

**REGULAR MEETING
MIDTOWN REDEVELOPMENT AREA BOARD
MINUTES
Tuesday, October 14, 2014**

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

Board Members Present

Mr. Martin Tooley, Chair
Ms. Patricia Heard, Vice Chair
Mr. Tony Barhoo
Ms. Kenya Ford
Mr. Danny Fuqua
Dr. Irma Browne Jamison
Mr. Steven Miller
Mr. Oliver Ross
Mr. Joseph Pozzuoli

Staff Members Present

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

1. Call to Order

Mr. Tooley called the meeting to order at 6:00 p.m.

2. Roll Call

The roll was called and attendance was noted as stated above.

3. Invocation

Mr. Fuqua gave the invocation.

4. Pledge of Allegiance to the Flag

Dr. Jamison led the Pledge of Allegiance.

5. **Approval of Minutes for August 12, 2014**

A motion was made by Mr. Miller, seconded by Mr. Barhoo, to approve the minutes of the Regular Meeting of August 12, 2014. The motion carried unanimously (9-0).

6. **Staff Report**

Police Department

Capt. Lance Blanchette presented the Compstat Report which is included as part of the packet. Capt. Blanchette stated on the west side, burglaries are down 25%; larcenies are down by 9% and car breaks are down by 31%; shopliftings are down by 12%; robberies are down by 12%; aggravated assault and batteries are down by 3%. Capt. Blanchette stated overall crime is down by a negative 11% over the crime rates presented last year at this time. Capt. Blanchette stated firearm offenses are down by 38%. He stated domestic violence offenses are up 22%, noting there are 90 more cases reported than last year. He stated crime on the east side is up by 2%.

Capt. Blanchette stated Biketoberfest is this weekend and staffing has been increased since the event has spread out. Capt. Blanchette stated the department has new Victory motorcycles. He stated the department also has two new dirt bikes, which will be used in the Derbyshire area.

Mr. Tooley asked what is being done to deal with confrontational officers.

Capt. Blanchette stated currently 50 officers are wearing video cameras and the Department plans to purchase 50 more. He stated the video will record not only an offender but will record the officer's actions.

Capt. Blanchette stated the Police Department applied for a grant for 10 officers and those officers will be assigned to the schools. He stated the officers will be at school every day, including after-school activities. He stated the city has also agreed to hire 10 additional officers.

Mr. Ross asked about officers being assigned to the schools and if offenders will be sent to detention or placed in the juvenile system.

Capt. Blanchette stated often times, actions are determined by how the parents want to handle the situation.

Mr. Miller asked when the meeting will be scheduled to discuss programs for the youth of the community.

Capt. Blanchette stated he will see that the meeting is scheduled.

Code Enforcement

The Code Enforcement Report was included as part of the packet.

Mr. Bryant stated a new Code Enforcement Officer has been assigned to Midtown and will be invited to attend the next Midtown Redevelopment Board meeting.

Public Works – Orange Avenue Presentation

Ron McLemore, Public Works Director, stated there is a delay in construction due to the recent storms. Mr. McLemore stated an expedited construction schedule has been established which will allow the contractor to be out of the area between Nova and Caroline by November 15. Mr. McLemore stated at that time, Nova will be opened to Caroline. Mr. McLemore stated the next section will be from Caroline to Lockhart, and that section will be completed 1-1/2 months earlier than was previously expected. Mr. McLemore stated this revised schedule will help the businesses in the area. Mr. McLemore said additional wayfinding signage will be placed in the area to help guide people to businesses in the area. Mr. McLemore stated the City Commission has authorized the development of an advertising campaign to let people know the businesses along Orange Avenue are open.

Ms. Heard stated there is a large pile of dirt next to Church’s Chicken which blocks the view of the business from Nova Road.

Mark Vistra, Project Manager, stated the dirt is a stockpile of unusable materials that have been removed during construction. Mr. Vistra stated the dirt will be gone prior to paving, which will be the end of October.

Mr. McLemore stated he will talk with the contractor to see if the dirt can be removed earlier.

Mr. Barhoo asked if there will be modifications to the drainage system to help improve problems in the area.

Mr. McLemore stated improvements were made over the last three years which have helped drainage in the area. Mr. McLemore stated there will be a larger pipe size installed as part of the Orange Avenue improvements.

7. **DEV2014-020 McCrary, Rezoning – Residential Planned Unit Development, McCrary Dormitory**

Mr. Bryant presented the staff report which is included as part of the packet. Mr. Bryant stated the property is located at 828 George W. Engram Blvd.; and the

purpose of the request is to re-establish the site as a dormitory. Mr. Bryant stated staff recommends approval.

Applicant's Presentation:

Mark Dowst, 536 N. Halifax, spoke representing the applicant and stated changes to the site will include the removal of the chain link fence and landscaping improvements.

Dr. Jamison asked if Mr. Dowst had received any comments or concerns from the neighborhood regarding the project.

Mr. Dowst stated he has not received any calls or comments from residents about the project. He stated over 100 notices were mailed to adjacent property owners.

Ms. Ford asked how many students will be housed in the building.

Mr. Dowst said the building is sized for 8 students.

Earl McCrary, 133 Coral Circle, South Daytona, the applicant, stated he has met with representatives of Bethune-Cookman and there will be security cameras on the outside of the building which will be monitored by Campus Security.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Miller, seconded by Ms. Heard, to approve DEV2014-020 McCrary, Rezoning – Residential Planned Unit Development, McCrary Dormitory, as recommended by staff. The motion carried unanimously (9-0).

8. DEV2014-097, Zoning Map Amendment, Midtown Master Plan Rezoning

Mr. Bryant presented the staff report which is included as part of the packet. Mr. Bryant stated staff recommends approval.

Mr. Berger stated the Land Development Code rewrite has been reviewed and approved by the Planning Board. Mr. Berger stated he feels everything should be in place to approve the new zoning districts for Midtown by March.

Jason Jeffries, Redevelopment Project Manager, stated the public review draft of the Clarion revision to the Land Development Code has been reviewed by the Planning Board and is scheduled for City Commission consideration in November. Mr. Jeffries stated what is presented to the Board this evening are the

zoning districts specifically for the Midtown area. Mr. Jeffries stated Article 4 outlines the code for all the development standards in the city. Mr. Jeffries stated RDM1 through RDM6 are outlined on the Zoning Map. Mr. Jeffries stated RDM1 is Mixed Use; RDM 2 is Neighborhood Center; RDM3 is Activity Center Mixed Use; RDM4 is University; RDM5 is neighborhood transition; and RDM6 is Residential Preservation. Mr. Jeffries stated RDM7 is the zoning district on both sides of the railroad in Downtown and the Midtown area for businesses services. Mr. Jeffries stated pages 5 through 16 outline the use tables.

Mr. Ross asked if existing businesses will be grandfathered.

Mr. Jeffries said yes.

Mr. Miller asked where the entertainment district will be located. He expressed concern that people have to go outside of the neighborhood for entertainment.

Mr. Berger stated a Mixed Use development could be proposed where someone could go through a planned development process and provide entertainment areas, such as a nightclub.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Dr. Jamison, seconded by Mr. Miller, to approve DEV2014-097, Zoning Map Amendment, Midtown Master Plan Rezoning, as recommended by staff. The motion carried unanimously (9-0).

9. Redevelopment Project Updates

Mr. Bryant introduced Gary Shimun, the new Deputy City Manager. Mr. Shimun stated he comes to Daytona Beach from South Florida and looks forward to working with the Board and the City.

Mr. Miller asked about minority participation in the community. Mr. Miller stated the city is currently considering a contract for the restaurant at the golf course. He asked if there is any preference given to local businesses that try to do business with the city.

Mr. Shimun stated he sat on the committee that reviewed the proposals and local preference was considered. He stated the recommendations have been forwarded to the City Manager who will make the determination if the preference will be given for a local vendor.

Mr. Miller stated he would like to make a motion to ask the City Manager to consider the minority participation. The motion was not seconded.

Mr. Tooley stated the Board is not in a position to make a recommendation such as requested by Mr. Miller.

Mr. Bryant stated he recently attended the Florida Redevelopment Association conference in Miami. He stated he learned many great ideas that could be implemented in our area.

Mr. Bryant stated Light Up Midtown is scheduled for December 13. The event will include a parade and health fair.

Mr. Bryant stated Michael Brown, an employee of the City for over 30 years, passed away last week.

Dr. Jamison asked if all of the Board members could ride together in the parade. She stated it would bring recognition to the Board in the community.

Mr. Gross stated individual members can be at the same place without violating the Sunshine law; but if the members were together acting as the Board, the Board would have to meet at City Hall. Mr. Gross stated he would review the law to see if members could ride together.

Mr. Tooley stated at the last meeting, there was a discussion about requesting area businesses to work in the community on behalf of the Board, such as mowing lawns for those who are unable to maintain their property.

Mr. Gross stated the Board discussed soliciting contractors to clean up private properties. Mr. Gross stated there is potential for liability for the city if the Board members ask contractors to perform work on private property.

Mr. Tooley asked what the City is doing to support Light Up Midtown. He asked if the City could waive fees for the event.

Mr. Berger stated there are opportunities to come up with a long-term agreement to provide savings for these types of events but the agreement would have to be with an individual or organization. Mr. Berger stated a similar agreement is in place with the Friends of the Bandshell.

Mr. Miller stated there needs to be a community development program for Midtown, similar to what is in place for downtown.

Mr. Berger stated there is an organization in place, which is the Second Avenue Merchants Association, and there are other non-for-profits that could engage the city in an agreement for events in Midtown.

10. Public Comments

There were no public comments.

11. Board Comments

Mr. Miller stated he is pleased to see the progress and improvements in Midtown.

Mr. Barhoo stated he will not be in town for the November meeting.

Mr. Fuqua stated he attended the City Commission meeting where Orange Avenue was discussed. Mr. Fuqua stated there was a discussion about revenue lost by the merchants due to the construction. Mr. Fuqua asked if a decision has been made as to where the City will fund some of the retail businesses along Orange Avenue.

Mr. Berger stated he is not aware of any decision that has been made regarding financial compensation to the businesses.

Mr. Fuqua stated there needs to be a budget for Midtown. He stated he feels there needs to be something going on in Midtown every month for entertainment in order to keep revenue and activities within the community.

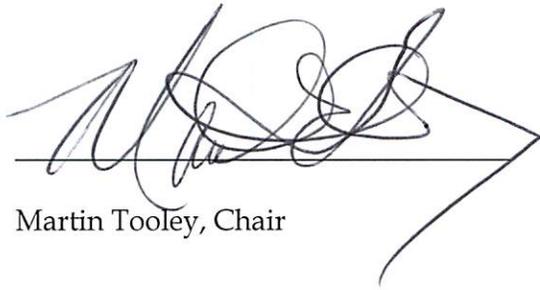
Mr. Pozzuoli stated he feels there needs to be a community group established to coordinate events and activities in Midtown.

Ms. Heard stated she is excited about the Master Plan but is concerned about the boundaries for Midtown. Ms. Heard stated she is concerned about the lack of Code Enforcement in Midtown. She stated during the past weekend, Bethune-Cookman's homecoming was held and the area was filthy after the parade was over. Ms. Heard stated she celebrated her 50th anniversary of her graduation from Bethune-Cookman this past weekend.

Mr. Tooley stated many things the Board would like to do may have to be done through the private sector. Mr. Tooley stated someone partnering with the city could make a huge difference.

12. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:56 p.m.



Martin Tooley, Chair



Becky Groom, Recording Secretary