

**MIDTOWN REDEVELOPMENT AREA BOARD
SPECIAL MEETING
MINUTES**

Tuesday, August 27, 2013

A special meeting of the Midtown Redevelopment Area Board was held Tuesday, August 27, 2013, at 4:00 p.m. in the Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, FL. The following people were present:

Board Members

Mr. Martin Tooley, Chair
Ms. Patricia Heard
Mr. Kenneth McGee
Dr. Irma Browne Jamison
Ms. Kenya Ford (arrived at 4:18 p.m.)
Mr. Wilburn Williams (arrived at 4:12 p.m.)

Board Members Absent:

Mrs. Denise Cato

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

Mr. Tooley called the meeting to order at 4:04 p.m.

2. Roll Call

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

3. Invocation

Ms. Heard gave the invocation.

4. Pledge of Allegiance to the Flag

Ms. Heard led the Pledge of Allegiance.

Mr. Tooley stated he was glad to see Dr. Jamison and Mr. McGee at the meeting after their absences.

5. **DEV2013-064, Site Plan, Harrison Rhodes Memorial**

Mr. Bryant presented the staff report, which was included as part of the packet and stated the project was a proposed educational facility to be located on the BCU campus. The applicant proposed to demolish a portion of the existing Harrison-Rhodes Memorial Building and construct a new 4 story, 28,373 sq. ft. building.

Mr. McGee asked for clarification of the number of stories of the building.

Mr. Bryant stated the building will be four stories, not three as noted on Page 3 of the staff report.

Mr. McGee asked what over framing means.

Mr. Irvin Ross, Bethune-Cookman University, stated over framing meant using the existing structure to tie into the new part of the building.

Mr. Steve Buswell, Parker Mynchenberg & Associates, thanked the Board for scheduling the special meeting to review the project and stated he was available to answer questions.

Ms. Heard asked if the side street will remain open between the building and the one-story adjacent building.

Mr. Ross stated the building will sit on the existing footprint of the current structure and the ingress and egress will not be affected by the new construction. He stated that was no drive-thru on either side of the building.

Ms. Heard stated she read the bricks will be preserved and asked if the Board members could be presented with a brick from the building.

Mr. Ross stated he would be more than happy to present a brick to the Board members.

Mr. Williams asked if the front of the building will be preserved and if additional stories will be added to the front as well.

Mr. Ross stated no, only to the new construction part.

Ms. Ford asked if the front will be refurbished.

Mr. Ross stated everything in the building will be brought up to the state of the art technology.

Board Action

Dr. Jamison made a motion to approve DEV2013-064, Site Plan, Harrison Rhodes Memorial. Mr. Williams seconded the motion and it was approved unanimously (6-0).

Mr. Ross thanked the Board on behalf of BCU and the President, Dr. Jackson, for their actions in helping the project move forward.

6. Public Comments

There were no public comments.

7. Board Comments

Mr. Tooley noted Mr. Bryant had prepared a sign-in sheet for public participation.

Mr. Bryant stated what was prepared was similar to what was used by the City Clerk's office. He noted he placed a two minute time limit on public participation.

Mr. Williams stated a new neighborhood watch had been formed in the Midtown area and there will be a kick-off meeting on September 9 at 6:00 p.m. at the Dickerson Center. He encouraged Board members to attend.

Mr. Tooley thanked staff for expediting the BCU project in a short timeframe.

Mr. Bryant stated there was a rape and assault in the area this past week and asked Board members to be careful when they were out.

Mr. Tooley stated that since the sexual predators were moved into the Midtown area, there may be more of this happening. He stated they had to be pro-active and noted the neighborhood watch was needed.

Mr. McGee asked Mr. Tooley what he meant by the statement that sexual predators were moved into Midtown.

Mr. Tooley stated based on the law in existence in the City, most of the sexual predators will be living in the Midtown area and noted that the 2,500 foot law moved them to the Midtown area. He stated Midtown was the only place they can live to meet the criteria of the law. Mr. Tooley stated a sexual predator may not live within 2,500 feet of churches, schools, parks, and day care centers. He stated

a lot of the sexual predators were on the beachside, and the law brought them from the beachside to the mainland.

Mr. Berger stated he would have a map prepared of the Midtown area for the next meeting showing the different uses a sexual predator must remain 2,500 feet away from.

Ms. Heard stated an article in the Daytona Beach News Journal stated the Bayberry area built a park in their subdivision so sexual predators could not locate there.

Mr. Shanks stated there were many vacant parcels in the Midtown area measuring 40 x 100 feet that could be used for a park and businesses could sponsor the parks.

Mr. Tooley asked Mr. Gross to review the legalities of Mr. Shanks' suggestion regarding the park land.

Ms. Heard asked if someone was released from jail prior to the law being enacted, if it would apply to them.

Mr. Gross stated he would review the law since he was not familiar with it.

Mr. Williams stated sexual predators were becoming a large percentage of the population and asked what will be done with them if they were forced to move. He stated they had to live somewhere.

Ms. Ford stated there were several not registered so there had to be a different plan to address it.

Mr. Tooley stated there was a difference between sexual predators and sexual offenders and certain ones did not have to register. He stated he was also concerned about the homeless since there was only one shelter in Volusia County and it was in Daytona Beach. He stated they were issues the Board needed to look at.

Mr. McGee asked if there was anything the Board can do to get some vegetation and easing of the visual aspect of the part of Midtown on ISB. He stated there were sections with vegetation on the beachside and asked why they did not have it.

Mr. Berger stated they were getting closer to having visual maps of what can be done on ISB. He stated he had been working to bring a concept to the Board.

Mr. Shanks stated ISB should be lowered to 4 lanes with 2 parking lanes and wider sidewalks. He also stated Beach Street should have a speed limit of 25 MPH and be only 2 lanes.

Ms. Heard asked what will be built on the east side of ISB bridge on City property.

Mr. Berger stated the intent was to put out an RFP to attract someone to build there. He stated the City hoped to acquire additional parcels before putting the project out for an RFP in the fall.

Ms. Heard asked why it was taking so long for the City to get compliance at the restaurant store on ISB.

Ms. Heard stated when Johnson's Service Station appeared before the Board they did not ask to keep the old canopy but it was still up.

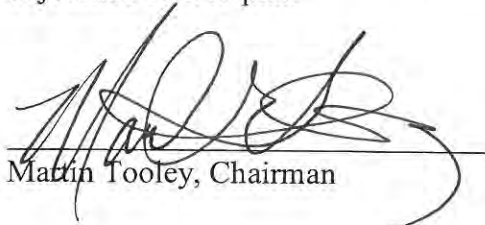
Mr. Berger stated he and Mr. Bryant were at Johnson's today and he will re-address the matter with Code Enforcement as to why it was still up. He stated he will go back to address the restaurant supply building and let the Board know if there was anything out of compliance.

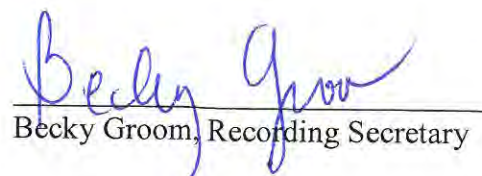
Ms. Heard stated the windows at the hair salons were still covered and nothing was being done about it.

8. **Adjournment**

Dr. Jamison made a motion to adjourn the meeting. Mr. Williams seconded the motion and it was approved unanimously (6-0).

There being no further business to come before the Board, the meeting was adjourned at 4:45 p.m.


Martin Tooley, Chairman


Becky Groom, Recording Secretary