

**MIDTOWN REDEVELOPMENT AREA BOARD
MINUTES**

October 11, 2011

There was a meeting of the Midtown Redevelopment Area Board held Tuesday, October 11, 2011 at 6:00 p.m. in the City Hall Commission Chambers, 301 South Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members

Ms. Johnnie Ponder, Chair
Mr. Hemis Ivy
Mr. Ken McGee
Ms. Denise McMillon
Ms. Shirley Benjamin
Ms. Patricia Heard

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Ms. Carrie Lathan, Assistant City Attorney
Mr. Charles Bryant, Redevelopment Manager
Capt. C.A. Capri, Police Captain
Off. Eddie Lopez, Code Enforcement
Ms. Beth Berry, Recording Secretary

1. Call to Order

Ms. Ponder called the meeting to order at 6:05 p.m.

2. Roll Call

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

3. Approval of Minutes for SEPTEMBER 13, 2011

Ms. Ponder stated that the minutes of the September 13, 2011 meeting would be ready at the next meeting.

4. Staff Report

a. Police Department Report

Capt. Capri stated crime in the district was down 6% overall and an arrest of a man in the community who lived off of Orange Avenue confessed to almost 60

burglaries in the area. He stated that the address on the corner of Haynes Street and Orange Avenue continued to be an issue. He stated that engineers were already performing a traffic study on Caroline Street in order install speed bumps and a flashing school's in session sign should be complete in 30-60 days. He stated that over a 100 kids walked from Campbell to Turie T. Elementary. He stated that the Police were ready for Biketoberfest. He stated that the Midtown Detail was doing very well. He stated that the Midtown detail and worked well with security at Bethune University. He stated that a burglar was caught breaking into a car at 400 North Lincoln and was probably the same one breaking into cars at Bethune University. He stated that the district performed a few drug round-ups the previous month.

Ms. Ponder stated that she was glad to not see people sitting on benches on Haynes Street.

Capt. Capri stated that a lot of cases have been cleared.

Mr. Ivy inquired about the issues going on with the house on the corner of Eldorado Street and Lincoln Street.

Capt. Capri stated that they had made many arrests there as well as on Magnolia Avenue.

Mr. Ivy asked about the loitering activity at a boarded up house on Magnolia Avenue. He stated that neighbors had been complaining to him about the activity.

Capt. Capri stated that he would send the bike detail over right away.

Mr. Ivy voiced his concern about Biketoberfest.

Capt. Capri stated that he would have a drug update at his next presentation.

b. Code Enforcement

Off. Lopez stated that Code Enforcement was working section by section to the north side of Midtown and presented the Code Enforcement report.

Ms. McMillon stated that the property on the corner of Haynes Street and Orange Avenue was still a nuisance. She stated she wanted to see the place secured and the police should be involved.

Off. Lopez stated that the owner had to be the one to close the property up.

Ms. McMillon stated that if it was a nuisance the police needed to be involved.

Ms. Ponder stated that lawns were contracted to lawn companies by the City but she never saw the lawn people doing their jobs and the contracted lawn companies were not doing a good job.

Ms. McMillon stated there was an abandoned car with an expired tag on a street off of Reva Street.

5. DEV2011-043, SITE PLAN APPROVAL

Mr. Bryant presented the site plan request and staff report for a convenience store at 719 South Martin Luther King Jr. Blvd.

Ms. McMillon asked why the item had gone to the Planning Board first instead of Midtown Redevelopment Board.

Ms. Lathan stated that there was a text amendment regarding uses under social services and prohibited uses that went to Planning Board and the Planning Board had approved convenience stores to be on that list. She stated that Mr. Dowst was in attendance representing the property owners as an interested party to the text amendment and his application had not been to the Planning Board. She stated that the proper board for review of the application was the Midtown Redevelopment Board and no other Board.

Ms. McMillon stated that she heard the issue was at the Planning Board.

Ms. Lathan stated it had not been.

Ms. McMillon stated that she did not understand why staff wanted the Board to approve an item if the Board had not had time to discuss it. She stated that the Board was not informed the potential owners had hired an attorney. She stated that the Staff had the information but the Board did not. She further stated that the Board was in the middle of developing a Master Plan and there were too many types of businesses that were of no benefit to the residents. Instead, Ms. McMillon stated she would like to see businesses that benefited the residents and the convenience store would be the seventh one on Martin Luther King Boulevard. She stated that she submitted a question to the City Attorney and did not hear a reply back. She suggested that the clients see what residents needs were. She would like to see the owners and the residents give back to the community.

Mr. Ivy stated the City had been working on a master plan for over a year. He stated that he had not seen one convenience store owner attend a meeting. He stated that based on the Planning Board's meetings and Midtown's meetings and

since there was a moratorium on convenience stores it should be a prohibited use. He stated that the meeting on June 10 was when the Planning Board sent Midtown a project description with prohibited uses in redevelopment areas. On the plan some examples of prohibited uses included car washes, convenience stores, and check-cashing services. Mr. Ivy requested clarification from Staff before action could be taken on this issue. He noted that there was a letter attached to the site plan from the City Attorney.

Mr. Ivy stated that one of the things the Board was responsible for doing was determining what the economic impact would be on Midtown. He stated that he sided with Health Department's recommendation that there would be a negative impact on the community due to the products they would sell, the over crowdedness they caused and the nuisances they make. Mr. Ivy compared site plans and did not see any rear exit doors, location for garbage cans, lighting, signage placement, restroom locations, or information on types of deliveries made to the store. He suggested that Staff make Mr. Bryant a list of convenience stores to be discussed at the next workshop. He stated that he had the police report on every nuisance at all the convenience stores in Midtown. He believed code had pulled the information from eight years ago.

Mr. Ivy stated there was an issue about the square footage of the store but not the property square footage. He asked about the Health Department's recommendations on what type of impact the convenience store would have on the community. He asked the security plan of the convenience store due its location. He noted that the Midtown Board would be billed for special police duty. He stated that he would like to know what the Police Department charged. Mr. Ivy noted that the owners stated it would be an economic hardship if they did not open. He stated that he would like to know the City Commission's opinion on whether or not convenience stores were a prohibited use in the Midtown Redevelopment Area.

Ms. Lathan stated that for now convenience stores were a permitted use based on the Land Development under Use Schedule.

Mr. Ivy stated that based on the document the City Attorney gave the Board, he believed that convenience stores were not a permitted use and he stated that he felt convenience stores were disastrous to the community. He pointed out the lack of jobs that convenience stores provided to the community and to minorities. Mr. Ivy noted that there were 52 conveniences stores in the area and there should be 100 people working in them. He stated that the Board and the Public needed to address what impact convenience stores had on the community and he stated until those issues were addressed he believed the community would never attract change.

Mr. McGee stated that the Board had worked for over a year on a new code that would revitalize and bring dignity to the community. He stated that the proposed convenience store was not part of the Vision Plan and he agreed with Mr. Ivy.

Applicant's Presentation

Mr. Dowst, Mark Dowst and Associates, 736 N. Peninsula Drive, representing the applicant, addressed Mr. Ivy's comment about economic impact. He stated that the new tenants would get rid of graffiti, chain link fence, paint, and bring the building up to code. He believed that economic investments were important issues. He understood that the master planning process and goals should gel. Mr. Dowst stated that any applicant that came before the Board must adhere to the application process and his clients had gone through the application process correctly.

Mr. Dowst addressed the garbage can location issue. He explained that since the store was small, garbage would be contained in roll-out cans stored between the building and the blocked fences. He noted that the dumpsters were unsightly and not needed. He stated that there were two signage opportunities both of which must meet Daytona Beach code and were separate permits.

Mr. Dowst addressed the rear exit issue and explained that once the building plans went through the building department they would address the issue.

Mr. Dowst stated that there were restrooms in the building that must be up to code. He stated that he had an architect look at the building and based on his review did not find any problems inside and the building was in good condition.

Mr. Dowst stated that since the site had a two-way driveway it made deliveries easier and since the store was small they would have less deliveries.

Mr. Dowst did not see a minimum square footage in plans.

Mr. Ivy reiterated that minimum square footage for convenience stores was one of the issues that were being questioned but the Board had not received an answer.

Mr. Dowst stated there probably was not a minimum square footage.

Mr. Ivy asked Mr. Dowst if the proposed owners owned another convenience store on Mary McLeod Bethune Boulevard.

Mr. Dowst stated the proposed owners had an interest in that store.

Mr. Ivy asked Mr. Dowst if he knew of the crime associated with that store. He stated that the Mary McLeod Bethune Boulevard store was a drug haven and there was no reason to approve the proposed convenience store. He stated he would like see the lot remain vacant.

Mr. Ivy stated that all the convenience stores in Midtown were nuisances that sold beer and cigarettes which was not conducive to the neighborhood. He stated that the parking lot of the convenience store near Thompson Funeral Home was very congested.

Mr. Dowst stated that the Health Department did not usually have anything to do with the site plan process but the convenience store did have to go through the full permitting process.

Mr. Ivy stated that at the last meeting the Health Department gave the Board some information important to community. He stated that the Health Department thought it would be a negative impact on the community because convenience stores were not healthy.

Mr. Ivy stated that the Granada Boulevard and the Beachside areas were not flooded with convenience stores and other redevelopment areas were not adding convenience stores as part of their revitalization plan.

Mr. Dowst explained that the lighting would go under the front of the building in order to keep the glare off neighboring properties. He stated that the convenience store would be family owned and operated and owner occupied stores were run better.

Ms. McMillon stated that she was told that the convenience store owners were first time owners. She explained what a booster was. She stated that the goal was to take all of the convenience-type grocery stores out of the black neighborhood. She stated that there were questions the Board had for business owners that did not get answered. She stated that based on the previous meeting minutes and the City Attorney's letter that the owners wanted to open their business and make money. She was told that they were investing their life savings but that they may have an interest in another store.

Ms. McMillon stated that just because an issue was presented to the Board by the Staff did not mean that the Board would automatically approve it. She was in favor of the Board discussing an action item before it was presented to them on the agenda. She questioned the owners' contribution to the neighborhood and suggested the owners do a community survey based on their needs.

Mr. Dowst stated that the owners would run a good store.

Ms. McMillon stated that 3 stores had been raided by boosters according to police reports. She believed that convenience stores in the area were committing price gouging and she thought there was a higher incidence of disease in the community due to what was being sold in convenience stores. She stated that she would like to be informed of issues before they became action items on the agenda.

Mr. McGee asked where the comments were that he received to his questions from the last meeting.

Ms. McMillon stated that the owners answered his questions in the City Attorney's letter.

Mr. Dowst stated that there were no additional submissions since the last meeting.

Mr. McGee stated that the Board's goals were to have MLK be a major business/retail corridor. He stated that the proposed site of the convenience store was where the proposed improvement area was located.

Mr. Berger explained the process of how action items were brought to the Board. He stated that discussion time happened when an item was brought to the Board and debated during the meeting. He noted that issues dealing with the site plan should be discussed at meeting. He explained that the Staff's recommendations were in the staff report. Mr. Berger noted that once the technical issues had been dealt with the action item would then be on the Board's agenda. He hoped the Board could make a decision regarding the site plan and he reiterated that it was a permitted use.

Mr. Ivy stated that the Board should be allowed to ask as many questions about the issue as need be and to have them answered. He stated that the Board's responsibility was to question the item's impact on the redevelopment community no matter how many meetings it took.

Ms. Ponder wanted the Board to focus the discussion on the site plan.

Mr. Bryant stated that there were going to be workshops on the convenience store issue where Board members could further discuss issues. He asked the Board to vote on the item before them. He advised the Board to seek out changes regarding what issues were addressed to the Board.

Mr. Ivy noted that none of the Midtown convenience store owners participated in a workshop to learn what the community needed.

Ms. Lathan explained the motion.

Ms. Heard asked if public comments could be made at that time.

Ms. Ponder stated after the meeting.

Mr. Ivy asked if the Board could hear public comments before voting.

Ms. Lathan stated that it was up to the chairwoman.

Board Motion

Ms. Heard made a motion to approve site plan.

Public Comments

Ms. Margarite Johnson, 122 South Keech St., stated that the Board had a lot of excuses to not approve the item. She stated that there was a need for convenience stores. She sided with the convenience store owners to be allowed to open their shop. She believed convenience stores to be a permitted use. She stated enterprise was needed in the community and she would like to see more Black businesses.

Mr. Omar Brown, 218 Carl Brinkley Circle, represented Eco Village, voiced his concern about the lack of fruits and vegetables in the community and at convenience stores. He stated that he had been to five redevelopment meetings and he was volunteering to find out what the community's needs were. He also suggested the owners find out what the community's needs were.

Ms. Donna Cooper, 427 Ellsworth St., disapproved of the convenience store. She stated that they did not provide fresh fruit and it would eventually turn into a drug haven. She also stated that she had seen rotten food in a Midtown convenience store.

Ms. Cathy Washington, 937 Lockhart Street, stated that she sided with Board's negative feelings on the issue. She stated she would like clarification as to why the building had no back entrance.

Ms. Gwen Azama-Edwards, 141 Turkey Court, stated the Board needed to get a moratorium from the City Commission on all uses that the Midtown Board would deem as prohibited. She went on to state that unless the Board did that, their master plan could not be put into place and she did not see that happening until January 2012. She reiterated Ms. Washington's comment about the lack of a back

entrance. Ms. Azama-Edwards would like to see the owners have a partnership with the Board.

Mr. Martin Tooley, 640 Marion Street, questioned the impact of site plan approval even though owners had met requirements. He did not approve of the convenience store. He did like the beautification aspect and praised the Board for being concerned about the future of the community.

Mr. Samuel Butts, 1131 Barbara Drive, wanted to know from Mr. Berger if the Board had any decision in the appeals process. He suggested that the Board seek an amendment to the City Charter that would give Board powers. He agreed with Mr. Ivy that the community did not need another convenience store that was run like the other ones in the community.

Mr. Berger explained that the owners had the power to appeal to the City Commission.

Ms. Camilla Brown, 218 Carl Brinkley Circle, was concerned about the poisonous foods and snacks in Midtown.

Mr. Victor Gooden, 640 Dr. Mary McLeod Bethune Boulevard, stated that he was concerned about the Board's quandary and would like to see standards set. He believed that Midtown's rules and standards should be set differently from other Boards. He noted that there should not be any more convenience stores in the area. He suggested the Board set a temporary fix by getting a moratorium.

Board Comments

Mr. Ivy stated that when he reviewed the site plan he did not see a rear exit door. He also noted that the front door would be changed to a double door. Therefore, he stated that the site plan was not up to code. Mr. Ivy made a motion to rescind his vote. He stated that most architects would put a rear or side door exit.

Mr. McGee stated that an architect may or may not do that.

Ms. Heard seconded the motion.

Mr. Dowst stated that the site plan met all City Code requirements.

Mr. Ivy stated that Staff might have made a mistake and asked for a continuance.

Mr. Dowst stated that he would like the issue voted on.

Ms. Heard voiced her concern for the convenience store building's lack of a rear exit door.

Mr. Dowst stated that an exit door would be placed if the Building Department reviewed the structure and saw fit.

Ms. Heard requested in writing a letter from the Building Department stating whether or not a door was needed.

Mr. Ivy stated that he was not prepared to vote on a site plan with problems.

Mr. McGee stated if the Building Department required a door then a door would be added.

Mr. Bryant explained how other businesses were approved based on conditions.

Mr. Ivy agreed and stated that the Board usually approved items with conditions. He made a motion for approval of the site plan with a condition that a rear door be installed if needed.

Ms. Ponder stated that she would like to see a rear door within the next year.

Mr. Dowst stated that no certificate of occupancy would be issued if a rear door was necessary.

Mr. Bryant stated he had explained to the TRT that the Board requested that the site plan have a rear door for safety precautions if it is required.

Ms. Ponder stated that she knew rear doors to be required based on a separate issue years ago.

Board Action

Mr. Ivey made a motion to approve DEV 2011-043 site plan with a condition that rear door be added should TRT or code require it. Ms. Heard seconded the motion and it failed (4-2) with Mr. Ivey, Ms. McMillon, Ms. Benjamin and Ms. Heard casting the negative votes.

6. ACTION ITEM: DEV2011-069 CONCEPTUAL REVIEW 925 SYCAMORE RPUD

Mr. Bryant stated the project was located on Sycamore Street between Fremont Avenue and Shady Place. He stated the property site had not been occupied in over three months and the applicant proposed to redevelop the site with 10

residential units. He stated that the item had gone through Technical Review process the comprehensive plan needed to be changed for site plan approval. He stated that one of the comments from Thomas Weitnauer was that the Staff did not allow for the land density to increase on the property. He stated that Dennis Mrozek, Planner, agreed that the land density should not be allowed to increase on the property, therefore, they had approved a six unit complex.

Mr. Ivy stated that he thought the issue was an action item but inquired whether or not the Board considered it a discussion item.

Ms. Lathan stated that the item was a concept review and the Board needed to discuss the item.

Applicant Presentation

Mr. Jim Morris stated that he wanted Board's and Public's input and he wanted to see the use changed to multi-family. He stated that in order for the plan to be considered it had to be downsized. He asked for the Board's opinion on the size of the building. He stated that there was a process of approval through the City once the Board had made their recommendations. He stated that the property would be better served if it was used. Mr. Morris stated that the item would have to go through a PUD zoning process which had to do with the building, landscaping, and parking which the Board would vote on. He stated that once he got approval from the Board he would continue the process.

Mr. McGee asked if the building was 10 units what the intentions of the property owners were.

Mr. Morris stated that the property owners would like a 10-unit building but understood from the neighbors were opposed to that size.

Board Comments

Ms. Heard stated that she resided in the neighborhood where the 10-unit building was and she wanted to hear from other residents.

Public Comments

Mr. John Huger, 922 Sycamore Street, stated speaking on behalf of the neighbors stated they were sternly against having 10-unit complex in area. He stated that the street had been transformed into a single-family neighborhood. He stated that more people would be housed in the complex than would be living on the street and the parking insufficient. He pointed out that the property owners might not be able to deal with possible tenant problems since they lived out of town and

there should be some discussion about what the homeowners in the neighborhood wanted.

Mr. Ivy asked what the community supported.

Mr. Huger stated that the community supported five units.

Mr. Ivy reiterated that the building had been vacant for over 10 years and Sycamore Street was all single-family.

Mr. Huger stated that there were eight homes on Sycamore Street.

Ms. McMillon asked if going from 10 to 5 units involved converting the existing structure or removing part of it.

Mr. Huger stated that he would prefer to see the structure torn down but would settle to see the building size go down to five units.

Mr. McGee asked if the building should be torn down.

Mr. Huger reiterated that the street was now single-family homes with no rentals.

Ms. Robin Hill, 911 Sycamore, stated that she did not like seeing her neighborhood have businesses. She stated that if the building could not be torn down she would like to see it be used for single family. Ms. Hill stated it was hard to get in touch with property owners when problems came up. She stated she would be in favor of a smaller-sized complex.

Ms. McMillon stated that an issue with lawn upkeep was a Code Enforcements problem. She stated that at last month's meeting Mr. Philips from the Health Department brought a map of Midtown and it showed that Midtown was 75%-79% rentals with the property owners living mostly out-of-town and she was tired of property owners taking their investment money out of the community. Ms. McMillon asked if the property was approved to be a rental.

Ms. Benjamin stated that if the building could not be demolished, she would be in favor of decreasing the number of units and she would like to see the building kept up. She stated that neighbors should approach other neighbors before contacting Code Enforcement. She stated she would like to see the Police Department enforce parking on the right side of the road. She stated that she would like to see fewer apartments in neighborhood.

Mr. Ivy stated that the parking spaces would not support a 10-unit building; only a 5-unit building.

Mr. Morris stated that he would get a plan amendment for a 5-unit building.

Mr. Ivy stated that he sided with the Community and would like to keep the neighborhood a single-family community based on future land use and plans of Community. He suggested that the property be turned into a single family residence or be demolished.

Mr. Morris stated that the building was structurally sound and since the building was not going to be torn down that it be used. He stated that units would be downsized by combining two units into one and the neighborhood was safe.

Ms. Heard suggested the Bank donate the building to the Community.

Mr. McGee inquired about the intent of a multi-unit structure in a single-family community if planned from scratch.

Mr. Berger stated that the structure, once built, would be compatible and that it would not be a multi-family dwelling.

Mr. Morris stated the Bank would sell the building to the City.

Mr. McGee stated that handicap parking must be 20 feet deep. He asked how big the site was.

Mr. Morris stated the measurements of the site and stated the property was not perfectly squared.

Mr. Berger corrected the site dimensions.

Ms. McMillon asked what the property backed up to.

Mr. Morris stated that the area was wooded and open. He stated that Mrs. Moore lived on Frederick Street and the site backed up to her backyard.

Ms. McMillon asked what separated the site's property and Mrs. Moore's property.

Mr. Morris stated that there was no barrier separating the two properties.

Ms. McMillon asked if the bank would be sending out a letter to the neighborhood asking their opinion as to what should happen to the property since the two lots touched.

Mr. Morris stated that there was a notice process consistent with Code. He agreed that a letter of notification describing the Planning Department's intentions would be sufficient.

Ms. McMillon stated that she thought property owners should have the right to know what was going on.

Mr. Bryant stated he informed Mr. Huger prior to the meeting that the item would be on the agenda and he made arrangements to inform the neighbors of the meeting.

Mr. McGee asked where the covered sidewalk would be placed.

Mr. Morris stated the sidewalk would go to the street to the edge of the right of way. He stated that the designer brought the parking east toward the front edge of the building and he would prefer to see the sidewalk closer to the building with green space in between.

Ms. Heard stated that the parking situation was bad and there was a lack of sidewalks in the area. She stated that if residents lived there then they would be told there was a limit of one parking space per unit and that no parking on the grass would be allowed.

Mr. Ivy asked if the area had a comprehensive land use plan in place.

Mr. Morris stated that the site plan designated the area single-family and that the Code would need to be changed.

Mr. Ivy stated that the Board was in the middle of a rewrite with Clarion and redo of the LDC. He stated that the Board should ask for a moratorium on building from the City Commission.

Mr. Morris explained that the Board should be careful in getting a blanket moratorium which would prevent anything from being approved.

Mr. McGee stated that if the square footage of the building was approximately 5000-6000 square feet total then each unit was 500 square feet and if the number of units were cut down to five then each apartment would be about 1000 square feet and have two bedrooms. He stated that the structure was salvageable and suggested turning the building into condos in order to keep renters out.

Mr. Morris stated that turning the building into a condo involved a PUD.

Mr. Ivy suggested a neighborhood meeting to in order to get consensus.

Mr. Morris would talk to his client about a neighborhood meeting to be held at the property.

Board Motion

Mr. Ivy made a motion to continue the item. Mr. McGee seconded the motion.

Ms. Heard stated that the next meeting would be held on November 8.

7. **ACTION ITEM: Crab Stop II 933 ISB-Red Crab Mural painted on Building**

Mr. Bryant stated that the crab sign was a type of sign permitted in redevelopment areas and the mural had not been approved by the Board. He stated that the name of the business and the business's phone number were missing from the mural.

Mr. McGee asked if the sign was already in place and asked the location of 933 ISB.

Mr. Bryant stated it was on the corner of Keech Street and ISB and was the location of the old I-Hop. He stated the business owners made several improvements and had kept the building clean.

Mr. McGee stated that the sign was setting a precedence.

Ms. Lathan stated that the sign was a wall graphic and needed special approval. She stated that according to the Code the wall graphic was not supposed to have any written messages.

Ms. Ponder asked where to find the information was in the redevelopment code. She asked if the sign was considered special use.

Ms. Lathan stated wall-graphics included special approval and subject to Board approval.

Mr. McGee stated that precedence would be set for unusual signage.

Ms. Lathan stated that by law, the sign must be compatible with building's intent.

Ms. Ponder stated that the item would not be setting precedence but that it would be individual.

Board Action

Mr. Ivy made a motion to approve action item Crab Stop II. Ms. Benjamin seconded the motion and it was approved unanimously (6-0).

Ms. Ponder stated that the business did not file the correct paper work. She noted that there was not a reliable phone number listed so that she could get in touch with the owner, Mr. Smith. She stated that since the application was missing a reliable contact number, the owner's application should have been denied.

8. **Midtown Master Plan Workshop-FAMU Presentation on Preliminary Master Plan**

Mr. Ivy asked when the next workshop would be so the Board could review the Master Plan.

Mr. Bryant stated that the date for the next workshop would be determined later.

Mr. Ivy asked if the Board would get a chance to review the Master plan. He also stated that the Board also needed to discuss the LDC rewrite at the workshop.

Board Action

Mr. Ivy made a motion to continue Midtown Master Plan workshop to the next workshop. Ms. Heard seconded the motion and it was approved unanimously (6-0).

9. **DISCUSSION ITEM: Land Development Code Rewrite**

Board Action

Mr. Ivy made a motion to have a workshop combining the Land Development Code Rewrite, the Master Plan and convenience store issues. Mr. McGee seconded the motion and it was approved unanimously (6-0).

10. **Redevelopment Project Updates**

Mr. Bryant discussed issues about area properties and lawns. He stated that his job entailed finding such properties and reporting them to Code Enforcement.

Ms. Ponder stated that she would like to see the area's lawns cut better.

Mr. Bryant stated that the Police Department hired a new Code Enforcement supervisor. He stated that he had talked to property owners about keeping grass

cut. He stated he talked to a maintenance man at Public Works about the responsibility of business owners when it came to public property i.e. sidewalk cracks.

Mr. Bryant stated that the residents like the magnolia trees.

Ms. Ponder stated that the trees were a little too close.

Mr. Ivy asked if five trees could be relocated to another street.

Ms. Ponder asked if trees would be planted from Magnolia Avenue to Nova Road.

Mr. Berger stated that sidewalks prevented some trees to be planted. He stated that there were other places to consider planting the trees.

Ms. Ponder suggested the trees not be planted so close together.

Mr. Bryant stated the date for the Midtown Information Fair had been changed to October 27 at Dickerson Community Center in the gymnasium from at 5-7 p.m. He stated he had gotten good response from Midtown businesses and the Health Department had donated four or five departments to participate in the event. He stated that a flyer was being made for the event and there would be a televised promotional advertisement. He stated the purpose of the event was to inform the community about local businesses and were being done in conjunction with the Central Florida Community Development Corporation. He referred to an email he had forwarded to the Board from a resident.

Ms. McMillon discussed the email that was in regard to possible funding for the Brain Bowl. She stated that Brain Bowl contestants were scheduled to meet at the City Island Library since the John Dickerson Library was closed. She stated that the sender of the email wanted to know if her organization had to live in Midtown in order to receive funding.

Mr. Berger stated that he had not seen the email.

Ms. McMillon stated that the recipients were from all over Volusia County.

Mr. Berger stated that the State Attorney had ruled CRAs or redevelopment areas were not allowed to give donations to organizations. He noted that redevelopment areas were allowed to market events in their district if it was written in their Master plan.

Mr. Bryant stated that he would work on getting a workshop date approved for the Board.

Mr. Ivy suggested the Board partner up with BCU and start a community garden specifically in the Whitehall District of Midtown. He stated they could sell produce at the Midtown Market at the Dickerson Center.

Ms. Ponder stated that the district had to be zoned for a community garden. She stated that the Health Department wanted to partner with the Board to start a series of community gardens.

Ms. Lathan stated that she did not think Midtown was zoned for a community garden. She stated that the person in charge had not yet started the formal application process.

10. Public Comments

Dr. Herbert. Thompson explained new programs at BCU. He introduced two students and Dr. Charles Kidd, Chair of Undergraduate program. He stated they were involved in a community garden behind Bonner Elementary.

Rhaja, a student, stated he worked on sustainable garden projects.

Rashawn, a student, stated that he worked on growing things hydroponically.

Ms. Ponder asked what it meant to grow things hydroponically.

Rashawn stated that soil was not needed and the seeds were grown in pots and towers with irrigation systems. He stated that it was a highly efficient operation.

Mr. McGee asked the size of the gardens.

Rhaja stated that they were less than a quarter of an acre.

Mr. McGee asked if all the plants were grown hydroponically.

Rhaja stated that they used coconut fiber to keep bugs away.

Ms. Benjamin asked if the produce was all grown organically.

Rhaja stated yes.

Ms. McMillon asked where the produce ended up.

Rhaja stated they were always getting new produce and they had a plant sale.

Ms. Ponder asked if the food went to the students or other people.

Rhaja stated he gave the food to students and people who bought plants.

Rashawn stated that they were fundraising in order to build more systems.

Rhaja stated their current system would feed two families. He stated he hoped they could expand even though they had limited resources.

Ms. McMillon asked the price of a hydroponics garden.

Rhaja stated that the price for four systems (200-400 plants) including pumps and nutrients was \$200.

Ms. Ponder stated that Mary Bethune got her start by gardening.

Mr. Ivy stated that since there was more vacant land than any other redevelopment area, he suggested that Dr. Thompson, Dr. Kidd and the Board come up with a proposal plan for a community garden and submit it to the City Commission for possible approval.

Dr. Thompson hoped the project would increase awareness. He stated that Dr. Kidd would be working on the program with BCU and the City of Daytona Beach.

Dr. Kidd stated that the program was a teaching tool for students and the Community. He stated the project was low cost and he was impressed with the students' systems.

Mr. Ivy agreed to expand the program to the Whitehall Street area and make it a community garden.

Dr. Thompson explained that some new programs at BCU would be helpful to the City. He explained the programs were designed for community service.

Mr. McGee asked where he could see the hydroponics garden.

Ms. Ponder stated the project would be good for the Youth and the Board would support the project.

Ms. Camilla Brown stated there would be a Weed-n-Seed from 8-12 at BCU. She stated that she was trained as a health worker at BCU and because of her training they had DVDs and planned workshops with cooking demonstrations. She stated that Midtown Ecovillage could have a community hands-on workshop at The

Dickerson Center that would be devoted to cooking healthy alternative holiday dinners. Ms. Brown asked if the Board had discretionary funds for the food ingredients required for the workshop. She stated the event, Day of Remembrance, would be on October 15. She announced the Parent Café on October 16 which provided support for families.

Mr. Samuel Butts voiced his concern for the Community. He stated that his Church would hold their yearly baptismal that weekend and had asked the City about obtaining the kiddie pool at Campbell Aquatic Center. He stated that the manhole covers, stair rails, fence and lockers at the Campbell Aquatic Center pool were rusted and it would take 1.5 million dollars to fix the aquatic center. Mr. Butts suggested if the aquatic center fixed 600 kids would have a much safer walk than walking to Cypress Aquatic Center. He stated there was a City ordinance that charged baptismals \$125 an hour at Cypress Aquatic Center but there never was a charge at Campbell. He pledged his support for Campbell Aquatic Center and asked for a response from the City.

Ms. Cathy Washington, 937 Lockhart Street, commended the Board on their service to the Community and stated she was concerned for the community. She asked why the Board and Public Comments were at the end of the meeting on the Agenda.

Ms. Lathan stated that it was at the Chair's discretion when to allow public comments.

Ms. Washington stated that public comments should go along with a discussion item in order for the Board to make a better decision.

11. Board Comments

Ms. McMillon stated that she supported the Community. She stated out that a local convenience store owner featured in the newspaper was attending Midtown meetings.

Ms. Ponder stated that CBEE would be taking pictures of the Board to be featured the website.

Ms. Ponder stated that Mr. Bryant wrote a resolution for Bernice Robinson who passed away.

Ms. Benjamin asked if the million dollars for grants was approved.

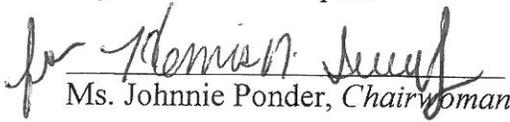
Mr. Berger stated that he got the request from Commissioner. Reynolds and Staff was asked to give their recommendations to the City Manager.

Ms. Ponder asked what the recommendations were.

Mr. Berger stated that it included identified funds and funds for grant programs. He stated that by November 2 action would be taken on the grant program including identifying funding.

12. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 10:13 p.m.

for 
Ms. Johnnie Ponder, *Chairwoman*

not available for signature
Ms. Beth Berry, *Recording Secretary*