

**MIDTOWN REDEVELOPMENT AREA BOARD
MINUTES
Tuesday, April 10, 2012**

A meeting of the Midtown Redevelopment Area Board was held Tuesday, April 10, 2012, at 6 PM in the City Hall Commission Chambers at 301 S. Ridgewood Avenue, Daytona Beach, FL. The following people were present:

Board Members

Mr. Hemis Ivey, Jr., Chairman
Ms. Patricia Heard, Vice Chairman
Ms. Shirley Benjamin
Mr. Ken McGee
Mr. Martin Tooley
Mr. Wilburn Williams
Ms. Margaret Symonette

Board Members Absent

Ms. Denise McMillon
Dr. Irma Jamison

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Ms. Carrie Lathan, Assistant City Attorney
Mr. Charles Bryant, Project Manager
Mr. Ron McLemore, Public Works Director
Ms. Dana Williams, Recording Secretary

1. Call to Order

Mr. Ivey called the meeting to order at 6:00 PM.

2. Roll Call

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

3. Invocation

Mr. Tooley gave the invocation.

4. Pledge of Allegiance to the Flag

Ms. Heard lead the Pledge of Allegiance.

5. **Approval of Minutes of the March 13, 2012**

Ms. Symonette made a motion to approve the minutes of the March 13, 2012. Mr. Tooley seconded the motion and it was approved unanimously 7-0.

6. **Staff Reports**

a) **Public Works Department**

Mr. McLemore presented plans of Public Works projects planned for the Midtown area. He stated four specific projects, which of several components each, and included the ISB Streetscape Phase II, MLK Streetscape, Nova Rd and ISB intersection improvements, Orange Avenue Roadway Improvements, and Stormwater Remediation. He stated unfortunately funding was a problem.

Mr. McLemore stated the initial ISB streetscape implementation took place six years before but funding issues had lengthened the project. He stated the Phase II portion would complete the project at a cost of \$1.2 million, with \$1.1 million appropriated from the FDOT. He then distributed a small map of the area and briefly explained the streetscape plan.

Mr. Ivey asked if additional lane changes and logo-type entranceway signage were planned for ISB. He added that if Midtown was going to be branded similar to other parts of the City, signage designating the entrance to Midtown would be appropriate.

Mr. McLemore stated lane changes were not planned nor were road type signs, although he agreed with the branding comments and stated he would make the suggestion. He stated that Public Works was managing the ISB project whereas FDOT was managing the Nova Road project, and they had no plans for lane reconfigurations. He stated the overhead lines were to be placed underground.

Mr. Ivey asked if the City would be able to maintain the new look. He felt the city was doing work such as stripping lanes and mowing medians, everywhere except in the Midtown Area and that the ISB corridor was not being maintained to the same standards as other main thoroughfares. Mr. Ivey continued that "our community" wasn't being maintained fairly in comparison to other parts of the City and that it should be given the same respect in order for residents to feel as though they were a part of Daytona Beach.

Mr. McLemore stated the MLK Streetscape was impacted by the new Master Plan but Public Works was not prepared to talk about the Master Plan.

Mr. Ivey stated that when all streets were considered for resurfacing, MLK was on the list but was not complete because it only had a ½" of gravel, but that was "big band aid." He added Derbyshire was completed with beautiful results. Mr. Ivey stated Midtown had

more leaning (FPL) poles and flickering lights than any other part of the City. He compared the main corridors of Midtown as one resembling a "war zone".

Mr. McLemore stated that the list of fixes would enhance MLK but \$1.3 million was needed and paving over the roadway would not hold up for any length of time.

Mr. Ivey stated the community should be polled on the issue and that even if for only 10 weeks or 10 days, paving would provide a smoother ride than what was currently available.

Mr. McLemore stated the first two components of the project may be do-able in the foreseeable future, such as utility work, milling and resurfacing. He stated he would come up with a plan to accomplish those two elements.

Ms. Heard asked about the part of MLK, south of Orange Avenue.

Mr. McLemore explained the evaluation process of all streets, saying at the time the list was compiled, that portion of MLK had not ranked high enough, but he could re-evaluate it.

Mr. Ivey asked about the TIGER grant, who was writing it and why the funding was continually denied.

Mr. McLemore stated he had the narrative section of the grant available for the Board members. He also added that following each determination, staff talked with the feds about the criteria to determine where the City came up short; and had been told Daytona Beach was not a high priority project. According to his contact, the priority projects were parks, railroads, and large interstate projects.

Mr. Tooley asked if there was another funding source which could be sought.

Mr. McLemore stated yes through the new transportation bill, but because of discrepancies between parties, it had yet to be funded.

Mr. Ivey talked about the west part of MM Bethune Blvd and its lack of stormwater management, saying rain caused the streets to flood. He asked that it be addressed by possibly taking lanes out of Lincoln Street, since the traffic did not support four lanes then installing drainage pipes to address the stormwater runoff.

Mr. Tooley requested clarification on the MLK components.

Mr. Berger addressed the question about its sidewalks, saying they were broken and the CRA had previously picked up some of the costs and possibly it could be requested for the MLK portion also.

Mr. McLemore distributed a handout on the Nova Road/ISB intersection improvements which explained the upgraded mast arms, geometric changes, and provided a much nicer look to the intersection. He stated the FDOT project portion had completed the public hearings phase and hoped to go to bid in December with work beginning in spring 2013.

Mr. McGee asked about the south bound lanes of Nova Road.

Mr. McLemore stated he would have to bring someone else in to better explain the functionality of the design, and he would do so for the next meeting.

Mr. Tooley also requested the target date for the work on MLK.

Mr. Ivey asked what it would take to relocate the Public Works (Grounds Maintenance) yard on Orange Avenue and combine it with the PW facility on Bellevue Avenue. He added he would like to see an increase in tax base of Midtown by opening up property along the main corridor.

Mr. McLemore agreed the yard did not belong in its current location as it was a conflicting use and would be ideal to have the property available for development; however it would take money along with increased space at the Bellevue Avenue location. He recommended including that as part of the Master Plan goals.

Mr. McLemore presented engineering plans for Orange Avenue, saying it was available if the Board members wished to review them. The Board, by consensus, requested a copy be provided to each member in the May packet and that discussion of the item be deferred until then.

7. Discussion: DEV 2011-0093 Villages of Halifax II

Mr. Berger stated that the engineer for the project had requested to provide an update on the proposal since receiving feedback from the Board. He added the site plan would come back to the Board for approval at a later time, but Mr. Dowst and Mr. Aguirre would like to present the most current proposal and answer any questions the Board may have.

Mr. Aguirre, Associate Vice President for Picerne Development, provided an overview of the project and its progress in the process. He explained the previous model was designed as a three-story garden style apartment and that the permitting process had completed one full review with the Technical Review Team (TRT). Incorporating feedback of the Board from their February meeting, the complex had been reconfigured so that only one building was adjacent to the retention pond and a fence would enclose the project to address the safety concern.

Mr. Aguirre also talked about two concerns which arose from a recent public meeting, namely the speed of traffic along Keech Street and the location of the entrance to the

complex. He stated the project design team had presented several options including aligning the entrance with Oak Street and creating ingress/egress off Caroline Street, although staff had issues with those options therefore the preference was to retain the entrance along Keech Street.

Mr. Ivey stated he would like to see the options presented to staff and he did not understand why the entrance could not be off of Caroline Street. He added he had spoken with firefighters about their ability to maneuver or turn their trucks and they were fine with the configuration. He stated there was concern from the Comprehensive Plan to drive traffic and although he did not want to hold up the process in, he could not approve something he had not seen. Therefore he would like to see alternatives that had been presented.

Mr. Aguirre discussed the amended concept of the buildings, saying they remained at three-stories, although each was reconfigured to have direct entry. He went on to say the handicap units were one level on the ground floor with the other units having a private interior staircase to a two-story townhome. Mr. Aguirre also stated the developer would soon need feedback on the color palette.

Mr. Mark Dowst, project engineer, discussed the access issue, saying the existing entrance on Keech Street was proposed to align with a slight offset to Oak Street however; the proposal did not meet the Land Development Code (LDC) requirements. A second option was to place the entrance along Caroline Street to either the north or the south, but those were dead ends and access to the development needed to come from two different directions.

Mr. Aguirre addressed several aspects of the new concepts for the development, including:

- the buildings had been turned to move them away from the retention pond,
- the curved entrance to the South was not quite a full offset as required by the LDC however it was an attempt to stay away from the homes across the street,
- the view from Keech Street would include 20' of landscaping with the large Oak tree being preserved,
- incorporation of a playground and picnic area adjacent to the management office
- fencing around the retention pond, and
- an opaque fence around the entire project.

Mr. Ivey stated he would like to address the issue of access off Caroline Street with the TRT and traffic engineer.

Mr. Berger stated that both he and Mr. Bryant had attended the TRT meeting and questioned the access from Caroline Street. He was told access from the dead-end streets had never been permitted and because it was residential with single-family homes, the proposed access would not make sense.

Discussion followed on connections for dead-end street.

Mr. Ivey stated allowing access would be consistent with the Master Plan.

Citizen Comments

Mr. Reginald Moore, 209 N Keech Street, stated less than ½ of the access into old Daytona Beach was off Keech Street, with the remainder off Caroline Street and 2nd Avenue. He thought the separation of Caroline Street was originally a division of race and was separated by the Villages. He stated that the proposal showed all traffic would be on Keech Street, and there was already too much traffic there and the residents had requested installation of speed bumps. Mr. Moore stated that if emergency vehicles had an issue with maneuverability on Caroline Street, the homes there would not be protected. He stated he had no problem with the proposed project, but he did not understand why projects that were currently unfinished would not be completed prior to beginning another.

Ms. Symonette also expressed concern about the access and asked if it could be reconfigured to enter from Nova Road.

Mr. Dowst stated that the various options for ingress/egress were discussed at the last meeting, at the TRT meeting and again the day before, but that did not appear to be an option.

Mr. Ivey stated he would bring it up at the TRT meeting the next week. He stated that it appeared no one was objecting to the project, but there needed to be a better solution to the traffic issue.

Mr. Williams stated he did not think access off of Keech Street was a problem, but it being the only access to the development was his main concern. He stated it could place a burden on the residents with increased traffic.

Mr. Dowst explained the only second entrance to the project which was agreeable to everyone would be limited to emergency vehicles only. He stated that the single point of entry addressed the issue of safety.

Mr. Tooley asked how many units were proposed.

Mr. Aguirre stated 70 units.

Mr. Tooley stated that if each unit's residents owned two vehicles, there could be 140 additional cars creating traffic.

Mr. Aguirre stated that if that were the case, it would still be less than the 76 units currently at that location.

Mr. Tooley stated he was concerned for the community and felt it was time for the Board to make some hard decisions about change and improvements. He agreed that the entrance to the project should be off of Caroline Street.

Mr. Dowst stated the entranceway issue was to come up again on May 8th, and the discussion before the Board was a courtesy presentation to keep the Board informed of the project's progress.

Mr. McGee asked if the developers had considered how the project might fit with the Midtown Master Plan.

Mr. Dowst stated that both he and City staff had reviewed the plan and used it as a tool in designing the project. He stated he tried to meet the objectives of all Codes which overlay on each other and would include the Master Plan, the Comprehensive Plan and the Land Development Code.

Ms. Heard asked for consideration to repair, widen, and pave the streets adjoining the project and she would like to see the entrance moved to Caroline Street, the retention pond placed underground, and she was concerned with multiple story buildings with no elevators.

Mr. Dowst stated underground retention had been evaluated but the site would not allow for it.

Ms. Heard asked about the construction company, where they were located and whether a mandate to hire an African-American labor force had been created.

Mr. Aguirre stated Picerne Construction Company, a division of Picerne Development would be doing the construction and their offices were in Altamonte Springs. He added the company would do its best to hire locally and minorities as required by law.

Mr. Ivey thanked Mr. Dowst and Mr. Aguirre for taking the extra step in presenting the amendments, adding it was a tax based project and no one wanted to lose any federal money.

8. Midtown Master Plan – Amendment to the Midtown Redevelopment Plan

Mr. Ivey asked the Board to consider a continuance of the Item in order to have a workshop as well as give everyone a chance to review the materials. He also asked Mr. Bryant to schedule a workshop, open to the public, within the next two weeks.

Mr. Berger stated he had distributed the information but it was so comprehensive, he would "boil it down" and make recommendations on how best to place the goals and

objectives into the Redevelopment Plan; and to make certain the Master Plan and Redevelopment Plan were consistent.

Board Action

Mr. McGee made a motion to continue item 8. Mr. Tooley seconded the motion and it was approved unanimously (7-0).

Mr. Bryant suggested Tuesday, April 17, 2012, at 5 PM in the Commission Chambers for the workshop. It was the consensus of the Board to accept the date, time and location.

9. Redevelopment Project Updates

Mr. Bryant presented the following updates:

- A “Community Clean Up: Saturday, May 5th. Volunteers were needed and anyone wishing to volunteer should contact him.
- “Kick It To the Curb” week April 28—May 4 The City was working with Waste Pro, Public Works and the Health Department. Notices would be distributed through utility billing.
- Walkability Workshop Wednesday, May 2nd from 8:30 AM—3 PM at the Dickerson Center Activity Building. Details concerning the workshop were available in the memorandum from the Health Department.
- Development and Administrative Services would be hosting a Community Resource Fair on Thursday, April 12th from 4:30—6:30 PM at the Dickerson Center Gym. Mr. Bryant asked that any members who would be available during that time, to please stop by and support the event.
- Bethune-Cookman University was hosting a community meeting and special presentation to discuss the proposed practice field adjacent to the Larry R. Handfield, Esq. Athletic Training Center on Thursday, April 26th from 6—8 PM. Again, the Boards’ attendance and support was requested.
- A resolution of the Board was prepared (and distributed) honoring Mr. Ezell Culver and presented at his funeral service. Mr. Bryant added these types of resolutions were done to give credit to the contributions made to Daytona Beach by business owners and families from the Midtown area.

10. Board Priorities

The item was deferred and would be included as an agenda item at the April 17th workshop. Mr. Berger requested that as the Board members think of items to be included, they be written down and brought to the workshop. He added he had received a few items from the Chairman but needed others’ input as to how best to spend the money and set goals for the Midtown area.

11. Public Comments

Mr. Darnell Troutman, 327 Jefferson Street, was concerned about the Town Center retention pond, saying the City had taken their land and left a big hole. He stated he had spoken with Paul McKittrick about an underground filtration system and questioned why one had not been installed. Mr. Troutman also felt there were water moccasins and crabs in the area of the pond on North Street, thereby creating a safety issue for children. He asked for the Board's consideration of installing an underground system and removing the fence. In addressing the financial impact, Mr. Troutman compared what was being spent in other parts of the City to the lack of monies spent in Midtown.

Ms. Deborah Reddick, 948 W. George Engram Blvd, stated she had lived in the area for seven years and the decision to purchase her home there was because of the children who played in that neighborhood. She felt "everyday something was being taken from [our] neighborhood and nothing was being given back". She cited specific examples about the closing of Bonner Elementary School and the basketball court which was no longer there. Ms. Reddick stated she understood the need for a Master Plan but requested consideration for her neighborhood to be included in that Plan.

Ms. Eyvette Presley, 1121 Barbara Drive, stated she had grown up on Pine Street but was then relocated due to urban renewal. She agreed with Ms. Reddick about Bonner Elementary being taken away and with Mr. Troutman regarding the safety issue of the retention pond. Ms. Presley pointed out that children were inquisitive and felt the pond should not be an attraction that would draw children to it. Ms. Presley talked about the football practice field that was no longer available and the no trespassing signs on the large area on Derbyshire Road, and asked where "our" children will go to play.

Mr. Troutman asked the origin of the name "Midtown Redevelopment Education Center". Neither Mr. Ivey nor Mr. Berger knew the answer. Mr. Troutman suggested asking for the black community's input, adding they had several recommendations.

Ms. Camille Holder-Brown, 218 Carl Brinkley Circle, spoke about the first Earth Day in Daytona Beach celebration to be held on Sunday, April 22nd from Noon – 6 PM at Bonner School. She stated it would be an eco-friendly event with healthy, vegetarian foods, no Styrofoam containers, performances, workshops, giveaways, and a movie. She added admission was free as are vendors and there would be a performance to benefit the Bonner Community Garden. Additional information could be found at www.daytonabeachearthdayfestival.com

Ms. Paula Reed, 861 Magnolia Avenue, asked the Board to "stay on top" of the Villages of Halifax development, particularly with respect to the additional influx of cars on Keech Street and the historical context of the wall as redevelopment was planned. She also requested that a sufficient number of staff's handouts be available so that the audience could follow along.

12. Board Comments

Ms. Symonette reported on a booth set up at MLK and Orange during the Easter weekend which was selling items (baskets, clothing, purses...) and asked how the Board could control that sort of unauthorized sales.

Mr. Ivey stated that was a Code Enforcement matter and that the members should always feel comfortable contacting them for any issues which arise or email Mr. Bryant for follow up.

Mr. Williams stated he was concerned about how the Master Plan was being implemented, adding that everything that happened prior to its adoption should be consistent with the Plan. He also felt the Board as a whole should be more proactive in implementing its goals by researching other and similar Boards outside the area rather than reinventing the wheel. He thought that by looking at ideas which had already proven successful, it would assist or expedite some of the same challenges faced by the Midtown Board.

Mr. Tooley piggybacked on the concerns of the people around the Cypress Street Recreational Center, agreed the children needed a place to play and cited the First Lady's "Let's Move" initiative to get children outside and active again. Mr. Tooley also felt great progress had been made with Public Works, particularly with the MLK consensus to implement the utility work and resurfacing components. One area he continued to have issue with was the traffic flow on Keech and Caroline streets related to the Villages of Halifax II.

Ms. Heard asked the status of the old Police Station.

Mr. Ivey stated it would be going before the City Commission on April 18th as an agenda item to put out an RFP. He added the law school was only a concept from a developer interested in the property.

Ms. Heard also reported she had been to the two buildings on MLK and ISB which were a "mess" and that Code Enforcement needed to "shake things up" there.

Mr. Ivey reported he had talked with Code Enforcement Officer Hector Garcia who would be addressing that area.

Ms. Heard also addressed the Easter sales Ms. Symonette had mentioned, saying the same thing occurred around Valentine's Day. She felt Code Enforcement should talk with the property owners, who had mistakenly given permission for the itinerate vending.

Mr. Ivey applauded the effort of the community to clean up Midtown, adding that as one drives along the streets, a difference can readily be seen. He commended the Board members for their efforts in working with the various entities such as Code Enforcement,

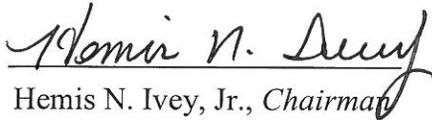
and the community, and for bringing ideas and priorities forward. Mr. Ivey encouraged everyone's continued hard work so that differences could be worked out and progress could continue.

Ms. Brown thanked Mr. Bryant for having the RV removed from 258 S. MLK.

Mr. Ivey stated the Planning Board would be meeting on Monday, April 23rd at 6 PM and encouraged everyone to attend.

13. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 8:23 PM.


Hemis N. Ivey, Jr., *Chairman*

not available for signature
D. Williams, *Recording Secretary*