



# The CITY OF DAYTONA BEACH

REDEVELOPMENT & NEIGHBORHOOD SERVICES DIVISION

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## AGENDA

MIDTOWN REDEVELOPMENT BOARD

TUESDAY, July 11, 2023 – 6:00 P.M.

City Commission Chambers - City Hall

**NOTICE** – 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.

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|  | For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023 |  | 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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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-8771.

1. **Call to Order**

2. **Roll Call**

3. **Invocation**

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

5. **Approval of Minutes**

June 11, 2023 Board Meeting

6. **Staff Reports**

6a. Police Department – Captain Leonardo Conte, Daytona Beach Police Department

6b. Code Compliance – Ms. Sara Kirk, Code Compliance Inspector

6c. Redevelopment Projects – Ms. Michele Toliver, Project Manager

7. **Presentation - Spotlight on Midtown**

No Presentation

8. **Old Business**

8a. Follow-ups from the June 13, 2023 Midtown Board Meeting

- i) Member Cathy Washington's Code Enforcement Request Concerning the Vacant Lot (941 Lockhart Street) located next to her home

8b. Board's 2023 Needs Plan

- i) Update on Narrative Language For Each Section From Various Members

|                                                                                     |          |
|-------------------------------------------------------------------------------------|----------|
| Agenda Approval                                                                     | Date     |
|  | 7.5.2023 |
| Deputy City Attorney                                                                |          |
| City Manager                                                                        |          |

9. New Business

9a. Discussion on Container Homes/Non-Traditional (Non-Site Built Homes) in Midtown

9b. Discussion/Recommendations for Future Locations for “Welcome To Midtown” Signs

10. Public Comments

11. Board Comments

12. Meeting Recap/Follow-ups for the Next Board Meeting

13. Adjournment

**MIDTOWN REDEVELOPMENT BOARD  
MINUTES OF THE REGULAR MEETING**

**TUESDAY, June 13, 2023**

The regular meeting of the Midtown Redevelopment Board was held Tuesday June 13, 2023, 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. Shawn Collins, Chairman  
Mr. Nathan Mugala, Vice Chairman  
Ms. Cathy Washington  
Mr. Lynn Thompson  
Ms. Joan Sheppard  
Ms. Tangela Hardy

**Board Members Absent**

Ms. Renee Richardson, Excused  
Ms. Davita Bonner, Excused

**Staff Members Present**

Mr. Ken Thomas, Redevelopment Director  
Ms. Michele Toliver, Redevelopment Project Manager  
Ms. Angela Armstrong, Redevelopment Project Manager  
Mr. Ben Gross, City Attorney  
Mr. David Russell, Assistant City Attorney  
Captain Leonardo Conde, Daytona Beach Police Department  
Ms. Sara Kirk, Code Compliance Inspector  
Mrs. Gina Fountain, Board Secretary

**1. Call to Order**

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

**2. Roll Call**

Mrs. Fountain called roll and noted members present as stated above.

**3. Invocation**

Mr. Mugala gave the invocation

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

The Pledge of Allegiance was stated by the board.

**5. Approval of Minutes**

A motion was made to approve the minutes from May 9, 2023, by Ms. Washington, seconded Ms. Sheppard. Motion was carried 6-0.

Mr. Ben Gross introduced David Russell, Assistant City Attorney. Mr Russell who will be attending the Midtown Board meeting instead of Mr. Gross.

Mr. David Russell informed the Board that he looked forward to working with them.

**6. Staff Reports**

- 6a.** Captain Leonardo Conde, Daytona Beach Police Department, provided a summary of the CompStat Report and Events.

Captain Conde provided the answer to Ms. Hardy previously asked question regarding notifying the community of the new gun law that goes into effect July 1st.

Ms. Toliver advised the board that because of a new system that the PD is moving toward this will be the last month to receive the CompStat Report until further notice.

Captain Conde explained that the department is changing to a new system for gathering crime data. The transition will be at least a 1 to 2 months process before enough statistical information is received to serve as a baseline to move forward.

Captain Conde addressed the Board regarding the recent acts of violence in the City.

- 6b.** Ms. Sara Kirk, Code Compliance Inspector, provided a summary of Code Enforcement cases.

Ms. Kirk and Ms. Washington discussed the lawn maintenance issue located at 941 Lockhart Street.

- 6c.** Ms. Michele Toliver, Project Manager, informed the Board there were no new projects to report.

Mr. Collins and Mr. Thompson commented about a Commission agenda item to purchase two properties in Midtown that were pulled from the agenda. They received phone calls about the item but they did not have any information about the purchase. Mr. Collins believe the Midtown Board members should be informed of this type of information.

Mr. Thomas briefly discussed the properties located at West International Speedway Blvd and Dr. Martin Luther King Blvd as well as other potential purchase of properties in the future. These type of acquisitions are part of the four different Midtown Plans. Mr. Thomas mentioned there is a City Commission workshop on June 21<sup>st</sup> at 5:00 PM in the Commission Chamber and he will present information about acquiring property in Midtown.

7. **Presentation – Spotlight on Midtown**

Mr. Pierre Louis introduced Mr. Victor Ramos who was invited by Ms. Bonner.

- 7a. Mr. Victor Ramos, CEO, Mid-Florida Housing Partnership Inc., 1834 Mason Avenue Daytona Beach. He provided background on his work experience and the affordable housing and counseling services offered to residents of Volusia and Flagler County. Mr. Ramos answered Board member questions.

Ms. Ann Ruby, 137 Park Avenue, Daytona Beach, asked how many rental properties they own outside of the Palmetto House in Daytona Beach and the current waitlist.

Mr. Ramos mentioned that his agency is a Community Housing Development Organization (CHDO) and there are very few rental properties in Daytona Beach. The rental properties remain occupied because of the very low rent.

Mr. Collins asked City staff if discussions have happened with companies that building tiny homes and container homes.

Mr. Thomas stated that City staff continues to discuss options for building tiny homes and container homes.

Mr. Ramos mentioned that his agency is on all social media platforms. He thanked the Board for the opportunity to make his presentation.

8. **Old Business**

8a. **Review and Approve Board's 2023 Needs Plan**

Mr. Collins briefly discussed the Needs Plan items and reminded each member to provide a narrative and to review Mr. Thompson write-up for guidance.

9. **New Business**

There were no new business to discuss.

10. **Public Comments**

Anne Ruby, 137 Park Avenue, Daytona Beach, requested clarification of the June 21<sup>st</sup> workshop and location because not on the City's calendar and the container homes.

Pierre Louis, 137 Franklin Street, Daytona Beach, discussed Home Depot container home program, underground utilities in the Midtown Master Plans, CompStat Report, Ross Court Apartment complex signage on Dr. MLK Blvd.

Mr. Thomas mentioned that he meets with Public Works monthly as part of a Task Force Team. Public Works is gathering information on the potential cost of the underground utilities from Park Avenue to Lincoln Street. The project will be completed in small phase in the boundaries of midtown based on the cost and the revenue required.

Mr. Gross and board members discussed the possibility of FPL covering the cost of the underground utilities and the provisions in the LDC regulations for new subdivisions.

**11. Board Comments:**

Board members replied that the meeting was very informative.

Ms. Sheppard and Mr. Louis discussed the location in the Midtown for signage.

Mr. Thompson provided a brief history of the development of the Midtown area.

**12. Meeting Recap/Follow-ups for the Next Board Meeting:**

Mr. Collins requested a follow-up on the overgrown vacant lot discussed by Ms. Washington, the June 21st Commission workshop and invite Snap Space Solutions to a Midtown Board meeting.

Ms. Toliver advised the Board that the Snap Space Solutions presentation on container homes can be provided to the Board members.

Board members and Mr. Gross discussed inviting City Commissioners to Board meetings.

Mr. Thomas advised that the contract is signed for the vendor to create the database for the Midtown area businesses.

Mr. Thompson advised the Board that before asking for deliverables, he thinks they need to have the Needs Plan final and endorsed by all members to send a strong message to all the stakeholders.

Mr. Collins added that this Needs Plan can be reviewed yearly by the Board to add subsets.

**13. Adjournment**

Mr. Collins called adjournment at 7:54 p.m.

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Shawn Collins, Chair

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Gina Fountain, Board Secretary

**Midtown Redevelopment Board**  
**2023 Needs Plan**  
***Small Business Investment Strategy***

**Executive Summary:**

When reviewing the history of investments in Midtown area businesses there should not be any differences in the investment history that have occurred with other Non-Midtown area developments, such as the Tanger Mall, Margaritaville, or even the Daytona Auto Mall. The problem is, there is a difference. That difference is the level of intentionality of those investments.

Tanger, like Margaritaville, or like the Auto Mall, are all successful, wholly or at least partly, due to how intentional the focus of those investments were. That same focus has to be directed towards Midtown.

The support of all the players; to include the City, the County, and the State has to be upfront, vocal, and, yes, ***INTENTIONAL***. Incentives must be the norm. Those incentives, again, should not be different than what is offered and, in some cases, required of those other Non-Midtown area projects. Examples include a reduction, or in some cases, total waiver of permitting and other developer-related fees and costs. Awarding grants, organizing workshops, internships, incentivizing private investments from banks and other financial institutions, or even incubator programs for individuals or small businesses. As in those other Non-Midtown area projects, each application is judged and reviewed on its own merits.

Midtown has been 'Studied' ad infinitum. Whether it be the West-Side (the name was officially changed in 2008) Area Plan (circa 1998), the Master Plan (circa 2012), or even the Appendix to the Strategic Plan (circa 2013), there is no shortage of "Plans". What Midtown needs are "Projects".

Midtown needs to take those first steps, if you will, towards its journey to being the thriving, bustling community it once was. The '***Small Business Investment Strategy***' can be part of those 'first steps'. What follows is a recommended Plan of Action as it relates to that strategy.

**Step One:**

The City Commission, through the Redevelopment Department, should budget \$50,000/year, for five years to create an 'Investment Program for Small Businesses [***IPSB***]. These dollars would be for the sole purpose of creating the following:

- An Incubator Program that focuses on:
  - Financial Literacy
  - Business Operations
  - Apprenticeships, and
  - Internships (*BCU Students and other Young Adults*)

Staff would make regular presentations on the IPSB to both the Midtown Redevelopment Area Board, the Planning Board, as well as, the Redevelopment Agency/DB City Commission. An annual ISBP report would be created identifying both successes, as well as, any short-falls or areas/programs that need special attention.

After the initial five years, the **IPSB** would be permanently financed through a source that includes Midtown Redevelopment Area funds, as well as what would be identified by the Midtown Redevelopment Board, in concert with the City Commission, and the City Manager/Redevelopment Director.

#### **Step Two:**

The City should create a Midtown Small Business Capital Fund (**Part Public/Part Private**). The City should finance this program through a combination of sources, namely; \$150,000 initially from the City, and another \$150,000 from private donations, i.e., banks and individuals. These funds would be used to assist individuals and small businesses with the initial cost to start their business or improve upon existing businesses.

The recommendation of, and the dissemination of the funds would go through the Midtown Redevelopment Board, with final approval being the Midtown Community Redevelopment Agency, namely, the Daytona Beach City Commission.

And just like in the ISBP, staff would publish an annual report identifying both successes and areas requiring special attention. The plan would be that the recurring budget would come mainly from the Midtown Redevelopment Area funds collected from development within the Midtown Redevelopment Area.



# SnapSpace

S O L U T I O N S



Chad Walton  
CEO

[www.SnapSpaceSolutions.com](http://www.SnapSpaceSolutions.com)

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Rhode Island, Delaware  
South Carolina, Florida



Dexter Cowperthwaite  
COO



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Cannabis  
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NY**



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**House Boats**

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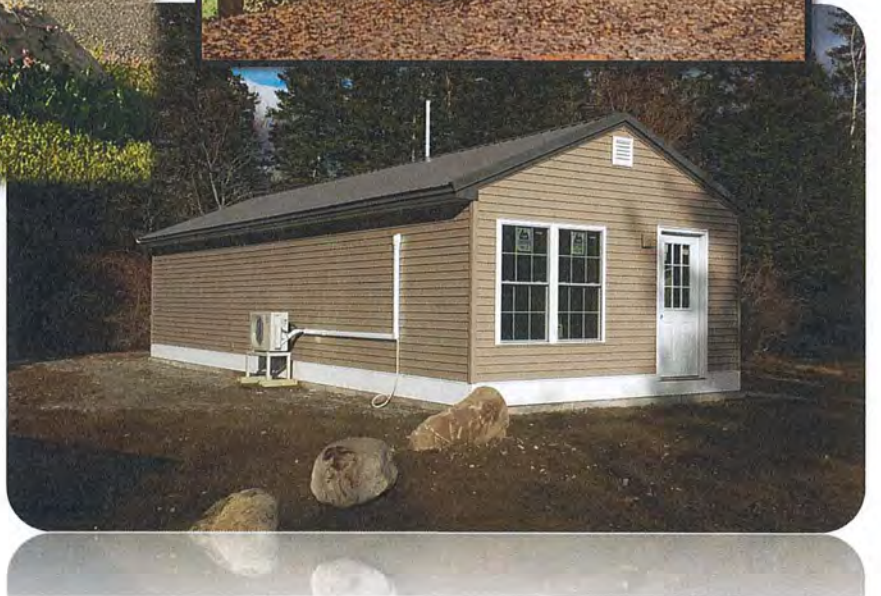




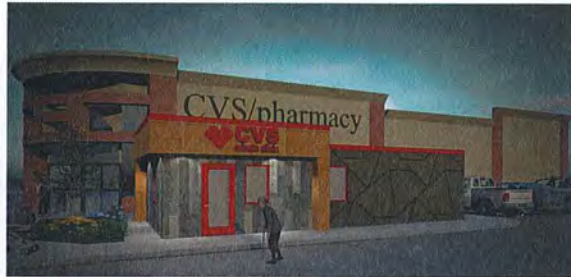








CONTAINER CLINIC  
PROPOSAL



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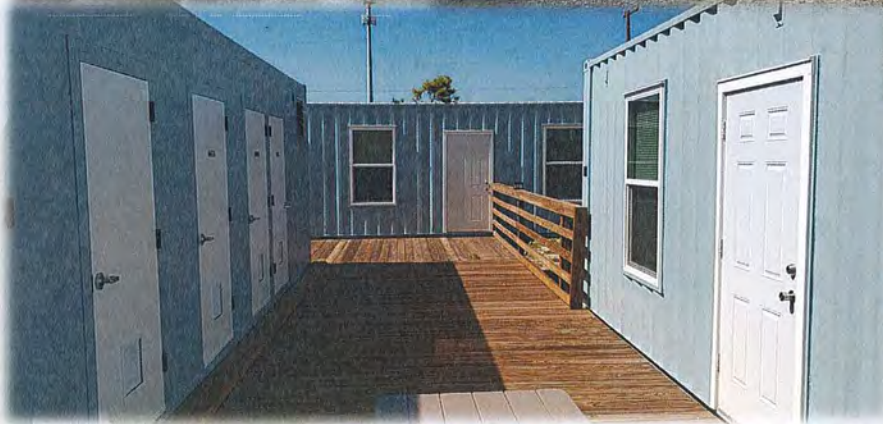
Installation methods reduce impact on the environment and it takes less time than traditional structures. We deliver completed structures to be site installed with shallow foundation systems.



## Medical clinics and full facilities

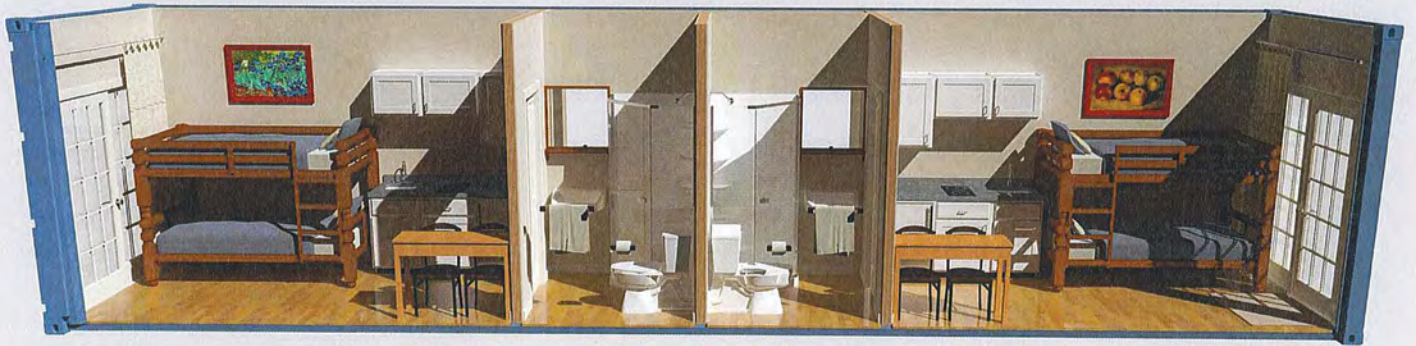
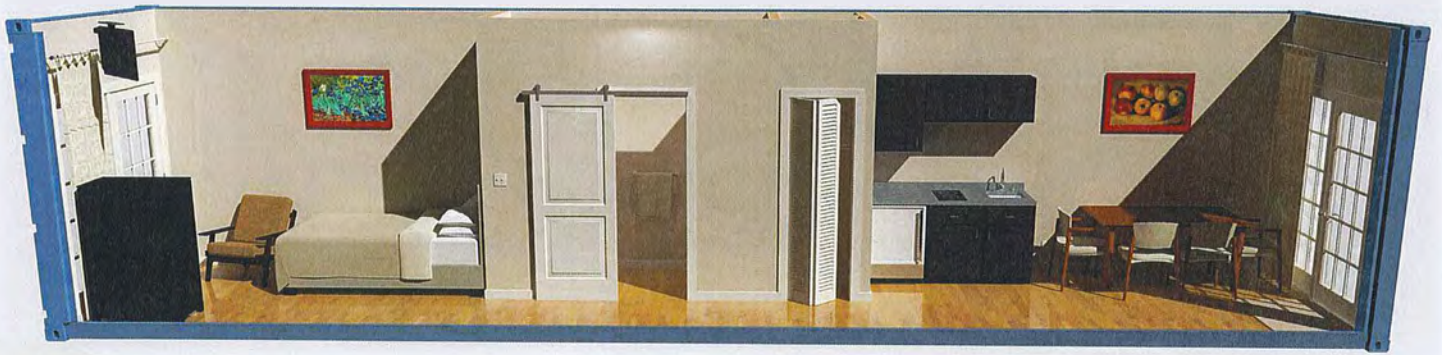


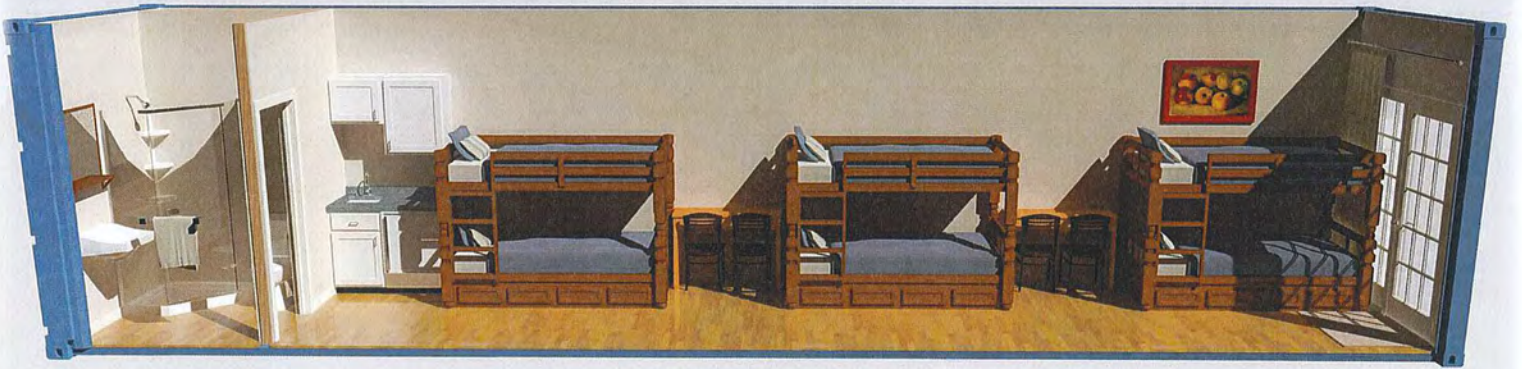
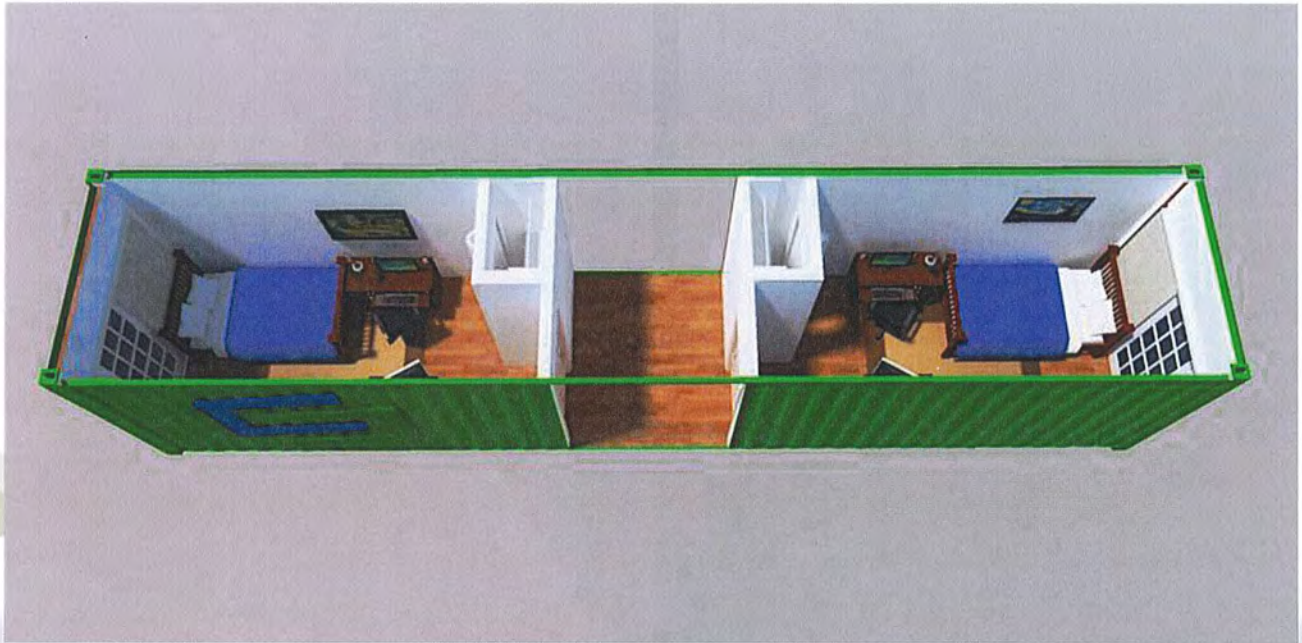
# Disaster Recovery Volunteer Village

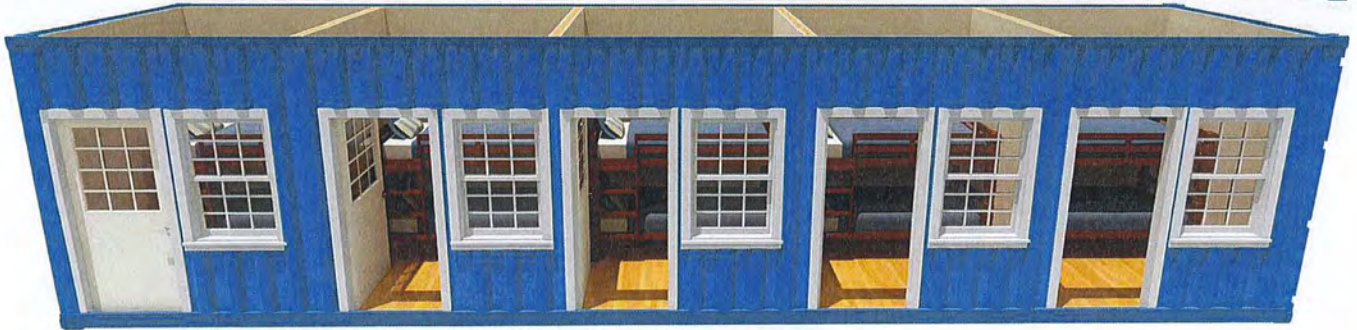
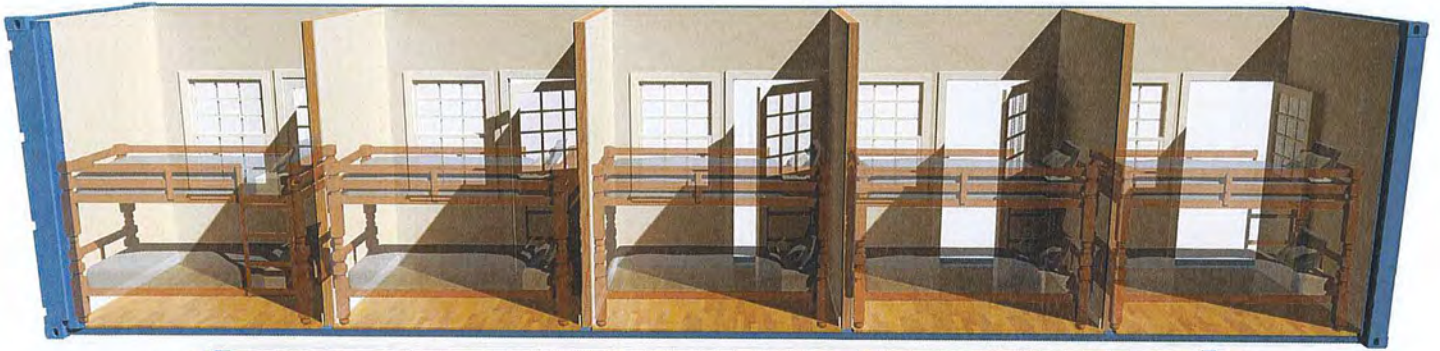


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***Thank You***



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