.m.



Martin Tooley, Chair



Becky Groom, Recording Secretary