

# MIDTOWN REDEVELOPMENT AREA BOARD MINUTES

June 14, 2011

There was a meeting of the Midtown Redevelopment Area Board held Tuesday, June 14, 2011 at 4:00 p.m. in the City Hall Commission Chambers at 301 South Ridgewood Avenue, Daytona Beach, Florida:

## **Board Members**

Ms. Johnnie Ponder (Chair)  
Ms. Patricia Heard  
Mr. Ken McGee  
Ms. Denise McMillon  
Ms. Shirley Benjamin

## **Board Members Absent**

Mr. Hemis Ivey (Vice-Chair)

## **Staff Members Present**

Mr. Reed Berger  
Mr. Jason Jeffries  
Ms. Carrie Lathan, Assistant City Attorney  
Mr. Charles Bryant, Project Manager  
Ofc. Eddie Lopez, Code Enforcement  
Mr. Dennis Mrozek, Planner  
Ms. Cathleen Olson

### **1. Call to Order**

Ms. Ponder called the meeting to order at 4:02 pm.

### **2. Roll Call**

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

3. **Approval of Minutes: May 10, 2011**

Ms. Ponder noted that Captain Craig Capri of the Police Department had not been present at the April meeting as indicated in the minutes.

Ms. Benjamin requested that her statement under Board Comments regarding flooding issues be checked and clarified.

**Board Action**

Ms. Benjamin made a motion to approve the minutes of May 10, 2011. Ms. McMillon seconded the motion and it was approved unanimously (5-0).

4. **Staff Report**

**Code Enforcement**

Ms. Ponder noted that going forward, the Police Department would only be attending the meetings quarterly, and so there was no Police presentation.

Ms. Heard asked when COMPSTAT meetings were held.

Mr. Bryant stated that COMPSTAT meetings were held every Thursday.

Ofc. Lopez presented an outline of the current Code Enforcement cases being addressed in the Midtown area. He highlighted 408 Mary McLeod-Bethune Boulevard, in which Code was working with the owner to clean graffiti; 543 Division Street, which was boarded up due to vagrancy issues; 605 El Dorado Street, in which vehicles had been removed from the yard; and 948 Orange Avenue, in which an ice machine and a concrete slab had been removed, and noted that the convenience store did have a valid commercial license.

Ms. Ponder asked if and when the owner of the convenience store on Orange Avenue would be brought before the Code Enforcement Board due to multiple citations and violations.

Ofc. Lopez stated that he would send the property owner to Code Board if he had to cite them repeatedly for the same violation(s).

Ms. Benjamin noted problems with loitering on Hanes Street and Orange Avenue.

Ms. McMillon noted that there had been a man selling sunglasses at that vacant lot and asked whether the property owner could be required to fence the property.

Ofc. Lopez stated that he could not require the owner to fence the property, but that he could speak with the property owner and ask them to post no-trespassing signs on the property.

Mr. Bryant recommended that Ofc. Lopez contact Cpt. Capri and work with the Police Department, as the Police Department was planning an operation at that location.

Ms. Heard asked for updates regarding the property on Orange Avenue and Martin Luther King, Jr. Boulevard, next to Jay's Car Wash.

Ofc. Lopez stated that Code Enforcement was continuing work trying to clean the property up.

Ms. Ponder noted problems with a hanging tree on Keech Street.

Ms. Heard noted an issue with clothes being hung on a fence on 3<sup>rd</sup> Avenue and Berkshire Road.

**5. DEV2011-025, Social Services Uses in Redevelopment Areas**

Mr. Bryant outlined the memo included in the packet, noting the additional proposed prohibited serviced of: food pantry, congregate meal facility, temporary labor hiring hall, and check cashing services; while removing food bank (being considered a warehouse use with no direct distribution of goods to the general public), missions (being unidentifiable), Turkish baths (being an outdated term and not defined by the LDC), and massage parlors, emphasizing the need to only allow licensed occupational massage therapists. He also provided definitions of the Midtown specific uses, including: car washes, convenience stores, vehicle service light & heavy, outdoor stores, packages stores, used clothing sales, used furniture sales, and vehicles sales.

Ms. Ponder asked whether stores were measured for square footage.

Mr. Bryant stated that applicants had to provide documentation with square footage, and property appraisal reports.

Mr. Dennis Mrozek, Planner with the City, stated that the recommendation would be brought before the Planning Board on June 23.

Mr. Bryant noted grandfathered uses, and emphasized that accepted uses could be amended again after the Midtown Master Plan had been fully implanted.

Ms. Benjamin asked for clarification as to the significance of underlined uses on the memo.

Mr. Bryant clarified that the underlined uses were new additions to the list of prohibited uses.

### **Board Action**

Ms. Heard made a motion to accept the documentation given by Mr. Bryant for the prohibited uses in Redevelopment Areas. Ms. Benjamin seconded the motion and it was approved unanimously (8-0).

## **6. Midtown Master Plan Workshop**

Mr. Bryant stated that he was working with Professor Hoffman to plan the next workshop and would follow up with the Board with scheduling information.

Mr. Berger stated that the workshop would likely be after the Fourth of July, noting that he would be on vacation and unavailable until that time.

Ms. Ponder stated that Midtown may need the work of Florida A&M for an additional year, as there were still many issues to work through, and emphasized the need for a clear and complete Master Plan to present to the City Commission. She also noted the need to make use of available funds at a time when there were no capital projects being undertaken.

## **7. Redevelopment Project Updates**

Mr. Bryant noted that the World Changers Program would be commencing on June 20<sup>th</sup>, involving around 100 college students and working on three properties in Midtown: 140 S. Caroline Street, 356 Bartley Road, and 538 Bellevue Avenue, focusing on painting the properties and improving the appearances of the homes.

Ms. Ponder noted how much the property owners appreciated and enjoyed the World Changers participants.

## **8. Public Comments**

There were no public comments.

9. **Board Comments**

Ms. McMillon expressed her appreciation for a concise meeting.

Ms. Benjamin noted that the AmVets would be hosting their 2012 National Convention in Daytona Beach.

Ms. Heard noted the need to keep an eye on streets that needed to be rehabilitation and renovated, and expressed her excitement regarding the Juneteenth banquet and celebration.

Ms. Benjamin noted that the AmVets Ladies' Auxiliary would be presenting \$1,000 for children's swimming lessons.

Ms. McMillon expressed concern with a lack of funding for the swimming lessons program.

Ms. Ponder noted her enthusiasm for the Juneteenth banquet later that night.

Mr. Bryant invited the Board to come out and support the Juneteenth Festival on Saturday, from 11:00 am to 6:00 pm.

Ms. Heard expressed her appreciation regarding Mr. Bryant's work.

10. **Adjournment**

There being no further business before the Board, the meeting was adjourned at 4:47pm.

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Johnnie Ponder, Chairman

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Cathleen Olson, Board Secretary