

**REGULAR MEETING  
MIDTOWN REDEVELOPMENT BOARD  
MINUTES  
Tuesday, December 13, 2016**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, December 13, 2016, 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. Danny Fuqua, Vice Chair  
Mr. Tony Barhoo (Planning Board appointee)  
Mr. Steven Miller  
Mr. Oliver Ross  
Mr. Martin Tooley

**Board Members Absent**

Ms. Kenya Ford, Chair

**Staff Members Present**

Mr. Reed Berger, Redevelopment Director  
Mr. Charles Bryant, Redevelopment Project Manager  
Mr. Ben Gross, Deputy City Attorney  
Ms. Marsha McDonald, Office Specialist II

**1. Call to Order**

Mr. Fuqua 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. Tooley gave the invocation.

**4. Pledge of Allegiance to the Flag**

Mr. Ross led the Pledge of Allegiance.

**5. Approval of Minutes for Meeting of November 8, 2016**

A motion was made by Mr. Miller, seconded by Mr. Tooley, to approve the minutes of the Regular Meeting of November 8, 2016, as presented. The motion carried unanimously.

6. **Staff Report**

**Police Department**

Capt. Williams presented the staff report which was included as part of the packet. Capt. Williams stated there had been over 30 car burglaries in the Midtown area during this reporting period, 9 auto thefts, and 15 business and home burglaries. Capt. Williams stated an arrest had been made of an individual involved in burglaries in the area since July; and that individual had now been charged with 9 burglaries. He stated extra patrols were working the area as well as the Tanger Outlet Mall area during the holiday season.

Mr. Barhoo asked if there had been an impact since the Tanger Outlet Mall had opened.

Capt. Williams stated there had been a number of burglaries and the Department was working with the management of the Outlet Mall to address those issues. Capt. Williams stated on opening night of the Mall, the 750 available parking spaces were filled as well as lot 7 used for the speedway.

Capt. Williams stated he and several members of the Department recently attended a 21<sup>st</sup> century "Policing Seminar" and they were working to implement programs that were discussed.

Mr. Miller asked if there was a Citizens Police Officer program and stated he would like to participate in such a program.

Capt. Williams said that program was in place but that was a volunteer program, not sworn officers.

Mr. Tooley complimented the Police Department for the work that was done in Midtown and stated he had seen a decrease in prostitution and drug dealings.

Mr. Fuqua thanked Captain Williams and the Police Department for the work they do.

**Code Enforcement**

Mr. Bryant presented the report which was included as part of the packet.

Mr. Ross asked about the property at 243 Franklin.

Mr. Bryant stated he believed there was an abandoned RV placed on the property. Mr. Bryant stated there was a red SUV parked at the property also and both vehicles had been removed.

Mr. Fuqua asked about the unmaintained property at the corner of Caroline and Orange Avenue, which was owned by the city.

Mr. Berger stated the property was owned by the city and he had requested that the property be cleaned.

7. **DEV2016-090 – Rezoning – RDM-5 to RDM-3 – RNR Custom Wheels**

Mr. Berger presented the Staff Report which was included as part of the packet. Mr. Berger stated this was a commercial property located at 955 International Speedway Blvd. Mr. Berger stated in 2013, a site plan for the property was approved by the Midtown Redevelopment Board; however, in

2015 the entire area was rezoned. Mr. Berger stated this zoning change would assure the property fits in with similar uses near this property.

**Applicant's Presentation:**

Joseph Posey, Esquire, 420 S. Nova Road, spoke representing the applicant. Mr. Posey stated the applicant applied for building permits and was informed that the lot was non-conforming. Mr. Posey stated the rezoning would return the status to conforming. Mr. Posey stated a neighborhood meeting was held regarding the rezoning and there were no objections.

**Board Comments:**

Mr. Tooley asked if a precedent would be set if this rezoning was approved.

Mr. Gross stated this would not be setting a precedent; he stated the case was reviewed by the Board based on the facts that were presented.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Miller, seconded by Mr. Ross, to approve DEV2016-090 Rezoning, RDM-5 to RDM-3, RNR Customer Wheels, in accordance with the staff report as presented. The motion carried unanimously.

**8. Redevelopment Project Updates**

Frank Van Pelt, Public Works, spoke regarding Orange Avenue. Mr. Van Pelt stated the final layer of asphalt was put in place today from Nova Road to Ridgewood. He stated some side streets needed repairs. Mr. Van Pelt stated the sidewalks could not be completed until FPL had finished their work. He stated curbs would be installed from the FEC railway to Segrave and stated that some of the curb that was installed yesterday would be rejected. He stated pedestrian signals were scheduled to be installed. Mr. Van Pelt stated there were some delays due to Hurricane Matthew. Mr. Van Pelt stated FPL plans on being finished in February or March. Mr. Van Pelt stated the main paving of the lanes on Orange Avenue would be completed by the end of January or mid-February based on the Contractor's current schedule. Mr. Van Pelt stated the city would address with the contractor the number of days the project had been delayed and would enforce penalties as provided in the Contract.

Mr. Ross stated it was very dark along Keech and Orange Avenue and asked if temporary lighting could be installed.

Mr. Fuqua stated the pole lights were working but stop signs were not visible due to overgrowth of trees.

Mr. Miller asked how far behind the project is in the schedule.

Mr. Van Pelt stated it was approaching 40 to 50 days.

Mr. Bryant presented the report which was included as part of the packet.

Mr. Bryant stated Earl Johnson who was the owner/operator of the Johnson's Shell Station on South Martin Luther King recently passed away.

Mr. Bryant stated Light Up Midtown Health Fair was held last weekend and it was very successful. Mr. Bryant stated food provided by Farmshare was distributed to many individuals and families during the fair.

Mr. Bryant stated the Senior Prom would be held on December 16 and stated he could no longer accept reservations. He stated he currently had over 350 reservations.

Mr. Berger stated plans had been submitted to the Planning Department for the MLK Lofts.

**9. Public Comments**

Jantrice Middleton, 101 Rip Collins Drive, stated she formerly lived at Palmetto Park public housing. She stated while she lived there, her car was broken into 4 times and her home 2 times. She stated it was not safe in that community. She stated more police presence and better lighting was needed in the community and possibly surveillance lighting. She stated even though she no longer lived in Palmetto Park, she wanted to bring her concerns to the Board.

Mr. Barhoo stated he would hope her concerns would be provided to the Police Department and possibly the Housing Authority.

Mr. Fuqua stated he would put her in touch with Captain Williams.

Mr. Miller encouraged her to address her concerns to the City Commission.

Mr. Tooley encouraged her to address the Housing Authority Board as well.

Hemis Ivey, 413 Franklin Street, thanked Mr. Berger and Mr. Bryant for their continued support of Midtown and for their efforts in bringing a development project to Midtown. Mr. Ivey stated the proposed MLK Lofts project was within the guidelines established in the adopted Redevelopment Plan and the new Land Development Code. Mr. Ivey encouraged the Board to support the project.

Mr. Bryant introduced John Baldwin who is the Chaplin from Bethune-Cookman.

Rev. John Baldwin stated he had lived in Daytona Beach for the past 3 years and stated he would do what he could to support the work of the Midtown Redevelopment Board.

**10. Board Comments**

Mr. Ross wished everyone Happy Holidays and a Happy New Year.

Mr. Miller stated he was opening a produce market in the Midtown Redevelopment area and is submitting the paperwork to the city. Mr. Miller wished everyone a Merry Christmas and a Happy New Year.

Mr. Tooley commended Mr. Fuqua on the great job he did in chairing the meeting. Mr. Tooley welcomed the new attorney, Mr. Huggins. Mr. Tooley encouraged Ms. Middleton to continue her efforts in improving the Palmetto Park area. Mr. Tooley stated he would miss former Chief Chitwood but was glad to see the Interim Chief in position. Mr. Tooley thanked Mr. Bryant and staff for the work they do. Mr. Tooley asked Mr. Bryant to thank Farmshare for their donation of food they made to Midtown during the health fair.

Mr. Barhoo stated it was encouraging to see all of the good things that were happening in the community. Mr. Barhoo spoke to the Board about his recent missionary trip to Africa. Mr. Barhoo wished everyone a Merry Christmas and a Happy New Year.

Mr. Fuqua welcomed the new attorney, Mr. Huggins, and stated he would miss Mr. Gross. Mr. Fuqua stated he looked forward to reviewing the proposed development project in Midtown. Mr. Fuqua thanked the City for their efforts in finalizing the Orange Avenue project. Mr. Fuqua wished everyone a Merry Christmas and a Happy New Year. Mr. Fuqua stated he wished Ms. Ford a speedy recovery. Mr. Fuqua stated he was disappointed there were not more staff and City Commission representation at the Light Up Midtown activities.

**11. Adjournment**

There being no further business to come before the Board, the meeting was adjourned.

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Danny Fuqua, Vice Chair

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Becky Groom, Board Secretary