



The CITY OF DAYTONA BEACH Midtown Redevelopment Board Minutes

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Tuesday, August 14, 2018
6:00 PM

Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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The regular meeting of the Midtown Redevelopment Board was held Tuesday, August 14, 2018, at 6:00 p.m. in Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present

Mr. Pierre Louis, Chair
Mr. Tony Barhoo (Planning Board appointee)
Mr. Alphonsa Bush
Mr. Danny Fuqua
Mr. Steven Miller (arrived at 6:15 p.m.)

Board Members Absent

Ms. Kenya Ford
Mr. Oliver Ross

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Charles Bryant, Redevelopment Project Manager
Ms. Carly Meek, Assistant City Attorney
Ms. Becky Groom, Board Secretary

Call to Order

¹ Mr. Louis called the meeting to order at 6:00 p.m.

Roll Call

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

Invocation

Mr. Fuqua gave the invocation.

Pledge of Allegiance to the Flag

Mr. Bush led the Pledge of Allegiance.

Approval of Minutes for Meeting of May 8, 2018

A motion was made by Mr. Fuqua, seconded by Mr. Miller, to approve the minutes of the Regular Meeting of May 8, 2018, as presented. The motion carried (4-0).

Staff Reports: Police and Code Enforcement

The Police and Code Enforcement reports were included as part of the packet.

Police Department Report:

Capt. Scott Goss stated he was the new Captain for District 1. Capt. Goss stated Part 1 crimes were down 14% for this year and there had been a decrease of firearm offenses by 20%. Capt. Goss stated the Department will now focus on quality of life issues. Capt. Goss stated there were plans to re open a Midtown precinct at 951 Orange Avenue which was the former FDLE building; and the precinct should be open by November 1, 2018. Capt. Goss stated the site would be a fully functioning substation.

Mr. Bush congratulated Capt. Goss on his promotion.

Mr. Fuqua asked if the Department had considered implementing a citizen patrol.

Capt. Goss stated there was a Citizen Patrol program in place but it had been difficult to find volunteers to participate in the program. Capt. Goss encouraged Board members to have anyone they know that may be interested in participating in the program to contact him. Capt. Goss stated he would have the Public Information Officer post information on social media sites to encourage people to participate in the program.

Mr. Louis asked what was being done to promote the Police Explorers program.

Capt. Goss stated the Explorer program would be more active now that school was back in session and stated there were 20 to 30 participants in the program.

Code Enforcement Report:

¹ John Stenson. Lead Code Inspector, stated there had been several clean-ups in different zones on the eastern side of the railroad tracks and plans were to move west.

Mr. Barhoo asked if there were any programs to help seniors in the area, particularly with items such as grass cutting and lawn maintenance.

Mr. Stenson stated there were no specific programs but often times people were given additional time to have yards maintained. Mr. Stenson stated sometimes volunteers and the Police Explorers assisted in helping individuals in cleaning their properties.

Mr. Fuqua asked about the wrestling event that was held at 955 Orange Avenue.

Mr. Stenson stated he did receive a complaint about a wrestling school and a virtual school being held at that address. Mr. Stenson stated those two activities were not licensed for that location. Mr. Stenson stated he had been in contact with the property owner and the tenant; and the tenant would have to obtain a business license and determine if the zoning is appropriate for that location in order to hold those activities at that location.

Mr. Miller arrived for the meeting at 6:15 p.m.

Mr. Louis stated many of the seniors in the area did not have the funds to maintain their property and felt something should be set aside to assist them.

DEV2018-106 - 200 Block S. Martin Luther King Blvd.

This item was presented in conjunction with Item 8.

Staff Presentation:

Mr. Berger presented the staff reports which are included as part of the packet. Mr. Berger stated the items presented were for a Rezoning and a Land Use change. Mr. Berger stated this was a staff initiated effort to undertake rezoning of 1.28 acres of property along Martin Luther King Blvd. between Cherry and Magnolia. Mr. Berger stated in 2015 the zoning was changed to follow the Master Plan recommendations that was incorporated into the Redevelopment Plan. Mr. Berger stated one section was mapped incorrectly and that was what was proposed to be addressed. Mr. Berger stated some of the buildings that would be affected by these changes are Quick Tires, Little Mama's Restaurant, and an apartment building. Mr. Berger stated it was proposed to classify the area as Commercial Transitional which would be more in line with the adjacent neighborhoods. Mr. Berger stated there had been no objections raised regarding these two items.

Mr. Fuqua asked what comments were received from the residents in the area.

Mr. Berger stated a neighborhood meeting was held, and the comments raised at the meeting were not about this particular rezoning but focused on improvements to the Midtown area.

Mr. Louis asked if this rezoning would approve more uses for the area.

Mr. Berger said yes and this area was intended to be Commercial Transitional.

Mr. Miller asked what the proposed plans were for the property.

¹ Mr. Berger stated there was a building that was planned to be renovated to be used as an Elks Lodge.

Mr. Miller asked if there was an Entertainment District in Midtown.

Mr. Berger stated there was not a district titled as an Entertainment Zone but there were areas where restaurants, theaters, and clubs could be located.

Public Comments:

Cynthia Slater, 815 S. Kettle Circle, Daytona Beach, Florida, thanked staff for assisting the individual that was in need of this zoning change. Ms. Slater stated the area was desolate and needed to be revitalized.

Paul Reed, City Commissioner, 861 Magnolia Avenue, Daytona Beach, Florida, commended staff on admitting that they made a mistake. Commissioner Reed stated she attended the neighborhood meeting and the residents were in favor of this item and she supported it as well. Commissioner Reed stated the plans for the building were to make it available for other activities for the public. Commissioner Reed stated she felt this rezoning would be a catalyst for change for Midtown.

Board Action:

A motion was made by Mr. Miller, seconded by Mr. Fuqua, to approve DEV2018-106 - 200 Block S. Martin Luther King Blvd., in accordance with the Staff Report as presented. The motion carried (4- 0).

DEV2018-105 (legislative) - 200 Block S. Martin Luther King Avenue FLUM Amendment

This item was presented in conjunction with Item 7.

Staff Presentation:

Mr. Berger presented the Staff Report which was included as part of the packet. Mr. Berger stated what was proposed was to change the zoning in the subject area from Residential to Commercial Transitional. Mr. Berger stated there was a proposal for renovation of one of the buildings in this area so this item was being fast-tracked in order to put the building back into productive use.

Public Comments:

Public comments were included with Item 7.

Board Action:

A motion was made by Mr. Miller, seconded by Mr. Fuqua, to approve DEV2018-105 (legislative) - 200 Block S. Martin Luther King Avenue FLUM Amendment, in accordance with the Staff Report as presented. The motion carried (4-0).

Redevelopment Project Updates

Charles Bryant, Redevelopment Project Manager, presented the report which was included as part of the packet.

Mr. Bryant stated he had been following the property where the wrestling event was held at 950 Orange Avenue. Mr. Bryant stated the tenant did submit an application for a Business Tax Receipt which had

¹ been denied by staff. Mr. Bryant stated he had talked with the property owner and tenant and the event planned for this weekend would not be held.

Mr. Bryant stated 30 students from Argentina were at Bethune-Cookman University during the month of May. Mr. Bryant stated he took the students on tours of the Black Heritage Trail and Jackie Robinson ballpark.

Mr. Bryant stated John Baldwin, who was a Midtown Board member, moved to Alabama to help care for his parents.

Mr. Bryant stated the Midtown Health Fair was planned for December 8, 2018 and the Midtown Senior Prom would be held on December 14, 2018.

Mr. Bryant stated Roberto Barragan recently passed away. Mr. Bryant stated Mr. Barragan was very active as a volunteer for many of the events held in Midtown.

Mr. Bryant stated the Heart Walk would be held on September 14, 2018 at the Daytona International Speedway.

Public Comments

Mr. Louis stated he is impressed with the number of citizens that attended the meeting.

Cynthia Slater, 815 S. Kettle Circle. Daytona Beach, Florida asked if there were funds available for the Midtown area. Ms. Slater stated Mary McLeod Bethune Blvd. and Martin Luther King Blvd. were in the worst condition she had ever seen. Ms. Slater stated there were trees growing in the street. Ms. Slater stated when young people graduate from high school and college in Daytona Beach, they leave since there were no jobs to keep them here. Ms. Slater stated there was nothing for people to do in Midtown. Ms. Slater stated it was an embarrassment to have bikers attend Bike Week in Daytona Beach and have them sit in front of an abandoned building in Midtown along Mary McLeod Bethune Blvd.

Ms. Slater stated there would be a Community Summer Splash at Daisy Stocking Park sponsored by Commissioner Paula Reed on Saturday, August 18, 2018, from 11:00 a.m. to 4:00 p.m.

Mr. Berger stated funds were earmarked for Martin Luther King Blvd. from Orange to International Speedway for new lighting. Mr. Berger stated there had been some work done on the ISB Corridor. Mr. Berger stated future improvements would depend on bringing projects that would generate some new tax base. Mr. Berger stated without new development, there would be very little that could be done other than paying for the infrastructure that was being worked on now.

Mr. Louis stated he had been researching to find what can be done to make the Midtown area a Special District in order to receive funding. Mr. Louis stated Special Districts were usually created by a developer.

Kennedy Jacobs, Sr., 3865 Calliope Avenue. Port Orange, Florida, stated he just moved back to the Daytona Beach area. Mr. Jacobs stated he was disappointed to find that he could not build the home he wanted in Daytona Beach because the bank would not finance the construction since there were no equitable property values close to the area where he planned to build. Mr. Jacobs stated things must change for the well being of all people.

Ira Seales, 517 George Avenue, Daytona Beach, Florida, stated he recently moved back to Daytona Beach after being gone for 38 years and he was appalled at how Daytona had gone down. Mr. Seales stated Midtown used to be a vibrant community and he was not happy with how things looked now.

Kim Moten, 400 Mary McLeod Bethune Blvd., Daytona Beach, Florida stated she and her family have been in business on Mary McLeod Bethune for 55 years. Ms. Moten stated she wanted to do her part and asked what she, as a business owner, could do to help change Midtown. Ms. Moten stated she has seen no changes on Mary McLeod Bethune since 1994. Ms. Moten stated the buildings were empty and there was nothing to do in Midtown. Ms. Moten stated she went to the Property Appraiser's Office to find out what her building was worth and was told it is worth nothing. Ms. Moten stated she was told since there was no pedestrian traffic on the street, there was no value to it. Ms. Moten stated Mary McLeod Bethune was the gateway to Bethune-Cookman University and it looked terrible. Ms. Moten asked why the entertainment was kept out of Midtown. Ms. Moten stated former Mayor Yvonne Scarlett-Golden had a plan for Midtown and asked what happened to that plan and the money for it.

Board Comments

Mr. Barhoo stated he was the liaison for the Planning Board and he would relay the comments made this evening to the Planning Board. Mr. Barhoo stated we wanted to make Midtown a better place but we have to have key players who were willing to invest their time and money. Mr. Barhoo stated there needs to be something for the youth in the community. Mr. Barhoo stated there were a number of citizens in attendance this evening and he felt someone should work to develop a citizens group to work together to help make changes to Midtown because there had to be a vision to go forward.

Mr. Bush stated he was willing to join forces with everyone in attendance to better the community and stated he looked forward to working with everyone.

Mr. Fuqua stated he was pleased to see the attendance at the meeting. Mr. Fuqua stated Commissioner Paul Reed had done all she could to encourage citizens to attend the Neighborhood Association meetings. Mr. Fuqua encouraged residents to get on Board with Commissioner Reed and work with the business owners in Zone 6. Mr. Fuqua encouraged the meeting attendees to attend the City Commission Meeting on August 15, 2018 because the City Commissioners needed to hear from Midtown.

Mr. Miller acknowledged Commissioner Paula Reed for her attendance. Mr. Miller stated investors had to be found that wanted to invest in Midtown. Mr. Miller stated he was concerned about the seniors and would like to see an adult day care center opened in Midtown that would be free to the residents. Mr. Miller stated he would like to see a program that provided free meals and stated Meals on Wheels only served a few people in the community. Mr. Miller stated he was pleased to see the Elks Lodge project move forward. Mr. Miller thanked the Chair and staff for all they do to support Midtown.

Mr. Louis acknowledged Commissioner Paula Reed for all the support she provides to Midtown. Mr. Louis stated he was pleased to see so many residents attend this evening's meeting. Mr. Louis stated there was no follow up on future meeting agendas to show items that were discussed and a time table for action on those items. Mr. Louis stated we needed to have a focus of effort. Mr. Louis stated ISB was repaved overnight but nothing happens on Mary McLeod Bethune.

Mr. Miller asked if a motion could be made to create an Entertainment District along Mary McLeod Bethune in Midtown.

1

Mr. Berger stated staff could bring back a report that shows what was there now and what needed to be adjusted.

When asked by Mr. Louis about Board members attending meetings to work with the residents, Ms. Meek stated two or more Board members may not discuss items privately that may come before the Board for action.

Board Action:

A motion was made by Mr. Miller, seconded by Mr. Fuqua, to instruct staff to provide a report to the Midtown Redevelopment Board on how an entertainment district could be established in Midtown. The motion carried (4-0).

Kennedy Jacobs asked where a citizens group could get together to meet and asked if the City would provide a place for them to meet.

Mr. Louis stated he has held meetings in restaurants or his office.

Mr. Miller stated he has a location available on George Engrain.

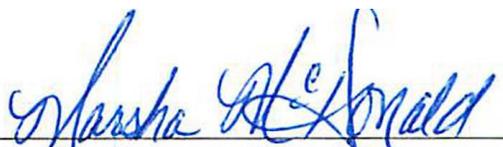
Commissioner Paul Reed stated she would be able to find a place for a meeting to be held.

Adjournment

There being no other business, the meeting was adjourned at 7:35 p.m.



Pierre Louis, Chair

for: 

Becky Groom, Board Secretary