



The CITY OF DAYTONA BEACH Midtown Redevelopment Board Agenda

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Tuesday, April 13, 2021
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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Call to Order

Roll Call

Invocation

Pledge of Allegiance to the Flag

Approval of Minutes

March 9, 2021 Board Meeting

Staff Reports

Police Department – Capt. Todd McBride, District 1
Code Enforcement – Ms. Sarah Kirk, Neighborhood Services Inspector

Presentation - Spotlight on Midtown

Ms. Yasmine Plummer & Ms. Keanni Stokes, Crunch Time Urban Wear - 147 S. Nova Rd.

Emergency Procedures for Public Meetings and Public Comments

During this time of extraordinary circumstances dealing with the declared State of Emergency associated with the COVID-19 pandemic, the City is temporarily allowing online public comments, and limited in-person public comments at City Hall, for public meetings of the City Commission and the various City Boards.

Online Public Comment Forms.

The City is providing an online Public Comment Form to allow members of the public to submit public comments for each public meeting of the City Commission or a City Board. The Public Comment Form may be found at <https://www.codb.us/comments>. Please follow the directions on the form to ensure proper electronic submission to the City. All Public Comment Forms completed and properly transmitted before 5 p.m. on the day prior to the public meeting will be provided to City Commission or Board members, as applicable, for their review and consideration prior to the public meeting. Any Public Comment Forms submitted after 5 p.m. on the day prior to the meeting will be provided to Commission or Board after the public meeting. All Public Comment Forms will be included in the official meeting records and retained by the City Clerk or the Board Secretary as a public record. If you have issues with accessing, completing, or submitting the online Public Comment Form please email us at comments@codb.us or call 386-671-8023.

Public Comments on Propositions before the City Commission or a Board.

Although persons are strongly encouraged to submit online Public Comment Forms during this State of Emergency, persons may visit City Hall during a public meeting to make public comments on propositions coming before the City Commission or Board for a vote, subject to these City procedures and all social distancing requirements established by the Federal Centers For Disease Control and Prevention. The Commission Chambers will be closed for in-person attendance by the public. The City Hall lobby will be equipped with an audio/video feed to the Commission Chambers and a lectern and microphone will be placed immediately inside the door for public comments. Forms will be provided for persons to fill out who wish to make public comments. Persons may approach the lectern to speak on an item before the Commission or Board at appropriate times, when called upon, subject to such time limitations as may be imposed by the public body. The lobby will also have a limited defined area, with social distancing, for persons waiting to make public comment. In addition, the exterior entryway to City Hall will be equipped with a loudspeaker for persons waiting for permission to enter to make public comment due to space limitations in the lobby. Persons may also monitor public meetings from their iPhone, iPad, or other electronic device at www.codb.us/618/DBTV, and enter City Hall for public comment at appropriate times, when called upon. Persons who have finished speaking or not intending to speak on a matter coming before the Commission or Board will not be permitted to remain in City Hall. All persons must comply with social distancing requirements while at City Hall, such as by remaining at least 6 feet apart. Use of facial masks is mandated to combat the spread of the COVID-19 disease.

Old Business

Update & Follow-up on Board Presentation to the City Commission

New Business

Mr. Robert Cruz, Director - Electrical Training Alliance of Daytona Beach

Mr. Gerald Chester, President/C.E.O. - Central Florida CDC

Public Comments

Board Comments

Adjournment

Midtown Redevelopment Board Meeting

Tues, 13 April 2021

Agenda Summaries

9. Old Business

9a. Update & Follow-up on Bd. Presentation to the City Commission

Since our last meeting on 9 March 2021, the Board has received a response to the Chairman's memo to Mr. J. Chisholm, the retiring city manager; a copy of that letter is attached for your reference and review. As you can see, the manager restates the five (5) points/issues that were listed in the original memo. He also provided an itemized response to each of those points/issues.

Please note that the responses are, in essence, a re-statement of the current language in the City's land development codes or the manager's policy/procedures that are germane to that particular point/issue. The original purpose of the memo was to solicit recommendations from the manager's office as to solutions designed to address the points/issues. We were NOT looking for the manager to restate problem.

Again, the purpose of the memo was to have the manager offer a solution to move forward or at the very least, a defense as to why the land development code should not be modified or why the policy/procedures should remain in place.

What's expected from this agenda item:

- *Recommendation and Approval on what the next step(s) should be, given the manager's response.*

10. New Business

10a. Mr. Robert Cruz, Director – Electrical Training Alliance of Daytona Beach

The Electrical Training Alliance [www. <https://etadb.org/>] is a Non-Profit organization with the sole mission of training electricians to meet America's growing demand for electrical workers throughout the 21st century. The organization boast a record of over 2,300 hired graduates, making an average pay upon graduation of \$48,000/year, and a 99.5% graduation rate. Mr. Robert Cruz, the program's director will be available to give a brief overview of the program, along with a request for assistance from our Board to attract potential students from the Midtown area.

What's expected from this agenda item:

- *Active assistance from the members and the City on marketing/promoting, and attracting potential students for the admission.*

10b. Mr. Gerald Chester, President/C.E.O. – Central Fla. CDC

Central Florida Community Development Corporation (CFCDC) [<https://www.cfcdc.com/>] is a non-profit 501 (c) (3) community based organization founded and incorporated in 1982.

CFCDC's mission is to provide affordable housing opportunities, stimulate investment in stagnant or declining communities, and improve the quality of life for low to moderate income persons. We believe that our mission is best achieved by partnering with community stakeholders which includes neighborhood residents, public services providers, local, state and federal government and local businesses.

During this agenda item, Mr. Chester will give a brief overview of the exciting programs his organization is involved in currently, as well as, past programs that have benefitted the Midtown community and the greater Daytona Beach statistical area.

What's expected from this agenda item:

- *Active promotion/marketing of the programs that the CFCDC offers from the Midtown Redevelopment board members and the City.*



The CITY OF DAYTONA BEACH

“THE WORLD’S MOST FAMOUS BEACH”

Office of the City Manager

March 19, 2021

Mr. A. Shawn Collins and
Members of the City of Daytona Beach
Midtown Redevelopment Board
301 South Ridgewood Ave.
Daytona Beach, Florida 32115

Dr. Mr. Collins and Board Members:

The City’s advisory boards provide an essential element of local government and participation from our citizenry is much appreciated.

The scope of each boards’ responsibilities is clearly defined in the Land Development Code (LDC), which is an ordinance adopted by the City Commission, and boards must conduct themselves in a matter consistent with applicable law.

In respect to the five points raised on page 2 of your memo, I offer the following:

- 1. Requires that any project financed by City-controlled funds targeted directly or indirectly for the Midtown area by brought before our board for our review, comment and recommendations.**

Projects brought to Midtown Board shall be reviewed by the board as set out in the LDC, which defines the responsibilities as follows:

General Powers and Duties.

- a. To adopt rules governing its proceedings, conduct regular public meetings, call special meetings, and create committees to help carry out its powers and duties; and
- b. To carry out any other powers and duties delegated to it by the City Commission, in accordance with State law.

2. Decide Applications for a Development Permit. To review and decide the following applications for a development permit when they involve land within a Redevelopment district located within the Redevelopment area the board serves:

- a. Major Site Plan (Section 3.4.1.2.b.i).

3. Decide Appeals. To review and decide appeals from a final decision by City staff on the application of redevelopment design standards, standards for specific principal, accessory, or temporary uses, modified use standards, modified intensity and dimensional standards, or other standards to land within a Redevelopment district located within the Redevelopment area the board serves.

4. Make Recommendations on Applications for a Development Permit. To review and make a recommendation on the following applications for a development permit when they involve land within a Redevelopment district located within the Redevelopment area the board serves:

- a. General Zoning District Map Amendment (Section 3.4.C);
- b. Site-Specific Zoning District Map Amendment (Section 3.4.D);
- c. Historic Overlay Zoning District Map Amendments (Section 3.4.E);
- d. Planned Development (Section 3.4.F); and
- e. Special Use Permit (Section 3.4.G).

- 1. That the Midtown board regularly identifies projects for potential funding that will be forwarded to the Commission/CRA throughout the year, as well as, prior to the adoption of the City's Capital Improvement Project adoption.**

It is not in the Midtown Redevelopment Board's powers and duties to identify projects for funding.

- 2. Provide a mechanism/process where there's constant and continuous communications between the Midtown board and Commission/CRA.**

The City Commission has agreed to hear a quarterly presentation from the board. The board may provide written communication as it sees fit.

- 3. That the Midtown board review and make recommendations concerning the Midtown Community Redevelopment area's budget prior to a final decision by the Commission/CRA.**

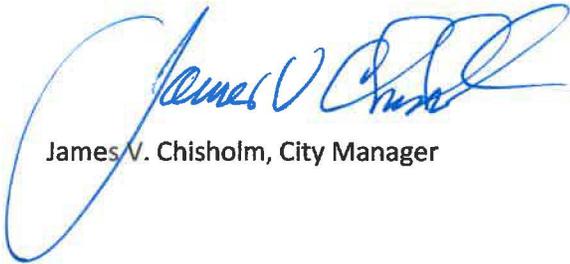
Boards are appointment by the City Commission. Boards are for the purpose of undertaking the duties directed to it by the Commission. Boards are not an elected body. They have no budgetary review, approval, or appropriation authority.

- 4. That the Commission/CRA directs staff to honor and abide by the Midtown Board's adopted rules and procedures, namely the Midtown Board's by-laws.**

Subject to the City Charter, staff is directed only by the City Manager. With the consent and guidance of a majority of the Commission, the City Manager directs and controls staff including staff that serve as redevelopment board support.

We thank the Midtown Redevelopment Board for its service and encourage any comments or recommendations from the board to the City Commission.

Sincerely,

A handwritten signature in blue ink, appearing to read "James V. Chisholm". The signature is fluid and cursive, with a large loop at the beginning.

James V. Chisholm, City Manager