



## The CITY OF DAYTONA BEACH Midtown Redevelopment Board Minutes

City Hall  
Commission Chambers  
Regular Meeting

301 South Ridgewood Avenue  
Tuesday, November 12, 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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### Board Members Present

Mr. Pierre Louis, Chair  
Mr. Tony Barhoo (Planning Board appointee)  
Ms. Tangela Brown  
Mr. Alphonsa Bush  
Ms. Terica Charles  
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  
Capt. Scott P. Goss, Daytona Beach Police Department  
Ms. Sara Kirk, Neighborhood Services Inspector  
Ms. Becky Groom, Board Secretary

#### 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.

3. Invocation

Mr. Barhoo gave the invocation.

4. Pledge of Allegiance to the Flag

Mr. Fuqua led the Pledge of Allegiance.

5. Approval of Minutes for Meeting of May 14, 2019

A motion was made by Mr. Fuqua, seconded by Ms. Charles, to approve the minutes of the Regular Meeting of May 14, 2019, as presented. The motion carried (6-0).

6. Staff Reports

Police Department

Capt. Scott Goss stated crime continues to decline in Midtown. Capt. Goss stated the department is working to slow down traffic on Dr. Mary McLeod Bethune towards the 700 and 800 blocks. Mr. Barhoo asked if the decrease in crime is a result of the substation which is now located at Orange Avenue and Nova Road.

Capt. Goss stated Jean Street Apartments is now under new management and there has been a large decrease in incidents in that area. Capt. Goss stated the substation has helped to decrease the calls for officers since many situations can be addressed at the substation. Capt. Goss stated almost 90 guns were turned in at the Police Department during the recent program where individuals could drop off guns at the Department.

Mr. Fuqua stated he sees more police presence in his area and appreciates the increase in show of force.

Ms. Charles stated she is pleased to see the improvement in the area near Caroline Street. Ms. Charles expressed concern about sex trafficking and missing children in the area.

Capt. Goss stated the Department has a Cyber Crimes Unit that monitors attempts to contact children through the internet as well as a Sex Crimes Unit.

Ms. Brown asked if the Department follows up on untagged vehicles. Capt. Goss stated the Department does follow through on untagged vehicles. Capt. Goss stated there is not a problem with missing persons in our community since most of the missing persons are juveniles and are runaways.

Ms. Ford stated the officers in the schools have done a great job of building community relationships. Ms. Ford asked that flyers be distributed to remind individuals about crime during the Holiday season.

Capt. Goss stated the flyers and other programs will be implemented during the next couple of weeks.

Mr. Louis asked about the Police Explorer Program.

Capt. Goss stated the program is operated by Off. Gary Sault who is a retired officer. Capt. Goss noted the program operates on a very limited budget. Capt. Goss stated the Explorers are involved in many community programs. Capt. Goss stated he will talk with the Public Information Officer about putting information on social media to encourage participation.

### Code Enforcement

Sara Kirk, Neighborhood Services Inspector, provided the October Code Enforcement Report to the Board as well as a report of Code Enforcement incidents to date for the month of November. Ms. Ford asked if there are programs to help the elderly in making repairs and addressing Code Enforcement violations.

Mr. Bryant stated he attends the Code Enforcement and Special Magistrate hearings; and if there are cases reported in the Midtown area, he speaks with the individuals to assist them in addressing the violations.

Mr. Barhoo asked if Code Enforcement is city wide or are citizens in Midtown being targeted. Mr. Barhoo stated he would like to see reports on other areas in the city to ensure Midtown is not being singled out.

Ms. Kirk stated the Code Enforcement process is city wide and is very fair and does not single out anyone. Ms. Kirk stated the officers rotate every month to a different area. Ms. Kirk stated a CodeStat meeting is held every month followed by a Code Walk and encouraged Mr. Barhoo to attend to obtain information on violations in other parts of the city.

Mr. Bryant stated the Special Magistrate hearing was held today and there were over 70 cases on the agenda; and the cases are from the entire city. Mr. Bryant stated the Code Enforcement Board meeting is scheduled for Thursday and there are about 70 cases on that agenda as well. Mr. Bryant stated Code Enforcement operates under the "Rule of 6" which means when they visit a property, they look at the 5 adjacent properties as well.

Mr. Fuqua stated he rode with Code Enforcement three times from beachside to Midtown and feels they are very fair.

Mr. Louis asked how citizens are provided information on available resources when they are cited in order to correct violations, such as paint being available to paint their homes.

Ms. Kirk stated when the violator calls the Code Enforcement Officer after receiving a notice of violation, she will discuss available programs with them and will also work with the individuals to provide more time in order to address their issues.

Ms. Ford asked why the prison crews can't paint peoples' homes.

Mr. Berger stated the prison crews cannot be used but there are other groups that provide assistance, such as Embry Riddle students, World Changers and church groups.

Ms. Charles asked why the city doesn't reach out to local non-profit groups in the community. Ms. Charles stated some groups have attended City Commission meetings; but it is difficult to have someone attend the Midtown meetings since this Board does not always meet.

Mr. Bryant asked that Ms. Charles provide him with names of any groups that she is aware of that may be interested in helping to address Code Enforcement issues in the community and he will contact them.

Mr. Fuqua stated he feels groups that are available to provide assistance throughout the community should contact the city to let them know they are willing to help and offer their services.

Mr. Louis stated he feels there should be a Senior Assistance Program in place in the city that would provide jobs for the youth in the community. Mr. Louis stated such a group could offer assistance to the seniors as well as work on beautification programs throughout the city.

7. First Amendment to the Mccrary Dormitory Planned District Agreement- DEV2019-077

Staff Presentation:

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. Mr. Berger stated the request is to allow additional uses for the property at 828 George W. Engram Blvd., including a Foster Care Transitional Housing Facility. Mr. Berger stated the existing PD agreement allows for the only use to be a dormitory. Mr. Berger stated the request will be forwarded to the Planning Board for consideration at their November meeting; and the Planning Board's recommendation will be forwarded to the City Commission.

Applicant Presentation:

Earl Mccrary, 133 Coral Circle, Daytona Beach, Florida spoke representing the applicant, Win 1 Properties, LLC. Mr. Mccrary stated the original use of the property when it was constructed in the 1960's was a Foster Care facility. Mr. Mccrary stated no structural changes have been made to the building. Mr. Mccrary stated in 2014, Bethune-Cookman University entered into a lease for the property for use as a dormitory. Mr. Mccrary stated that zoning is now too restrictive. Mr. Mccrary stated the proposed facility will help individuals who are in Foster Care who reach the age of 18 to transition to life outside of the Foster Care system. Mr. Mccrary stated the City of Jacksonville is in the process of building similar facilities for the same purpose and to have such a facility in Midtown near universities will be a good use for the property and will provide a great benefit to the community. Mr. Mccrary stated he is requesting an additional use for the property as an incubator site for business start-up.

Keona Barnwell, 815 S. Kattie, Daytona Beach, Florida stated the purpose of the facility is to provide shelter for individuals who range in age from 18 to 22 and are no longer eligible for assistance through the Foster Care system because of their age. Ms. Barnwell stated such a facility will help transitioning individuals in providing a residence for them so they are not turned out onto the street and may become homeless.

Mr. Barhoo stated he feels this is a good project and asked how many beds will be in the facility and who will pay for the service.

Ms. Barnwell stated she is working through a partnership with the Community Partnership for Children and the Children's Home Society who will assist in providing services.

Mr. Barhoo asked if there was any opposition voiced at the neighborhood meeting.

Mr. Mccrary stated four people attended the neighborhood meeting and there was no opposition.

Mr. Bush stated he works with the Foster Care system and feels there is a need for such a facility. Mr. Bush stated he is in support of the project. Mr. Bush asked how many individuals will be housed at the site.

Mr. Mccrary stated there will be 8 separate rooms and noted City and State guidelines must be complied with.

Ms. Barnwell stated there can only be one or two people in a room, depending on the square footage size of the room.

Ms. Charles stated she welcomes the program and is in support of the request. Ms. Charles asked if there will be follow up on the individuals once they leave the facility.

Ms. Barnwell stated yes and the individuals will have a Case Management plan and discharge will be part of that plan.

Ms. Brown stated she feels this is a great idea and asked what will happen to individuals that may not be ready to leave the facility at the age of 22.

Ms. Barnwell stated she would try to find alternative housing for the individual but there are not many programs available in Volusia County.

Ms. Ford stated she is familiar with the Foster Care system through her work at the school district and stated she likes what is being proposed.

Ms. Barnwell stated the facility will be supervised by a house manager who will be on site.

Mr. Louis stated he supports the program and thanked staff for providing a complete and comprehensive report. Mr. Louis asked if the property will be a taxing entity.

Mr. Bryant stated yes.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Ms. Ford, seconded by Ms. Charles, to approve First Amendment to the Mccrary Dormitory Planned District Agreement - DEV2019-077, in accordance with the staff report as presented. The motion carried (6-0).

#### 8. Redevelopment Projects Update

Mr. Bryant stated the Juneteenth Festival and banquet were held on June 16, 2019. Mr. Bryant stated a Seafood Festival was held during the summer which was organized by Commissioner Paula Reed. Mr. Bryant stated several clean-ups were held throughout the city. Mr. Bryant stated a fishing tournament was held and there was a large turn-out. Mr. Bryant stated the CodeStat meeting was held on September 17, 2019 at Bethune-Cookman University and there was well attended.

Mr. Bryant stated the Light Up Midtown event will be held on December 13, 2019 as well as the Senior Prom.

#### 9. Public Comments

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida asked for the status of the grocery store study.

Mr. Berger stated the report is not completed. Mr. Berger stated a draft was submitted to staff and comments have been made in response.

Earl Mccrary talked about providing solar service as an incentive to encourage new businesses in Midtown.

#### 10. Board Comments

Mr. Fuqua stated he is concerned about flooding in Midtown.

Ms. Charles stated she hopes the Board will convene more frequently. Ms. Charles stated she is looking for donations to help six children that have lost their parents this year.

Ms. Brown stated she is working on the Toys for Tots program and the program is looking for volunteers.

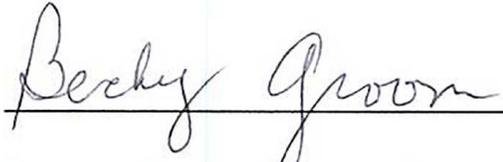
Mr. Louis stated he is always looking for ways to provide new and innovative ways for Midtown to grow. Mr. Louis stated if the Board is not going to meet, he would like to receive an update from staff as far as projects that are taking place in Midtown.

Mr. Berger stated he thinks that is a good idea and Mr. Bryant will provide monthly updates to the Board.

#### 11. Adjournment

There being no further business, the meeting was adjourned.

  
Pierre Louis, Chair

  
Becky Groom, Board Secretary