

MIDTOWN REDEVELOPMENT AREA BOARD MINUTES

November 9, 2010

There was a meeting of the Midtown Redevelopment Area Board held Tuesday, November 9, 2010 at 6:00 p.m. in the City Hall Commission Chambers at 301 South Ridgewood Avenue, Daytona Beach, Florida:

Board Members

Ms. Shirley Benjamin
Ms. Patricia Heard
Mr. John Huger
Mr. Hemis Ivey
Mr. Ken McGee
Mr. John McGhee II (arrived 6:05 pm)
Ms. Denise McMillon (arrived 6:10 pm)

Staff Members Absent

Ms. Johnnie Ponder (*EXCUSED*)

Staff Members Present

Ms. Carrie Lathan, Assistant City Attorney
Mr. Reed Berger, Redevelopment Director
Mr. Charles Bryant, Project Manager
Ofc. John Stenson, Code Enforcement
Cpt. Craig Capri, Police Department
Ms. Cathleen Olson, Recording Secretary

1. Call to Order

Mr. Ivey called the meeting to order at 6:03 pm.

2. Roll Call

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

Mr. Bryant noted that Ms. Ponder was excused from the meeting.

3. **Approval of Minutes: October 12, 2010**

Mr. Huger made a motion to approve the minutes of October 12, 2010. Mr. McGee seconded the motion and it was approved unanimously (5-0).

4. **Staff Report**

(a) Police Department Report

Cpt. Capri outlined the crime statistics for the previous month, noting that Biketoberfest had been an overall success, with one fatality and few bike thefts during the event. He stated that property crimes were the biggest problems, highlighting burglaries and auto thefts, and noted that the Redevelopment detail was going well. He also noted that parking complaints on Franklin Street and Magnolia Avenue were being addressed.

Ms. Heard noted concern regarding house numbers and problems with parking on the wrong side of the street, causing issues with blind spots.

Ms. Benjamin noted concern with drug activity on the corner of Lincoln Street and El Dorado Street.

Cpt. Capri acknowledged issues in the area and stated that he would follow up with that location.

Mr. Huger commended the Police Department on the officers on bike patrols.

Cpt. Capri noted problems on the property of the CITGO station, noting that the Police Department would be working with the owner to discourage criminal activity. He also emphasized the need for community members to be aware of problems and to minimize actions such as leaving cars or homes unlocked and vulnerable.

Mr. McGhee acknowledged the improved police presence on visible main thoroughfares but expressed concern with criminal activity filtering to side streets.

(b) Code Enforcement

Ms. McMillon stated that she had received a call from the owner of 836 Orange Avenue asking for an update regarding the status of the property.

Mr. Bryant stated that he would be in contact with the owner with information, noting that the owner had been cited previously for Code violations, and stated that the issue would likely be complicated due to family relationships between the owner of the property and the current residents.

Ms. McMillon noted concerns regarding plant and tree overgrowth onto sidewalks, and stated that the Get It While It's Hot vendor was still causing problems.

Mr. Bryant acknowledged problems with Get It While It's Hot and stated that the Police Department would be cracking down on the vendor.

Ms. McMillon noted that more food vendors had been appearing and questioned whether permits were necessary to sell food on church property if the Church gave permission.

Ms. Lathan stated that permits were required to be able to sell food on church property.

Ms. Heard stated that the barbecue vendor in question was not a member of St. Timothy's Church, and had moved their location from previous churches prior to their current location.

Ms. Benjamin stated that Cut Masters was also selling barbecue and questioned if permits had been obtained.

Mr. Bryant acknowledged issues and stated that Code Enforcement was working to cite unpermitted barbecue vendors. He stated that Denzel Sykes was the new Code Inspector for Midtown and he would give a progress report at the December meeting.

Mr. McGee stated that Code requirements were not being followed regarding water recycling.

Mr. Bryant stated that the EPA was cracking down on car washes about unrecycled water and Code was aware of the issue.

Ms. McMillon asked about the process of obtaining weekend vendor permits

Mr. Ivey stated that temporary permits were available for business owners to sell their products outside for up to 20 days a year.

Ms. Heard stated that the 30 day period regarding the car washes should be expiring and asked for updates. She also noted concern regarding the landscaping of a church on Bellevue Avenue, and expressed concern regarding inadequate tree maintenance around power lines.

Mr. Bryant stated that he would obtain information for the Board regarding the car washes. He stated that the Bellevue church in question was not in the Midtown Redevelopment Area. He stated that the City contracted with Florida

Power & Light regarding tree maintenance around power lines, and he would contact them regarding the issue.

Ms. Benjamin noted concern with overgrown trees obscuring a stop sign on Mary McLeod-Bethune Boulevard and Seneca Avenue.

5. DISCUSSION ITEM: Land Development Code Updates

Mr. Ivey noted that Item 5 regarding the Land Development Code updates would be addressed following the Redevelopment project updates.

Mr. Ivey stated that the Clarion Report would be distributed to Board members, noting that the report was important for all, especially in conjunction with the Midtown Master Plan. He asked how information was given to the Clarion team to provide input.

Mr. Berger stated that Board members and Redevelopment Staff could provide feedback via the website, as well as through workshops.

Mr. Ivey emphasized the need to make sure there was open communication between the Clarion team, the FAMU team, and the Midtown Board, noting concern with a nonlocal entity making decisions.

Ms. McMillon asked about the information that was being given to the Clarion consultants and stated that the needs of Midtown were different from other areas of the City.

Mr. Berger stated that Clarion was a national firm from Texas respected for trying to have an open dialogue with the public to address concerns. He stated that the first module of the LDC rewrite involved the process, structure, and organizational procedure, while the second module delved deeper into individual districts of the City, whereupon there would be more opportunity for in-depth discussions and stated meetings were scheduled for November 22 and November 23.

Mr. McGee noted that it was a disadvantage to have the Midtown Master Plan completed before module two of the rewrite would be completed.

Mr. Ivey noted the need for careful consideration of the wording of any motions to ensure that it be clearly indicated that Midtown wished to be included in the LDC discussions, expressing concern with the wording of the motion from the previous meeting that had been presented before the Planning Board.

Mr. McGhee stated a motion had been approved by the Planning Board that Midtown be excluded from the LDC rewrite for six months.

Mr. Berger stated that a public forum would be held on November 23 at 6:00 pm.

Ms. McMillon stated that Bethune-Cookman University was too highly emphasized in representing Midtown, noting that there were other historic aspects to Midtown that needed more recognition.

Mr. Ivey concurred with the need to move forward with advertising and demonstrate that there was more to Midtown than BCU.

Mr. Berger stated that he would work with Mr. Bryant to obtain pictures of other areas of Midtown for Clarion to incorporate into the rewrite process.

6. Redevelopment Project Updates

Mr. McGee asked if illustrations for the Midtown Master Plan were available for review.

Mr. Berger stated that the illustrations would be updated to the web site.

Mr. Bryant noted that the planning process for the next workshop had begun.

7. Public Comments

Ms. Weegie Kundig, 718 Wild Olive, stated that the inconvenient date of the public meeting immediately prior to Thanksgiving would severely limit community input to the process. She also noted that it was only the Midtown Board who had members living outside of the Redevelopment area, and emphasized the importance of addressing Section VIII: Non-Conforming Uses.

Mr. Berger noted that the discussion of module one could continue even after the second and third modules had begun.

Mr. McGhee asked about the sources of the information provided to Clarion.

Mr. Berger stated that Clarion had held meetings with stakeholders to obtain information.

Mr. Ivey reiterated his concern with the lack of attention given to many requests made by the Midtown Board.

Ms. McMillon emphasized the need for all Boards to be treated equally, and for Midtown Board members to be active in relevant discussions.

Mr. Yannick Innis, 1255 W. International Speedway Boulevard, Mainland High School Band Director, introduced himself and outlined plans for a band uniform

fund raiser, noting the need to put a new face on the band program. He asked about the possibility for Board assistance with the fund raiser, noting that there were 90 students in the band and 20 auxiliary members, and each uniform cost approximately \$400.

Ms. Heard acknowledged problems with the lack of funds and requested that Mr. Innis leave contact information for further communication.

Mr. McGhee asked about the materials of the new uniform.

Mr. Innis stated that the new uniforms would be made of lighter weight materials than the old ones.

Ms. McMillon noted that repair money had been removed from the band budget and asked about the procedure for necessary repairs to the uniforms.

Mr. Innis stated the uniforms would be checked in and out in order to reduce cleaning costs for students, noting that the new material would not need to be dry-cleaned as often as the old uniforms.

Ms. Benjamin suggested contacting local churches for assistance in fundraising.

Mr. Bryant noted the possibility of the Mainland Band participating in the December 11 holiday parade as an opportunity for fundraising;

8. Board Comments

Ms. Heard noted that the Henry Butts Drive dedication ceremony had been a success, and reiterated that the Clarion module did not have enough information regarding Midtown.

Ms. Benjamin stated there needed to be more feedback and input regarding Board questions and requests and emphasized the need for progress on Midtown issues.

Mr. McGee emphasized the need for a procedure to more easily allow the Board to veto proposals and procedures in regards to certificates of appropriateness.

Ms. McMillon stated that the Board's efforts put into Midtown had been noted, and wished Board and Staff members a safe and happy Thanksgiving.

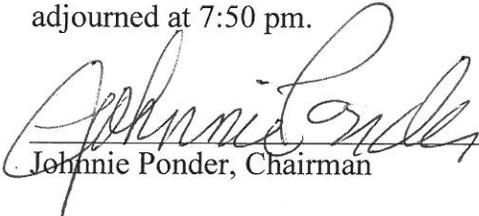
Mr. Huger asked about the opportunity to discuss Clarion issues at the workshop.

Mr. McGhee reiterated the need to make sure information regarding possible grants was widely available.

Mr. Ivey expressed his appreciation for the Board's service to the community, reiterating the need to secure equal opportunities as other Boards, and requested that the Board keep Ms. Ponder in their prayers over the Thanksgiving holidays.

10. **Adjournment**

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


Johnnie Ponder, Chairman


Cathleen Olson, Board Secretary