

**MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE
REGULAR MEETING
Tuesday, May 14, 2019**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, May 14, 2019, 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)
Ms. Tangel Brown
Mr. Alphonsa Bush
Ms. Terica Charles
Ms. Cherise Doyley
Ms. Kenya Ford
Mr. Danny Fuqua

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Charles Bryant, Redevelopment Project Manager
Mr. Ben Gross, Deputy City Attorney
Capt. Scott Goss, Daytona Beach Police Department
Mr. Michael Fitzgerald, Neighborhood Services Inspector
Ms. Sara Kirk, Neighborhood Services Inspector
Ms. Becky Groom, Board Secretary

1. Call to Order

Mr. Louis 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. Ford gave the invocation.

4. Pledge of Allegiance to the Flag

Ms. Charles led the Pledge of Allegiance.

5. Approval of Minutes for Meeting of April 9, 2019

Mr. Berger asked that corrections be made to the spellings on Page 5 of Newbirth and Thurman.

A motion was made by Mr. Fuqua, seconded by Ms. Ford, to approve the minutes of the Regular Meeting of April 9, 2019, as corrected. The motion carried (7-0).

6. Staff Reports

Police Department

Capt. Scott Goss presented the Compstat Report which was included as part of the packet. Capt. Goss stated there has been a 9% decrease in Part 1 crimes. Capt. Goss stated there have been no major incidences with firearms since the last Midtown Redevelopment Board meeting. Capt. Goss stated the fishing tournament is this weekend which will be followed by a barbecue. Ms. Charles and Ms. Brown both stated they would have children from their organizations participating in the fishing tournament.

Mr. Fuqua spoke regarding an issue of racing along Dr. Mary McLeod Bethune by people riding two and four wheelers.

Capt. Goss stated it is a problem. Capt. Goss stated officers will not chase people on two and four wheelers and will only pursue felonies. Capt. Goss stated most of the individuals riding the vehicles are young people. Capt. Goss stated there are packs of 20 to 30 riders along Derbyshire. Capt. Goss stated the officers will enforce what they can when they can safely.

Mr. Fuqua stated he was at the car wash on Dr. Mary McLeod Bethune Blvd. and people were racing up and down the street and he left because he was frightened. Mr. Fuqua stated situations such as this deter people from bringing business to Midtown.

Capt. Goss stated he has officers working that area to address the issues. Capt. Goss stated he will provide an update to the Board at the next meeting as far as what is being done to address the concern.

Ms. Ford stated she is concerned about the speeders along Second Avenue on Sunday mornings. Ms. Ford stated she attends church along that street and is concerned that the vehicles may crash into the church. Ms. Ford stated there are also a lot of speeders from the Jon Hall and Toyota sites. Ms. Ford stated speed bumps were discussed as a means to control speeds in the area.

Capt. Goss stated a speed study can be conducted which could expedite the installation of speed bumps in the area.

Mr. Fuqua stated there needs to be a show of force in the Mary McLeod Bethune Blvd. area.

Capt. Goss stated he will work to have more police presence in the area on Saturdays and Sundays.

Mr. Louis congratulated Ms. Charles on her recent graduation from Daytona State College.

Code Enforcement

Michael Fitzgerald, Neighborhood Services Inspector, introduced Sara Kirk who is the new Code Enforcement Officer for the Midtown area. Ms. Kirk reviewed the Code Enforcement Report which was included as part of the packet.

Mr. Barhoo asked what support is available for families who are unable to financially address Code Enforcement violations.

Mr. Fitzgerald stated free paint is available at Volusia County; Volusia Interfaith Agency is available to assist in helping residents; churches will help citizens; and included in the packet is information on grant assistance available for helping residents with Code Enforcement issues.

Capt. Goss stated there is CRA grant money available. Capt. Goss stated Charles Bryant never turns down anyone who asks for help and Code Enforcement Officers are also available to help. Capt. Goss stated the Police Department is working to put the right people together to help address such issues. Capt. Goss stated residents need to communicate with Code Enforcement when they have been contacted about a violation.

Ms. Doyley stated she would like to see Code Enforcement focus on commercial areas on Mary McLeod Bethune Blvd. Ms. Doyley stated the dilapidated buildings bring down the value of the properties in Midtown.

Ms. Charles stated it is a challenge to get the citizens to be concerned about keeping their properties clean. Ms. Charles stated people will not want to invest in the community if they do not feel the buildings will remain safe.

Ms. Doyley asked about Code Enforcement fines and where information can be obtained on abandoned buildings. Ms. Doyley asked if the fine or lien information is public record.

Mr. Fitzgerald reviewed the Code Enforcement process and stated there is a maximum violation amount for a residential property of \$10,000; the maximum for a rental property is \$15,000; and the maximum for a commercial property is \$20,000.

Mr. Gross stated many times when a building is abandoned, there are additional liens on the property; and those are superior to the City's lien. Mr. Gross stated if the building is in danger of falling down, there is a separate condemnation process whereby the Building Official can condemn a building. Mr. Gross stated if there is a Code Enforcement fine, it is recorded in the public records and can be viewed at the Property Appraiser's website.

Ms. Doyley stated she has heard of instances where people buy buildings and then find the structure is not sound.

Mr. Gross stated the city does not take responsibility for inspecting a building for the buyer and stated it is the buyer's responsibility to inspect a building.

Mr. Gross stated at the last meeting, the Board asked staff to review the bylaws to see if they need to be updated pertaining to election of officers and whether there should be a secretary for the Board. Mr. Gross stated there is no Board secretary under the Land Development Code and there are no bylaws for the Midtown Redevelopment Board. Mr. Gross stated since the Sunshine Law requires minutes to be taken, he would not recommend adopting bylaws to create a secretary position.

7. DEV2019-051 – Rezoning to Redevelopment Midtown Neighborhood Transition Mixed Use (RDM-6)

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. Mr. Berger stated this is an administrative request to rezone the property on the 100 to 200 block of S. Caroline Street from Commercial to Residential. Mr. Berger stated an error was made when the Midtown Master Plan was put in place for the Future Land Use planning of this area. Mr. Berger stated the error was

determined when someone approached the city about placing a single family home on the land. Mr. Berger stated the adjacent properties have single family homes on the sites.

Mr. Berger stated a neighborhood meeting was held on April 23, 2019 and was well attended.

Mr. Berger stated this rezoning request will be presented to the Planning Board on May 24, 2019 and will be scheduled for City Commission review on July 3, 2019 and July 17, 2019.

Ms. Brown asked if the request is approved by the City Commission, how soon afterward could building permits be issued for the lots.

Mr. Berger stated if the City Commission approves the rezoning at the public hearing on July 17, 2019, building permits can be applied for after that date.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Fuqua, seconded by Ms. Charles, to approve DEV2019-051, Rezoning to Redevelopment Midtown Neighborhood Transition Mixed Use (RDM-6), in accordance with the staff report as presented. The motion carried (7-0).

8. Redevelopment Project Updates

Charles Bryant, Project Manager, reviewed items which were included in the packet, including information on the Summer Program; Volusia Interfaith Networking in Disaster (VIND) which helps residents with Code Enforcement and repair of property issues; Citizen Patrol Academy; Police Department Fishing Tournament; clean-up programs; STEM program; Bruce McNorton football clinic; the Juneteenth Festival; the seafood festival; and Midtown Motown which will be starting June 8.

Ms. Dooley thanked Mr. Bryant for providing the grant information to the Board.

Mr. Bush asked if there will be transportation for the youth from the community to the Police Station on Saturday so they can participate in the fishing tournament. Mr. Bush stated he would like to see more events available for the youth held within the Midtown area.

Mr. Bryant stated he was not aware of any available transportation but suggested Mr. Bush contact the Police Department.

Ms. Charles asked if there are any plans to do renovations to the park on State Street.

Mr. Bryant stated park renovations would be addressed by Leisure Services.

Ms. Ford expressed concern that swimming lessons are not part of the summer camp program.

Mr. Bryant stated he would check with Leisure Services regarding her concerns.

9. Public Comments

Jermaine Stanely, 928 Loomis, Daytona Beach, Florida stated he is concerned that there are no events for the youth in Midtown. Mr. Stanley stated he is concerned about the condition of the building at 955 Orange Avenue.

Jessica Foreman, 1588 Megan Bay, Holly Hill, Florida expressed concern about the condition of some of the buildings in Midtown. Ms. Foreman stated businesses cannot be successful in the current environment. Ms. Foreman stated she offers free cooking classes for children at her business in order to teach skills and good work habits to the youth in the community. Ms. Foreman stated funds have been allocated to Beach Street and other areas of the city but nothing is set aside for Midtown.

Ms. Brown asked if there are funds available to assist someone who may want to purchase a building in Midtown and would need funds to bring the building up to code.

Mr. Berger stated there are grants available and the information is listed on the city's website. Mr. Berger stated a copy of the grant information is also included in the Board packet.

Ms. Doyley commended Ms. Foreman in what she is doing for the community. Ms. Doyley stated she feels there should be an area where businesses could use a kitchen in order to set up programs to help teach culinary skills and noted the Midtown Cultural Center is too expensive for most people to use.

Mr. Bush thanked Ms. Foreman for the program she is offering to the youth in the community and would hope similar programs could be formulated.

Mr. Fuqua stated he would like to see a Business Expo and Business Workshop in Midtown.

Julanda Zachary, 304 N. Keech Street, Daytona Beach, Florida stated the community garden will be opening at Derbyshire Place very soon and almost all of the plots are sold. Ms. Zachary stated she is hoping to have a similar garden in the Midtown area. Ms. Zachary stated the gardens will help address health and food desert issues. Ms. Zachary stated she is interested in developing programs to help develop businesses in Midtown.

Ekara Nichols, 644 Marion Street, Daytona Beach, Florida stated there are poles in Midtown that have not had caps installed in them and wires are exposed. Ms. Nichols stated there are 6 lots on Whitehall which are being given to the Newbirth Corporation. Ms. Nichols stated she would like to purchase one of the lots in order to have the property be taxable.

Anne Ruby, 136 Park Avenue, Daytona Beach, Florida stated the on-line agenda does not have a link to the back-up documents for the Midtown Redevelopment Board meeting.

Mr. Berger stated he would check into it but the items should be accessible through the website.

Ms. Ruby asked if there were any updates on the MLK Lofts project.

Mr. Berger stated there is nothing to report.

Ms. Ruby asked about 408 Mary McLeod Bethune.

Mr. Bryant stated the property was presented to the Building Codes Board but he did not know what action was taken.

Ms. Ruby asked if a property is demolished, can the cost for the demolition be placed on the property tax bill and asked if there is a list of properties where the demolition costs have been placed on the tax bills.

Mr. Gross stated he did not have an answer for her question.

Ms. Ruby suggested approaching the Daytona International Speedway about letting the youth that are racing through the streets to be allowed to race on the speedway.

Sandy Murphy, 136 Park Avenue, Daytona Beach, Florida spoke regarding historic preservation.

10. Board Comments

Ms. Doyley thanked the number of citizens that attended the meeting this evening. Ms. Doyle stated Malcolm X Day will be held on May 18, 2019 at Joe Harris Park.

Mr. Bush thanked the citizens for attending the meeting this evening. Mr. Bush stated he is looking to partner with community leaders to provide programs for the youth of the community.

Ms. Ford thanked the members of the community for attending the meeting.

Mr. Louis stated he was pleased to see so many people attending the meeting this evening and appreciated their input.

11. Adjournment

There being no further business, the meeting was adjourned.



Pierre Louis, Chair



Becky Groom, Board Secretary