



The CITY OF DAYTONA BEACH Midtown Redevelopment Board Minutes

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Tuesday, November 13, 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, November 13, 2018, at 6:00 p.m. in the City 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
Ms. Kenya Ford
Mr. Danny Fuqua
Mr. Steven Miller

Board Members Absent

None

Staff Members Present

Mr. Reed Berger. Redevelopment Director
Mr. Charles Bryant. Redevelopment Project Manager
Ms. Carly Meek, Assistant City Attorney
Ms. Marsha McDonald. Office Specialist II

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 August 14, 2018

A motion was made by Mr. Fuqua seconded by Mr. Bush to approve the minutes of the Regular Meeting of August 14, 2018. as presented. The motion carried (5-0).

Staff Reports: Police and Code Enforcement

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

Police Department Report:

Captain Scott Goss stated there had been a 14% reduction in crime on the west side of the City; however, there had been an increase in batteries and strong arm robberies. Captain Goss stated having Code Enforcement transferred to the Police Department, reporting to Captain Lee, had been a big help to the Police Department. Captain Goss stated information on Citizens on Patrol had been distributed throughout the community in order to help in securing volunteers for the program. Captain Goss stated the Midtown Substation on Orange Avenue was scheduled to open in mid-December.

Mr. Barhoo asked what would be done to deter crime during the holiday season. Mr. Barhoo also thanked the Police Department for their assistance during a Halloween event that was held at his church. Mr. Barhoo stated the Fire Department also assisted by passing out candy to the children.

Captain Goss stated citizens needed to be aware of their safety and not leave items visible in their vehicles and to make sure their vehicles were locked.

Mr. Fuqua thanked the Police Department for all they do in serving the citizens. Mr. Fuqua stated he had had two occasions to work with Code Enforcement and he was pleased to see Code Enforcement back as a part of the Police Department.

Ms. Ford stated the Police Officers in the schools were building relationships and she supported the program.

Mr. Bryant thanked the Police Department for all they do in the community.

Code Enforcement Report:

Mr. Bryant stated the Code Enforcement Report was included as part of the packet. Mr. Bryant stated a Code Stat meeting would be held each month at the Police Department similar to the Police Comstat meeting, and the meetings were open to the public.

Rezoning to Redevelopment Midtown - Neighborhood Center Mixed Use (RDM-2) - China One, DEV2018-067 (Quasi-Judicial Hearing)

Staff Presentation:

Mr. Berger presented the Staff Report which was included as part of the packet. Mr. Berger stated the Land Use for the property would not change, and this item was for a zoning change only. Mr. Berger stated the restaurant was in the north part of the building, but there was limited parking and the southern portion of the building should be used. Mr. Berger stated the Applicant planned to place a grocery store in the building but that could not be done until the rezoning was completed. Mr. Berger stated the property was located outside of the Midtown boundaries but it was being presented to the Board since the property was adjacent to the Midtown Redevelopment Area. Mr. Berger stated a landscape buffer would be required between the commercial and residential areas.

Mr. Barhoo asked if a traffic study was required for the rezoning.

Mr. Berger stated the Applicant would address the traffic issue.

Mr. Fuqua stated he felt the rezoning was a good fit for the community and a grocery store was needed for the Midtown community.

Ms. Ford stated she felt a grocery store was needed but did not feel a convenience store would be appropriate.

Mr. Louis asked if the convenience store across the street would remain. Mr. Louis asked for the status of the study that was to be done regarding locating a grocery store in Midtown. Mr. Louis stated the Staff Report indicated only one person attended the neighborhood meeting and wondered why there were not more attendees.

Application Presentation:

Rashid Jamalabad, RJ Engineering, LLC, was in attendance on behalf of the property owner, Wang Tianfu. Mr. Jamalabad stated initially the Applicant stated she planned to use the southern portion of the building as a small scale grocery store but now states the rezoning would just be to gain additional parking for the existing restaurant; but that had not been confirmed. Mr. Jamalabad stated he had talked with the City about the traffic and the City had no concerns about traffic for the site.

Ms. Ford stated if the Applicant did not proceed with a grocery store, why should the Board vote on the rezoning if the existing business already met the parking requirements.

Mr. Jamalabad stated there was not sufficient parking for the restaurant and if the vacant portion of the building was occupied additional parking would be needed regardless of the use.

¹ Mr. Louis stated the Staff Report indicated a grocery store would be placed on the site; and now the Applicant says there may not be a grocery store placed there. Mr. Louis asked if the action the Board took would impact the use.

Mr. Berger stated the request was to rezone the property and there were a number of uses that could be placed on the property.

Ms. Ford stated she wanted to make sure the proper zoning was in place because she did not want a business placed in the area that would draw crime.

Public Comments:

Ira Seales, 517 George Street, Daytona Beach, Florida asked if anyone had talked with the family that lived immediately behind the subject location. Mr. Seales stated the family that lived there have been long-time residents of the area.

Mr. Berger stated he had not personally talked with them. Mr. Berger stated the lot was posted and Notices of the proposed rezoning were sent to adjacent property owners.

Mr. Jamalabad stated about 50 notices were mailed to adjacent property owners about the proposed rezoning: and only one person attended the neighborhood meeting.

Board Action:

A motion was made by Mr. Fuqua seconded by Mr. Miller to approve Rezoning to Redevelopment Midtown - Neighborhood Center Mixed Use (RDM-2) - China One. DEV2018-067 in accordance with the Staff Report as presented. The motion carried (4-1).

Redevelopment Project Updates

Mr. Bryant stated Light Up Midtown and the Health Fair would be held on December 8, 2018; and the Senior Prom would be held on December 14, 2018. Mr. Bryant encouraged Board members to attend the events held in Midtown.

Mr. Bryant stated the City participated in the Heart Walk held at the Daytona Beach International Speedway.

Mr. Bryant stated a Job Fair was held on October 18, 2018 and over 200 job seekers attended the event.

Mr. Bryant stated another Job Fair would be held in January.

Mr. Bryant stated he worked with area churches to provide donations to Hurricane Victims in West Florida.

Public Comments

Anne Ruby, 13 7 Park Avenue, Daytona Beach, Florida, asked for the status of the grocery store study that was approved by the City Commission.

Mr. Berger stated a draft report was received and staff provided comments to the contractor; staff was waiting for the Contractor to revise the report based on staff's comments and submit the final report to the City.

¹ Ms. Ruby asked if there was anything new on the Midtown Lofts site.

Mr. Bryant stated four properties were presented to the Special Magistrate regarding lot maintenance; and all of the properties are now in compliance.

Mr. Berger stated the Planned Development rezoning for the Midtown Lofts site had now lapsed.

Board Comments

Mr. Bush asked if the item that was presented this evening did not become a grocery store would the Applicant let the Board know what was planned for the site.

Mr. Berger stated the Applicant could come in and file for a new use.

Mr. Fuqua expressed concern about the CuraLeaf Medical Marijuana Pharmacy located on International Speedway Blvd. and asked how it got approval to be placed in Midtown without being presented to the Midtown Redevelopment Board. Mr. Fuqua stated he was disappointed to see this facility located in Midtown without the Board's knowledge.

Mr. Berger stated the use of a pharmacy is permitted in that zoning district. Mr. Berger stated there is no provision to take a use that is permitted to the Board for approval. Mr. Berger stated the Planning Board and City Commission approved a text amendment to allow that type of pharmacy.

Mr. Miller asked that staff let the Board know at the next meeting where an entertainment district is permitted in Midtown.

Mr. Fuqua stated he was surprised to see the pharmacy located in Midtown and asked what determines which items are presented to the Board.

Mr. Berger stated staff could let the Board know each month what new businesses have applied for licenses in the Midtown area.

Mr. Louis stated the Board's responsibilities have changed and many items are now the responsibility of the CRA. Mr. Louis stated the Board should be advised of changes to their responsibilities.

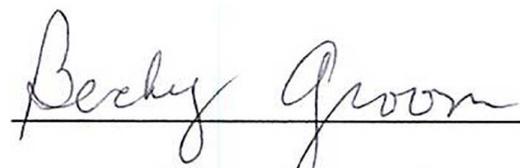
Mr. Berger stated there was a change to all of the City's Advisory Board's responsibilities when the new Land Development Code was revised in 2015.

Mr. Louis asked if there was a specific CRA for Midtown.

Mr. Berger stated CRA stood for the Community Redevelopment Area of which Midtown is a part.

Adjournment


Pierre Louis, Chair


Becky Groom, Board Secretary