



## The CITY OF DAYTONA BEACH Midtown Redevelopment Board Agenda

City Hall  
Commission Chambers  
Regular Meeting

301 South Ridgewood Avenue  
Tuesday, May 14, 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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1. CALL TO ORDER
2. ROLL CALL
3. INVOCATION
4. PLEDGE OF ALLEGIANCE TO THE FLAG
5. [APPROVAL OF MINUTES FOR APRIL 9, 2019](#)
6. STAFF REPORT
  - POLICE DEPARTMENT
  - CODE ENFORCEMENT
7. DEV2019-051-REZONING TO REDEVELOPMENT MIDTOWN NEIGHBORHOOD TRANSITION MIXED USE (RDM-6) (QUASI-JUDICIAL HEARING) Administrative request by Development and Administrative Services Department, Redevelopment Division, to rezone 3.0± acres of land located generally along and west of Caroline Street between International Speedway Boulevard and Orange Avenue, from Redevelopment Midtown-Activity Center Mixed Use (RDM-3) and Redevelopment Midtown -Neighborhood Transition Mixed Use (RDM-5) to Redevelopment Midtown - Residential Preservation (RDM-6), for the purpose of providing the appropriate zoning district recommended in the Midtown Redevelopment Plan.
8. REDEVELOPMENT PROJECT UPDATES
9. PUBLIC COMMENTS
10. BOARD COMMENTS
11. ADJOURNMENT

### MIDTOWN REDEVELOPMENT BOARD

# MINUTES OF THE REGULAR MEETING

## Tuesday, April 9, 2019

The regular meeting of the Midtown Redevelopment Board was held Tuesday, April 9, 2019, at 6:00 p.m. in the City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

### Board Members Present

Mr. Pierre Louis, Chair  
Mr. Tony Barhoo (Planning Board appointee)  
Ms. Tangela Brown  
Mr. Alphonsa Bush  
Ms. Terica Charles  
Ms. Cherise Doyley  
Ms. Kenya Ford  
Mr. Danny Fuqua

### Staff Members Present

Mr. Reed Berger, Redevelopment Director  
Mr. Charles Bryant, Redevelopment Project Manager  
Mr. Ben Gross, Deputy City Attorney  
Ms. Becky Groom, Board Secretary  
Captain Scott Goss, Daytona Beach Police Department  
Michael Fitzgerald, Neighborhood Services

#### 1. Call to Order

Mr. Louis called the meeting to order at 6:00 p.m.

#### 2. Roll Call

The roll was called and attendance was noted as stated above.  
The three new Board members, Tangela Brown, Terica Charles, and Cherise Doyley, were introduced.

#### 3. Invocation

Mr. Fuqua gave the invocation.

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

Ms. Ford led the Pledge of Allegiance.

#### 5. Approval of Minutes for Meeting of November 13, 2018

A motion was made by Mr. Fuqua, seconded by Mr. Bush, to approve the minutes of the Regular Meeting of November 13, 2018, as presented. The motion carried (7 -0).

#### 6. Election of Officers - Chair and Vice Chair

A motion was made by Mr. Bush, seconded by Ms. Charles, to nominate Mr. Louis for Chair. A motion was made by Ms. Ford, seconded by Ms. Dayley, to nominate Mr. Fuqua as Chair. Four votes were received for Mr. Louis who was elected as Chair.

A motion was made by Ms. Ford, seconded by Ms. Charles, to nominate Mr. Fuqua for Vice Chair. There were no other nominations so Mr. Fuqua will continue to serve as Vice Chair. Mr. Louis stated the Midtown by-laws state a secretary is to be elected. Mr. Gross stated a secretary is not required since the Sunshine Law requires that the meetings are to be recorded and minutes are prepared. Mr. Gross stated he will review the by-laws with staff to see if any changes need to be made and will provide a report at the next meeting.

## 7. Staff Reports

The Police Compstat and Code Enforcement Reports were included as part of the packet.

### Police Report

Capt. Scott Goss presented the Compstat Report which was included as part of the packet. Capt. Goss stated Part 1 crimes are down by 10% and violent crimes are down 31% compared to last year.

Mr. Barhoo stated the number of robberies and gun violence seems to be escalating.

Capt. Goss stated the percentage increase does not reflect that there have only been five offenses.

Ms. Doyley asked about the cost for the STEM camp.

Capt. Goss stated he did not have the details but the program will be held at the Police Department.

Mr. Fuqua stated he was pleased to see the new substation opened at Orange and Nova. Mr. Fuqua stated he would like to see increased Citizen Patrol but noted that it is difficult to get people to commit to the program.

Ms. Charles asked what the requirements are for citizens to participate in the Citizen Patrol.

Capt. Goss stated it is a volunteer program and the individuals must attend a brief training session. Capt. Goss stated individuals can request specific zones in which they would like to volunteer.

Ms. Brown stated representatives from the Police Department presented a program at one of her organizations and she appreciated the efforts in having the police involved in community programs.

Ms. Ford stated the SRO program in the schools has been very successful and helps to bridge the gap between the Police and students. Ms. Ford expressed concern about the lack of programs available for the youth during the summer.

Mr. Louis asked about the Police Explorers program.

Capt. Goss stated there are between 30 and 40 young people involved in the program.

### Code Enforcement Report

Michael Fitzgerald, Neighborhood Services, stated Code Stat meetings are held the first Wednesday of each month at 8:30 a.m. at the Police Department and Board members are invited to attend. Mr. Fitzgerald stated Code cases are reviewed; and after the meeting, attendees are able to ride along with a Code Enforcement staff member to gain a better understanding of Code Enforcement procedures.

Mr. Barhoo asked if there is anything that can be done to assist elderly and senior citizens who are unable to address Code violations, either due to health or financial limitations.

Mr. Fitzgerald stated staff tries to work with people and often times put people in touch with individuals or organizations that can help them.

Ms. Dayley stated she would like to see Code Enforcement focus in the commercial area of Dr. Mary Mcleod Bethune and Martin Luther King Boulevards. Ms. Dayley stated many of the buildings have accumulated Code Enforcement fines and asked what the next step is after fines start to accrue.

Mr. Fitzgerald stated once a case has proceeded to accruing fines, Code Enforcement no longer oversees the case.

Mr. Fuqua stated he rode along with Mr. Fitzgerald and he now has a better understanding of Code Enforcement.

Ms. Charles stated she just had Jerome McCoy visit her home and the inspection did not take very long and he was very fair.

Ms. Dayley stated she would like to see forward movement in Midtown. Ms. Dayley stated some of the buildings are vacant and have been abandoned since she was a child.

Ms. Brown stated she recently attended a Code Stat meeting and the meeting was very informative.

Mr. Louis asked if there is grant money available to assist individuals with Code Enforcement violations. Mr. Louis stated the area needs to be improved so people will be willing to invest in Midtown. Mr. Louis stated perhaps the youth of the community could be employed to work to clean up the lots or do painting during the summer.

## 8. Redevelopment Project Updates

Charles Bryant, Redevelopment Project Manager, stated a clean-up was held on January 12, 2019 along Martin Luther King Blvd. Mr. Bryant stated over 200 volunteers participated in the clean-up. Mr. Bryant stated clean-ups are planned for April 27, May 4, May 11, May 18, May 25, and June 1, starting in Zone 1 all the way through Zone 6.

Mr. Bryant stated the ribbon cutting was held on April 3, 2019 for the new Midtown Precinct of the Police Department.

Mr. Bryant stated Ira Seales passed way on March 15, 2019. Mr. Bryant stated Mr. Seales was a resident of Midtown and attended Midtown Redevelopment Board meetings.

Mr. Bryant stated a Daytona Seafood Festival will be held on May 18, 2019.

Mr. Bryant stated a new business, Geico Insurance, has moved into 921 West International Speedway Blvd. which was the former site of the Spano's Motorcycle business.

Mr. Bryant stated the annual Police Department fishing tournament will be held at the Police Department on May 18, 2019.

Mr. Bryant stated a program for Fair Housing and first time home buyers will be held on April 13, 2019.

Mr. Berger stated an administrative rezoning will be planned for the May meeting and noted that developers are required to hold neighborhood meetings prior to an item being presented to the Midtown Board.

Mr. Bryant stated grant assistance is available to residents and information is on the City's website about the City's grant program. Mr. Bryant stated grant funding is available through the City for Midtown residents for homestead properties to assist with roof repairs, air conditioning replacement, and fence replacements. Mr. Bryant stated solvent liens are placed on the property to ensure the individual remains in the home and does not sell the property.

Mr. Bryant stated members of the First Baptist Church has assisted the elderly with making repairs to properties.

Mr. Berger stated the Midtown Lofts project no longer has an approved agreement since the agreement has lapsed. Mr. Berger stated the city had already completed drainage work and

parking improvements in the area where the City's Grounds Maintenance Facility was housed. Mr. Berger stated the property is now available for commercial development.

Mr. Berger stated improvements are continuing on Martin Luther King Boulevard between Orange Avenue and International Speedway Blvd.

Mr. Berger stated a new restaurant, Soul Foods, is open and has been very successful.

Mr. Berger stated an RFP has been issued for disposal of lots along White Hall between Cedar and South Street. Mr. Berger stated Newburg Corporation, the owners of the Howard Thurmann house, are proposing to proceed with disposal of the property in order to make the property available. Mr. Berger stated this is an important step in implementing the Midtown Master Plan. Mr. Berger stated staff is waiting for the final report to be provided from Cornerstone Ventures. Mr. Barhoo stated he would like the city to pursue grant assistance to help with lawn maintenance or painting of properties in Midtown where residents are unable to complete the work.

Mr. Bryant stated he attends all of the Code Enforcement meetings and will often speak with individuals after the meeting to determine if there is a way he can assist the property owners in order to avoid Code Enforcement fines.

Ms. Doyley stated she is pleased to see all of the events that are planned for Midtown. Ms. Doyley stated she feels social media should be used to inform the public of upcoming events.

Mr. Bryant stated a communications specialist was recently hired and she will be in charge of posting information on upcoming events to social media.

Mr. Fuqua asked if the city owns the land at the Midtown Lofts site.

Mr. Berger said no; the city only owns the land behind it.

Mr. Fuqua asked where the site will be for the Cornerstone project.

Mr. Berger stated that information is not known at this time and will be part of the report when it is released.

Mr. Fuqua asked that someone check the former Public Works facility on Caroline. Mr. Fuqua stated the site is an eyesore.

Ms. Charles asked what grants are available for commercial properties.

Mr. Berger stated there are grants for businesses for facade improvements and landscaping; and information is available on those grants at the City's website.

Ms. Charles asked if the grants are available for non-profit organizations.

Mr. Bryant stated no.

Ms. Charles suggested that the city designate vacant buildings, such as the Public Works facility on Caroline, for use by non-profits and make grant assistance available to those organizations in order to improve the buildings. Ms. Charles stated the closest community center to that area is the Dickerson Center and stated she feels that would be a great location for a community center.

Mr. Berger stated the only property owned by the city in the redevelopment area is a duplex on Beachside.

Ms. Brown asked what the standard lien time is should a lien be placed on a property for issuance of a grant.

Mr. Bryant stated the length of the lien is ten years.

Ms. Brown suggested the length of time for the lien should be changed and asked that information be provided to residents so they are more aware of the grant opportunities. Ms. Brown stated perhaps a public meeting should be held to make citizens aware of the grant possibilities.

Mr. Bryant stated he would not be opposed to holding such a meeting, but he would need the Board members' assistance in making sure people attend the meeting. Mr. Bryant stated in the past, attendance has been low when such presentations are made.

Mr. Berger stated any changes to the grant program would have to be approved by the City Commission. Mr. Berger stated a notice about grant availability could be placed on the City's water bills.

Ms. Ford expressed concern about the vacant Midtown Lofts property.

Ms. Dayley asked if there is a Midtown Program Manager. Ms. Doyley stated she and Mr. Bryant serve on the HEAT Board and encouraged other Board members to attend the meetings.

Mr. Berger stated the duties of Program Manager are handled by Mr. Bryant.

Mr. Louis commented on the service of Ira Seales.

Mr. Louis stated he feels the new Board members should be made aware of the Sunshine Laws so there are no conflicts.

Mr. Louis stated he is looking forward to the Cornerstone report and hopes a grocery store is planned for the area. Mr. Louis stated the Board needs to have a conversation on how to draw business and residential development to Midtown.

Mr. Bryant stated the Juneteenth banquet will be held at Embry-Riddle on June 12 and the festival will be held on June 15, 2019.

## 9. Public Comments

Jon Crockenberg, 86 N. St. Andrews Drive, Ormond Beach, Florida stated he works on community improvement throughout the country and stated a webinar will be held regarding a strategic approach for Code Enforcement.

Dyrel Jonson, 237 Strawberry Lane, Daytona Beach, Florida stated he is a resident of Midtown and feels social media needs to be used in order to get people more involved in Midtown. Mr. Jonson stated there will be a Malcolm X Day Bash on May 19.

## 10. Board Comments

Ms. Dayley stated she is pleased to serve on the Board and her service is to represent her peers and stated social media is important in connecting with the people in the community. Ms. Dayley stated she feels Mr. Bryant needs an individual to assist him and a coordinator is needed for Midtown as is outlined in the plan.

Mr. Bush welcomed the new Board members and thanked the public for attending.

Mr. Fuqua welcomed the new Board members and urged the public to become educated on the half cent sales tax issue so the right decisions can be made.

Ms. Charles stated she is pleased to serve on the Board and hopes the gap can be bridged between youth and law enforcement. Ms. Charles stated she feels many of the organizations throughout the community should be working together more since many provide the same services.

Ms. Brown stated she is pleased to be serving on the Board and is hoping to help the youth of the community.

Ms. Ford stated she is pleased to see so many members of the public attend the meeting this evening. Ms. Ford stated she would like a list provided at the next meeting of programs that will be available for the youth during the summer.

Mr. Louis thanked the new Board members for serving and for the public that attended the meeting. Mr. Louis stated several of the people in attendance are at every meeting and he appreciates their interest. Mr. Louis stated the Board needs to determine what can be done to find people who want to make investments in Midtown, such as Hyatt Brown is making at the Riverfront Park in downtown Daytona Beach.

## 11. Adjournment

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

Pierre Louis, Chair

Becky Groom, Board Secretary