

**MIDTOWN REDEVELOPMENT  
AREA BOARD MINUTES**

**December 13, 2011**

There was a meeting of the Midtown Redevelopment Area Board held Tuesday, December 13, 2011, at 6:00 p.m. in the City Hall Commission Chambers at 301 South Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

**Board Members**

Ms. Johnnie Ponder, Chair  
Mr. Ken McGee (left at 7:40)  
Ms. Denise McMillon  
Mr. Hemis N. Ivey, Jr.  
Ms. Patricia Heard

**Board Members Absent**

Ms. Shirley Benjamin

**Staff Members Present**

Mr. Emery Counts, Community and Economic Development Director  
Mr. Reed Berger, Redevelopment Director  
Ms. Carrie Lathan, Assistant City Attorney  
Mr. Charles Bryant, Project Manager  
Officer Edwin Lopez, Code Enforcement  
Ms. Janice Lowry, Recording Secretary

**1. Call to Order**

Ms. Ponder called the meeting to order at 6:15 p.m. Mr. Bryant stated that Ms. Benjamin would not be present due to an emergency.

**2. Roll Call**

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

**3. Approval of Minutes for Midtown Workshop November 15, 2011**

Ms. Heard made a motion to approve the minutes of November 15, 2011. Mr. McGee seconded the motion and it was approved unanimously (5-0).

4. **Staff Report**

a. Code Enforcement Report

Officer Lopez stated that the main focus of enforcement had been junk vehicles and vacant lots. He stated that there had been some success in controlling junk vehicles. He stated that there had been cooperation with the owners of overgrown lots and he was working with staff to cure the problem. He stated that debris was being kept to a minimum. He stated that the City was working on Orange Avenue, Martin Luther King Boulevard and the streets from south of Orange Avenue to Shady Place to cut the properties of owners that had not maintained them.

Ms. McMillon stated that she had talked with a Garden Street resident whose concern was what could be done to have speed bumps installed and a speed table because cars were traveling at high rates of speed. She stated that where there were ten houses, only three were occupied and the concern was that people were conducting criminal activities behind the vacant houses. The houses were blighted and overgrown and were eventually demolished but she wanted to know what could be done about those properties that did not keep the community vibrant. Ms. McMillon also asked about the lot where the apartments on College Park Drive had been demolished. She stated that people were using it as a parking lot and hangout. She also wanted to know what could be done about "Children Playing" signs because children were playing on both ends of the street.

Officer Lopez stated that he would check with Mr. Bryant and bring detailed information back to the Board about speed bumps. He stated that the main focus was maintenance of the yards of houses that were boarded up and stated that they needed to be mowed in order to prevent illegal activities.

Officer Lopez said he had been working with the owner of the vacant lot at Oak Street and College Park with regard to having it mowed and maintained and the City had to mow it on two separate occasions. He stated that he had not seen any vehicles parked at 214 College Park but he would monitor it and provide a report at the next meeting. He stated that he would speak with his liaison and keep cars from parking on the grass.

Ms. Heard asked what the rule was for people parking on the wrong side of the road.

Officer Lopez stated that tickets would be issued if officers saw them parking on the wrong side of the road.

Ms. Heard stated that a car had been parked in the area of Loomis and Division or Marion for one and one-half years and the police passed it all the time.

Officer Lopez stated that he would check and e-mail Mr. Bryant to address the situation.

Ms. Heard stated that she wanted it known that cars were parked on the wrong side of the road in the Midtown area but not in other parts of the City.

Ms. Ponder stated that her pet peeve was the fact that when someone was sent out to mow City properties, they did not cut the area next to the street and it looked terrible. She stated that Officer Lopez needed to make it known to the City that the residents were unhappy about it.

Ms. Heard stated that private property was supposed to be cut along the right-of-way and the Board also expected that from the City.

Ms. Ponder asked what was happening on Eldorado Street.

Officer Lopez stated that there was an inoperable vehicle at the corner of Martin Luther King Boulevard and Eldorado Street and the property owner had it removed.

Ms. Ponder asked if the tire-store property was being maintained.

Officer Lopez stated yes.

Ms. Ponder stated that this was her last meeting as Chairman and Board Member and she provided a certificate of appreciation to Mr. Bryant from the Board for all his efforts.

Mr. Bryant stated that, Ms. Ponder would remain Chair until she was replaced.

4. **Action Item: Recommendation to the Community Redevelopment Agency to approve the Midtown Master Plan**

Mr. Bryant stated that there had been substantial efforts and many meetings over the past year and there had been several versions of the Plan.

**Board Action**

Ms. Heard made a motion to approve the Plan. Mr. Ivey seconded the motion.

Mr. McGee stated that it would be subject to changes made at the last workshop.

Ms. Heard restated her motion to include the recommendations that were made on November 15. Mr. Ivey seconded the motion and it was approved unanimously (5-0).

Ms. Ponder asked if the plan would go before the CRA on December 21.

Mr. Berger stated that the CRA agenda had already been approved for December 21 but there could be a presentation in January. He stated that if Professor Huffman could be there they would want to have a community meeting where the public could review the plan and start discussions on the next steps. He suggested using the Dickerson Center for the meetings then there would be a formal presentation with the CRA.

Ms. Ponder asked if the plan would not go any further until approval from the CRA and the City Commission was obtained.

Mr. Berger stated that was correct. He stated that they would then begin incorporating goals and policies and a redevelopment plan. He stated that only one plan had been approved since 2000 and that was the Riverfront Master Plan.

Mr. McGee asked for the date of the meeting.

Mr. Berger stated that the meeting had not yet been scheduled.

Ms. Ponder asked when the next CRA meeting would be held.

Mr. Berger stated regular CRA meetings were held quarterly and the next meeting was scheduled in March. He stated staff would ask for a meeting in January.

Ms. Ponder stated that she did not want the matter to sit on the shelf.

Mr. Ivey stated that a move to action was a good thing but that this was only the first step.

Mr. Counts and Pete Gamble, Executive Director Daytona Beach Housing Authority and new CEO of the Daytona Beach Housing Development Corporation, introduced themselves to the Board.

Mr. Counts stated they were working with Daytona Village Apartments and they were approaching the stage of reviewing the models for the development. He stated they would be bringing ideas and renderings before the Board for input.

Mr. Gamble stated that they wanted to improve the area and had been reviewing initiatives to obtain the funds. He stated that an application had been submitted to the state.

Mr. Ivey asked if the development would be under the Housing Authority or if it would be a private venture.

Mr. Gamble stated that it would not be under the Housing Authority but would be taxable.

Ms. McMillon asked if the apartments would be torn down.

Mr. Gamble stated that the state gave them no choice but to demolish the development because asbestos had been discovered. He stated that removal of the asbestos would take two to three months and then demolition could start. He stated that they wanted something similar to what was on ISB to complement the area.

#### **6. Redevelopment Project Updates**

Mr. Bryant stated that 210 College Park Drive had been demolished and had passed inspection. He said the Police Department had been notified of parked cars and illegal activities in the area.

Mr. Bryant stated that 536 George Street was on the list for demolition.

Ms. Ponder stated that the property was overgrown and needed to be mowed.

Mr. Bryant called the Board's attention to a photograph of Christmas decorations on Martin Luther King Boulevard. He stated that Florida Power & Light still would not allow them to be placed on FPL poles. Mr. Bryant stated that decorations might cause a fire because of the number of wires running to the poles, and staff was still working on the issue of decorations. He stated some decorations were up this year and said staff was looking at alternatives but they were very expensive.

Ms. Ponder stated that the Board had been trying for five years to get decorations and she felt it was unfair that there were decorations in other areas of the City but not in the Midtown area. She stated that she would be attempting to get decorations for Midtown for the following year.

Ms. Heard asked how long it would take for the City to take action on the property on College Park Drive where there had been a fire.

Mr. Bryant stated that the property had been boarded up and it was located on Garden Street. He stated that staff had been working with the property owner and it was placed on the demolition list. He stated that people were still entering the property even though it had been boarded up.

Ms. McMillon indicated there was a board missing on a window.

Mr. Bryant stated that the photograph was taken before the house was boarded up.

Ms. Heard stated that she was still concerned about fliers and other items placed on the light poles. She said the businesses that were stapling them to the poles should be penalized.

Mr. Ivey stated that International Speedway Boulevard was a main corridor of the City and it was embarrassing to the Midtown community not to have Christmas lights. He said it should come out of the City budget, not the Midtown budget.

Ms. Ponder stated that she had called staff at Cultural Services about the decorations and she would be meeting with them.

Ms. Heard stated that there were open spaces in the Midtown area for Christmas trees and decorations, including the old police station and the Dickerson Center.

Ms. Ponder stated that decorations could also be placed on City property.

Ms. McMillon stated that there were advertising signs stuck in the ground and asked if it was because the advertisers did not know it was not permitted.

Ms. Ponder stated that the signs were a code enforcement issue and they had the authority to remove them.

Ms. McMillon stated her concern over the danger to people because of the staples used to fasten fliers and other advertisements to the light poles.

Ms. McMillon stated that the Board needed to approach the City about getting Christmas decorations in the Midtown area.

Ms. McMillon asked what it would take for the Midtown area to have the same antique lights with street signs on Martin Luther King Boulevard that were located on Mary McLeod Bethune Boulevard.

Mr. Bryant stated that the poles had not been placed on Martin Luther King Boulevard because of the plan for redevelopment of that area. He stated the poles would have to be removed when work began.

Mr. Berger stated that was correct although he could not say when that would happen.

Mr. Berger stated that lights could not be put up on Mary McLeod Bethune Boulevard because of the type of light poles. He stated that the problem existed all over the City because there was not enough power to light them. He stated that staff was looking at solar products and would bring back alternatives to the Board.

Ms. Ponder asked if that would happen in January.

Mr. Berger stated no because staff needed lead time.

Mr. Bryant stated that it could be brought back in February.

Ms. Ponder stated that the Board needed feedback on the cost and appearance at the first meeting in February so they could make decisions about what they wanted.

Ms. Heard stated that she wanted a Christmas tree at the Dickerson Center.

Mr. Bryant stated that the City had tried that but the rental companies would not deal with the City because trees that had been placed there had been vandalized and destroyed.

Ms. Ponder stated that if the trees were destroyed they needed to be replaced.

7. **Public Comments**

John Nicholson, 413 North Grandview Avenue, referred to the speed bumps on Keech Street between International Speedway Boulevard and Orange Avenue and stated that Ron McLemore dealt with that issue.

Mr. Nicholson stated that Main Street paid for their decorations and if Midtown wanted decorations they should pay for them and put them wherever they wanted.

Mr. Ivey stated that the funds needed to come from the City in order to make Midtown look like the rest of Daytona Beach since Midtown could never match the funds available for other areas.

Mr. Ethan Jones, Volusia County Health Department, read a statement from the Office of Tobacco Prevention on creating tobacco-free places in Volusia County.

Mr. Martin Tooley, 640 Marion Street, stated that the City needed to work together as a whole. He asked why the Redevelopment Boards could not work together to bridge the gap between Midtown and other areas.

Mr. Pierre Lewis, 130 South Franklin Street, said the City had offered free WiFi to the entire City of Daytona Beach. He stated that many of the Midtown residents were low-income and access points were needed in the Midtown area so that students, people who had to file for services on-line and others would have access to those services.

Mr. Lewis stated that Christmas decorations were needed in Midtown. He also stated that the gym at the Dickerson Center was in very bad shape and action was needed.

Ms. Ponder stated that the Board had been working with Pastor Butts and that would be addressed.

Ms. Donna Cooper, 427 Ellsworth Street stated that meetings were always about the Beachside and Beach Street and she asked what was being done about Martin Luther King Boulevard and Mary McLeod Bethune Boulevard. She agreed with comments about Christmas lights and said Midtown was always waiting in line behind everyone else.

Pierre Lewis, 130 South Franklin Street, asked if the City still owned the portions of vacant lots that had illegal activities. He suggested IP-enabled cameras in the areas owned by the City as a deterrent.

James Harper, Daytona Times, asked the Board if there were any plans to either purchase the convenience-store property on Martin Luther King Boulevard or to work with the owners to make the business successful.

Mr. Bryant stated that he had met with the property owner on three different occasions and the owner did not want to do anything that the community did not want. He stated that once the appraisal was received after the first of the year, staff would meet with the owner again to offer him a purchase amount within the appraised value. Mr. Bryant stated that he hoped that the property would be used as commercial along Martin Luther King Boulevard.

Ms. Camille Holder-Brown, 218 Carl Brinkley Circle, provided information on the activities available at the Smoothies & Movies event in Daisy Stock Park on Saturday, December 17, from 3:00 p.m. to 8:00 p.m. She stated that it would be held monthly and they had several sponsors, including Bright House. She asked the Board to consider investing in Midtown Eco-Village. She stated that the cost would be \$400 to apply for the nonprofit paperwork.

Ms. Cooper stated that she took offense to Mr. Nicholson's remark that Midtown should fund Christmas decorations.

8. **Board Comments**

Mr. McGee stated that they had met with Mr. Klenk regarding the business at Marion and Live Oak Streets. He stated according to the agreement everything was supposed to be concealed behind a fence.

Mr. Bryant stated that it referred to outside storage.

Mr. McGee asked if it would be possible to review the agreement and visit the property to determine if Mr. Klenk was abiding by it.

Mr. Bryant stated that it was a code enforcement issue and it was now in compliance. He stated that Mr. Klenk had purchased property on Orange Avenue and his biggest complaint was the ordinance prohibiting outside storage.

Mr. McGee referred to the lot on ISB across from the Ford dealership regarding the requirement for a certain number of taxicabs in the building. He asked Mr. Bryant to look into it.

Mr. McGee asked what became of the issue of street signs.

Mr. Bryant stated that staff had looked at poles in Holly Hill. He stated they were \$1,000 each which was more than Midtown could afford.

Mr. McGee stated that the Board had approved the Master Plan but he was still interested in street circles. He asked if there was language that could be incorporated into the Plan.

Mr. Berger stated that it would be part of the next discussion as far as policy in the Redevelopment Plan.

Mr. McGee referred to discussion at the workshop about the possibilities for use of the neighborhood center. He stated that everyone would like to have all the services possible in a neighborhood center but the reality was that one of the uses they would like to have could not be far from a main or heavy-traffic thoroughfare. He suggested having five subcommittees, one for each community center, so the subcommittees could let the Board know what they wanted and the Board could tell them what was likely to happen.

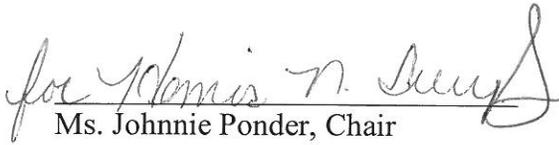
Mr. McGee left the meeting at 7:40 p.m.

Ms. Heard explained her agreement with Mr. Tooley as far as getting more people involved and working harder. She asked Mr. Bryant to look into the delivery trucks parked in the front yard of Fremont Avenue and Martin Luther King Boulevard.

Ms. McMillon stated that her first wish would be for the Master Plan to move through the process smoothly with the City being sincere about Midtown wants and goals. Second, she wanted Board members to continue to fight for Midtown. Third, she wanted to work harder to get community events for the Midtown children, including a Christmas parade and Easter egg hunts.

9. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 7:50 p.m.

  
Ms. Johnnie Ponder, Chair

  
Ms. Janice Lowry, Recording Secretary