

**MIDTOWN REDEVELOPMENT AREA BOARD  
MINUTES  
Tuesday, January 14, 2014**

A meeting of the Midtown Redevelopment Area Board was held Tuesday, January 14, 2014, at 6:00 p.m. in the Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, FL. The following people were present:

**Board Members Present**

Mr. Martin Tooley, Chair (arrived at 7:25 p.m.)  
Ms. Patricia Heard, Vice Chair  
Mr. Tony Barhoo  
Ms. Denise Cato  
Ms. Kenya Ford  
Dr. Irma Browne Jamison

**Board Members Absent:**

Mr. Kenneth McGee  
Mr. Wilburn Williams

**Staff Members Present**

Mr. Reed Berger, Redevelopment Director  
Mr. Charles Bryant, Redevelopment Project Manager  
Mr. Ben Gross, Assistant City Attorney  
Ms. Becky Groom, Recording Secretary

**1. Call to Order**

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

**2. Roll Call**

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

**3. Invocation**

Mr. Barhoo gave the invocation.

**4. Pledge of Allegiance to the Flag**

Ms. Cato led the Pledge of Allegiance.

5. **Approval of Minutes for December 10, 2013**

**Board Action:**

Mr. Barhoo made a motion to approve the minutes of December 10, 2013. Dr. Jamison seconded the motion and it carried unanimously (5-0).

6. **Staff Report**

Police Department:

Capt. L. Blanchette stated that the statistical crime report for the year of 2013 was not finalized but should be available for the Compstat meeting of January 16, 2014. Capt. Blanchette stated the meeting time has been changed to 3:30 p.m. but will continue to be held every other Thursday in the second floor Compstat room at the Police Department.

Capt. Blanchette stated that he would like to provide some preliminary figures to the Board on crime statistics and stated that the west side, District 1, ended the year with a 9% increase in crime and the east side ended with a zero, reflecting no gain or loss in the number of crimes. Capt. Blanchette stated that he believes the average city-wide for crime will be a 5% increase.

Capt. Blanchette stated that five officers were hired in October and twelve in January. Capt. Blanchette stated that he anticipates hiring another eight officers in March and possibly another ten in April which will bring the department to full staffing by July.

Capt. Blanchette stated the real time crime center will be operational by the end of the month. The real time crime center will enable officers to view all activity, such as parking tickets, field identification, and other police activities.

Capt. Blanchette stated the City of Daytona Beach Police Department has been selected to be a test program for the Fleeer program which will monitor fleeing vehicles from fixed wing airplanes over the City 12 hours per day. Capt. Blanchette stated this program will operate at no cost to the City and will be operational by the spring of the year.

Ms. Cato asked why there are so many speed bumps in Midtown.

Capt. Blanchette stated the Police Department did not have the speed bumps installed and stated they were installed at the direction of the City Commission.

Ms. Cato asked what the cost is for the speed bumps.

Capt. Blanchette stated he did not know. He stated there is the cost for the speed bump as well as the cost to have it installed.

Mr. Barhoo stated that he thinks it is wonderful what the City is doing to implement new programs and applauds the Chief and staff for the excellent job they are doing.

Ms. Heard stated that Capt. Blanchette attended the Midtown Neighborhood Watch meeting last evening and thanked him for attending.

Code Enforcement:

Charles Bryant, Redevelopment Project Manager, stated the Code Enforcement Report is included in the packet.

Ms. Cato stated that it was her understanding that landscape companies had bid to help the City in mowing overgrown lots.

Mr. Bryant stated the City hired a contractor to help with mowing overgrown lots and that is handled through Code Enforcement.

Ms. Heard stated that grass is growing on South Martin Luther King near Bellevue on the curbs, sidewalks, and in the street.

Mr. Bryant stated he will contact Public Works to have them take care of South Martin Luther King.

Dr. Jamison stated she would like to see something placed on the weeds to destroy them since cutting them does not stop the growth.

**7. Action Item: DEV2013-119, Miller Project**

Mr. Bryant stated that since the Design Professional is not in attendance this evening, this item cannot be approved.

Ben Gross, Assistant City Attorney, suggested continuing the item so that all Board members will hear the same presentation and facts.

Steve Miller, 383 Walnut Street, stated he would like the Board to hold a special meeting to consider this request. Mr. Miller stated the request is to open a tax office and he would like to have the office open by the end of the month. Mr. Miller stated he has been operating his business from his home and, therefore, is unable to advertise. Mr. Miller stated if his request for office space is approved, he will be able to advertise his business for the tax period through April 15.

Mr. Gross suggested that the item be withdrawn from this evening's agenda and then have Mr. Bryant poll the Board to determine availability for a special meeting.

Mr. Miller asked that his request be withdrawn.

**Board Action:**

Dr. Jamison made a motion to withdraw the request for DEV2013-119, Miller Project. Ms. Cato seconded the motion and it carried unanimously (5-0).

Mr. Bryant stated he will contact the Design Professional, the applicant, and the other Board members to determine when a Special Meeting can be held.

Ms. Cato asked if the Design Professional could be teleconferenced into the meeting if he is physically unable to attend the meeting.

Mr. Gross stated he would research that request for the Board.

**8. Discussion Item: Dollar General Store**

Mr. Bryant stated this is a request to construct a Dollar General Store at 529 W. International Speedway Boulevard. Mr. Bryant stated representatives of the applicant are in attendance.

Scott Rheams, representing the Casburn Brett Architects of Daphne, Alabama, stated for the record that the project will be located at 825 International Speedway Blvd., not 529. Mr. Rheams stated a used automotive dealership is currently located on the site.

Ms. Cato asked if there will be an ingress and egress onto International Speedway Blvd. Ms. Cato also expressed concerns about safety of students who may try to cross International Speedway Blvd. near this location. Ms. Cato expressed concerns about a buffer between the proposed project and adjacent residential properties and asked if the residents were notified of the proposed project.

Mr. Berger stated there is no requirement to notify the residents of the proposed project.

Ms. Cato asked if the developer would send a letter to adjacent property owners to let them know of the proposed development.

Mr. Gross stated the applicant is attending the meeting to receive comments from the Board on the project. Mr. Gross stated site plan approval will be at a future meeting. Mr. Gross stated he believes notification to adjacent property owners is a requirement of the Land Development Code and will discuss that requirement with Mr. Berger.

Ms. Heard stated that when she wanted to build an addition on her home, she was required to notify adjacent property owners.

Dr. Jamison stated that when the Family Dollar was constructed on Mason, the applicant was required to notify adjacent property owners regarding the proposed construction. Dr. Jamison stated she feels the neighbors should have input into the project since there may be concerns about lighting and traffic.

Mr. Rheams stated there has not been a formal submittal for the project and stated the purpose for him being here is to inform the Board of their intent.

Mr. Gross stated he will research the matter of notice requirements and report back to the Board at the next meeting what has been determined.

Ms. Heard asked where the delivery trucks would unload on the proposed project.

Mr. Rheams stated the receiving area is noted on the proposed plans on the east side of the building.

Mr. Rheams stated he proposes to widen the curb cut on International Speedway to ease traffic entering and exiting the site.

Ms. Ford stated that she suggests that Mr. Rheams relay the concerns of the Board to his traffic consultants regarding ingress/egress on International Speedway.

Mr. Rheams stated that the Board's concerns have been noted.

Ms. Cato asked how many jobs the project will bring to Midtown.

Mr. Rheams stated that he is the developer and cannot speak for Dollar General as a company.

Ms. Cato stated that in the future she would like a developer to provide information to the Board on the number of jobs that will be created for a new business.

Mr. Rheams stated he will provide that information at the next meeting.

Mr. Gross stated that he has reviewed the Land Development Code and the only notice requirement is for shopping centers.

Ms. Cato asked if Mr. Rheams would have Dollar General notify adjacent property owners of the proposed project.

Ms. Cato stated that she would attend a City Commission meeting to ask the City Commission to change the requirements so that businesses that want to locate in a residential area will be required to notify adjacent property owners of a proposed development.

Mr. Barhoo stated it is a plus for businesses to locate in the area but has concerns about a buffer with the residential area. Mr. Barhoo stated he also has concerns about safety.

Mr. Rheams stated there will be a monument sign along ISB and there will be two pedestrian connections, one along ISB and one along Franklin Street. Mr. Rheams stated the green space will be increased in the delivery area to enhance the buffer. Mr. Rheams stated the existing chain link fence will be removed. Mr. Rheams stated the building will be stucco and he will be working with staff on the final design.

**Public Comments:**

Johnnie Ponder, 885 Maley Street, stated that she had concerns about notifying residents of the proposed project. Ms. Ponder stated that the Dollar General in New Smyrna Beach has a market place that offers fresh fruits, vegetables, and fresh meat. Ms. Ponder stated a market like the one in New Smyrna Beach would be good for the students and the neighborhood.

Ms. Cato stated that when other projects have been proposed in Midtown, residents were notified of the proposed development and asked if notification to residents is something that must be requested.

Mr. Gross stated notification to residents is not a requirement.

Mr. Berger stated that the Planning Board has discussed notice requirements as part of a pre-application meeting and that language is part of the LDC rewrite. Mr. Berger stated it is the intent to have that included in the rewrite but it is not codified as yet.

Ms. Heard asked when the Land Development Code rewrite will be complete.

Mr. Berger stated it is anticipated that the Land Development Code rewrite will be completed early this year.

**9. Redevelopment Project Updates**

Mr. Bryant presented slides to the Board to show the improvements to the property at 885 W. International Speedway Blvd.

Mr. Bryant stated Light Up Midtown was well attended. He stated the parade date competed with that of Holly Hill yet many people attended the health fair.

Mr. Bryant stated there are many Martin Luther King Day activities this weekend and encouraged Board members to participate in the event.

Dr. Jamison stated there will be a program at Mt. Bethel Baptist on Monday at 3:00 p.m. in conjunction with Martin Luther King Day.

Ms. Cato stated there will be a Black History Art Show at the Yvonne Scarlett Golden Center on January 17 from 6:00 p.m. to 8:00 p.m.

**10. Public Comments**

Steve Miller, 383 Walnut Street, asked what will be the next step in the process after approval is received from the Midtown Board for his request to open a tax office.

Mr. Berger stated that staff will direct him through the final site plan review and permitting.

Mr. Miller stated there is a rehab center that has opened on Mary McLeod Bethune and stated there did not seem to be any improvement to the property.

Mr. Bryant stated the business is a narcotics anonymous group and it is not in Midtown.

Ms. Heard asked about parking for the site.

Mr. Bryant stated parking was reviewed with staff and there is parking on the side.

Ms. Cato stated that she has previously asked about businesses that are opening in Midtown that have not been reviewed by the Board. Ms. Cato expressed concern about windows being covered by signage in convenience stores. Ms. Cato stated the goal for the year should be to have Midtown in compliance with the Land Development Code.

John Nicholson, 413 N. Grandview, stated that a rehab center opened on Main Street and within six months, it moved. Mr. Nicholson stated such centers have a tendency to move.

Mr. Nicholson stated that it seems that the negative is always stated about Midtown. Mr. Nicholson stated that the proposed Hard Rock and the Russian project are always talked about in a positive nature. Mr. Nicholson stated that people should quit saying that no one wants to come to Midtown. Mr. Nicholson stated that since he has lived here, over 300 buildings have been constructed in Midtown and almost \$500,000,000 in public funds have been spent in Midtown. Mr. Nicholson stated a great cultural center has been built on ISB at Bethune Cookman. Mr. Nicholson stated that all of these things are positive and says something good about the community.

11. **Board Comments**

Dr. Jamison stated there may be new buildings and developments coming into Midtown but the question must be asked is who is benefitting from those developments. Dr. Jamison stated if a company can come into the community without the residents' approval, you have to question if the residents will benefit from it.

Ms. Cato stated she would like to invite people to live in Midtown for a year and not leave Midtown and try to find a good grocery store or a movie theater. Ms. Cato stated that most people have no idea what it is like to live in Midtown. Ms. Cato stated that Bethune Cookman is a private university and the housing authority through the Federal government is not considered in Midtown. Ms. Cato stated residents of Midtown must travel several miles to go to stores and children must stand at bus stops in the dark in order to keep the public schools racially balanced.

Ms. Heard stated that the minutes from the December meeting indicate that Board members may need to meet with the Zone 6 commissioner.

Mr. Bryant stated that both the Zone 5 and Zone 6 Commissioners have attended Board meetings. Mr. Bryant stated he could contact the Commissioner to see if a meeting can be held within her zone.

Ms. Heard stated she is concerned about flyers being posted on poles.

Mr. Bryant stated Code Enforcement has an individual that travels through the area to remove illegal posters.

Mr. Tooley arrived for the meeting at 7:25 p.m.

Ms. Heard stated the Board adopted the Midtown Redevelopment Plan and nothing has been done. Ms. Heard stated the streets are terrible in Midtown.

Mr. Tooley stated the City cannot continue to run as it has been run. He stated that everything has been divided. Mr. Tooley stated one of the things the Board is here to do is to make a difference in Midtown.

Mr. Tooley thanked Mr. Bryant and the staff for all they do.

Mr. Tooley thanked the Board members for their service in 2013 and looks forward to what can be done in 2014.

Mr. Tooley encouraged Board members to attend City Commission meetings.

Mr. Tooley thanked Mr. Ferguson and Ms. Ponder for their support.

Ms. Heard thanked the residents who attended the Neighborhood Watch meeting for their attendance and thanked those who attended the Midtown Board meeting this evening.

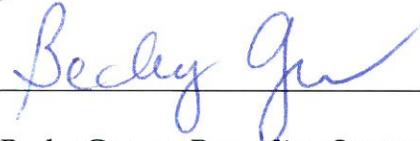
**12. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 7:30 p.m.



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Patricia Heard, Vice Chairman



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Becky Groom, Recording Secretary