



The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION
POST OFFICE BOX 2451
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AGENDA

MIDTOWN REDEVELOPMENT BOARD TUESDAY, July 12, 2022 – 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.

	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 1-800-955-9771.

1. **Call to Order**
2. **Roll Call**
3. **Invocation**
4. **Pledge of Allegiance to the Flag**
5. **Approval of Minutes**
June 14, 2022 Board Meeting
6. **Staff Reports**
 - 6a. Police Department – Capt. Leonardo Conte, Daytona Beach Police Department
 - 6b. Code Enforcement – Ms. Sara Kirk, Code Enforcement Inspector
 - 6c. Midtown Projects – Ms. Michele Toliver, Project Manager
7. **Presentation - Spotlight on Midtown**
 - 7a. Ms. Queenie Charray – Salon Unwine Boutique, 703 Orange Avenue
 - 7b. Ms. Carla Johnson (Carla's Kitchen) – Moe's Market, 517 Dr. MMB Blvd.
8. **Old Business**
 - 8a. Review and Discuss list of projects
9. **New Business**
 - 9a. Wall Graphics – A request by Steve Weinreich, Total Entertainment, property owner, to apply wall graphic to the west wall of the building located at 501 W. International Speedway Blvd.
10. **Public Comments**
11. **Board Comments**
12. **Adjournment**

MIDTOWN REDEVELOPMENT BOARD

MINUTES OF THE

REGULAR MEETING

TUESDAY, June 14, 2022

The regular meeting of the Midtown Redevelopment Board was held Tuesday June 14, 2022, 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
Ms. Renee Richardson
Ms. Davita Bonner
Mr. Nathan Mugala
Ms. Cathy Washington (arrived at 6:20 pm)
Ms. Tangel Hardy, Vice Chairman
Mr. Lynn Thompson

Board Members Absent

None

Staff Members Present

Mr. Ken Thomas, Redevelopment Director
Ms. Michele Toliver, Redevelopment Project Manager
Ms. Kira Honse, Assistant City Attorney
Officer Kierstin Rowland, Daytona Beach Police Department
Mrs. Gina Fountain, Board Secretary

1. Call to Order

Mr. Collins called the meeting to order at 6:13 p.m.

2. Roll Call

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

3. Invocation

Mr. Thompson 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 10, 2022 with necessary changes, by Mr. Mugala, seconded Ms. Richardson. Motion was carried 6-0.

6. Staff Reports

- 6a.** Officer Kierstin Rowland, Police Department, briefly introduced herself and provided a summary of the CompStat Report and truck event.

Ms. Sheppard asked about the number of disorderly conduct arrest.

Officer Rowland stated she do not think they had a lot of disorderly conduct but if did would have issued them a citation.

Mr. Thompson asked so this was an event that the City did not really want to put their arms around?

Officer Rowland stated that the City welcomed the event but they had to abide by the law and ordinances.

Mr. Thompson asked were there promoters or word of mouth event?

Officer Rowland stated that her Captain in District 2 was following the social media aspects of the event and there were still plans to come to Daytona even though the promoters had moved the event to Miami.

Mr. Collins stated the terminology is that the City has not endorsed it and not listing it on their list of events.

Officer Rowland stated that the event was originally canceled but the Chief had the staff report to duty to handle the unknown, which was a great idea due to the escalating of fights to 4:00 a.m.

Ms. Hardy asked about the numbers of the Memorial Day weekend?

Officer Rowland stated that she had no numbers to provide at this time.

New Members Introductions

Mr. Collins requested that the new member to introduce herself and provide desires, long-term goals, and what she expect on this board.

Ms. Sheppard stated a brief history of her personal information, work experience, and what she plans to bring to the board.

- 6b.** Ms. Sara Kirk, Neighborhood Services Inspector, was not available to provide a report.

- 6c.** Ms. Michele Toliver, Project Manager, stated there is one of two development acquisition agreements that are still under review. She provided an update with meeting with Public Works and Ken Thomas, Redevelopment Director, regarding the pressure washing schedule of the sidewalks on Dr. Bethune Blvd. She provided

a reminder and brief history of the Farmer's Market held on Sundays hosted by Bethune Cookman. She shared information about the monthly Midtown Music Concert Series held at Daisy Stocking Park.

Mr. Mugala stated that he will be making an announcement in his church regarding the Bethune Farmer's Market. He stated that he wanted to thank and commend Ms. Toliver and Mr. Thomas of the productive meeting with them and the improvements in the area.

Mr. Collins stated Mayor Henry attended a neighborhood association meeting and discussed some visions and other ideas he would like to bring to the area.

Mr. Thompson stated there seems to be some very consistent programming going on in Daisy Stocking Park and he want to commend staff and those involved for all the Wholesome and family-oriented events, such as the seafood festival that caused a huge response from people for a great event.

Board members thanked the staff for all that is being done for the board and for the city with these events.

7. Presentation – Spotlight on Midtown

Mr. Collins stated that there will be no presentations by Ms. Carla Johnson, owner of Carla's kitchen located at Moe's Market and Mr. Victor Reyes, owner of Crunch Fitness due to their absence.

8. Old Business

None

9. New Business

9a. Review and Discussion of the Five (5) Corridors/Areas of Project Focus Identified in the Midtown Redevelopment Area Strategic Plan, et al., dated March 2013.

Mr. Collins provided a brief history of the Strategic Plan & purpose. He stated that after speaking with Ms. Toliver he received confirmation that there are Land Development Codes (LDC) specifically for Midtown, referred to as Redevelopment Midtown (RDM).

Ms. Bonner expressed her benefit of meeting with Mr. Thomas and Ms. Toliver and the progression of projects and events in the area.

Ms. Richardson stated after exploring the ideas of other areas she discovered the Midtown area do not have a small business loan program and funding. She stated also she would like this board to figure out how to make a business plan program for incubator opportunities.

Mr. Collins stated that for the business plan program to succeed there is a need for public and private partnerships.

Mr. Thompson stated that there should be a written process presented to the board by legal of the power and level of influence to amend the Strategic Plan before there is any further discussion.

Ms. Sheppard stated the board need to get out there and publicize what the City and County has to offer to the community such as the down payment assistance program.

Ms. Washington stated the incubator system was previously apart of Bethune Cookman that went well for not only business and education majors but other majors that ran for about six years that ended approximately 15-20 years ago.

Mr. Mugala stated that the board needs to find additional funding sources before any major projects in the Midtown area can be completed.

Mr. Hardy stated that we should compile and prioritize the list of projects presented Mr. Thomas and Ms. Toliver before any further discussion.

Mr. Collins stated that we need to get the list of projects then short list there prioritization and present to staff, City, and private developers for assistance.

Ms. Richardson stated that we can have three things that the board can begin working on such as have staff or legal to figure out what legally we can do, preparing a list of projects that mimic the Strategic Plan, and having staff to look for projects and funding out in the community.

Mr. Toliver stated that two members (Ms. Washington & Mr. Thompson) have not been able to schedule. She stated that she will schedule a meeting between now and the next two weeks to give them some input in terms of what we discussed with the members.

Anne Ruby, 137 Park Avenue Daytona Beach, provided a suggestion for an ombudsman, updated on the Corbin building usage, and proposed use of the RFP that the City could put out directly seeking a private partner for a business incubator. She stated that Mr. Feacher, City Manager, suggested the opportunity to have quarterly presentations to the CRA board or the City Commission and the review of the budget in July to have your input.

Pierre Louis, 130 S. Franklin Street Daytona Beach, discussed the Midtown Redevelopment Plan that mentioned the Midtown Regional Area Strategic Planning with the Commercial Development component, Conceptual Plan, and the Area Plan. He also discussed the Midtown Emerging Business Incubator Program.

John Nicholson, 413 N. Grandview Avenue Daytona Beach, stated the board has to ask for what they want and have businesses in the area to appeal to investors and people outside the Midtown area.

Board Action

A motion was made to have the list of Strategic Plans in the Strategic Plan document, list of projects that each board member identified and to identify funding by Mr. Mugala, seconded by Ms. Richardson.

Ms. Hardy stated that before we vote can we get an opinion from the staff as the best approach.

Mr. Collins stated he does not have a problem with that and will open the floor for Mr. Thomas and Ms. Toliver to provide their opinions.

Mr. Thomas stated that since this motion has been seconded there is no need to belabor on this and we concur with everything that the board said tonight regarding the list projects and identifying funding sources. He stated that the books you have such as the Master Plan and Strategic Plan are just guidebooks that you are not stuck to. He stated that the particular projects, programs, and services as long as you can relate it back to your CRA Plan you are good to go and there is no limitation on you as a board member. He stated that himself and Ms. Toliver need some time to meet with the remaining two board members and some time to put together a proposal to present at the next board meeting in July.

Mr. Collins stated the motion was carried 7-0 for the three items identified by the board but there was a fourth one such as an opinion from legal about our responsibilities that needs to be added that was mentioned by Mr. Thompson.

Ms. Toliver stated you need to amend the motion for the record

An amended motion was made to add an opinion from legal about the boards responsibilities by Mr. Magula, seconded Ms. Richardson.

Ms. Washington stated I would think any plans of that sort or suggestions should be run by legal before we make or take any action.

Ms. Kira Honse, Assistant City Attorney, stated that she was covering for Mr. Ben Gross, Deputy City Attorney, she will pass on the boards comments and concerns to him to take care of.

Mr. Collins stated there is no need to have a special request to legal because Mr. Gross lets the board know what we can or can not do.

Ms. Honse stated that so far, she has not felt the need to object to anything that has been said tonight.

10. Public Comments

Ann Ruby, 137 Park Avenue Daytona Beach, asked has there been a change in the LDC about distance requirements of entertainment businesses being close to churches. She stated if it is not the board can ask to use the special use permits that Mr. Feacher has implemented in the city that was a success.

Ms. Toliver stated that she knows they were working on it but cannot remember the outcome but will get an answer.

Mr. Collins stated that one in particular I would check whether or not that requirement is part of the redevelopment portion of our LDC.

Mr. Toliver replied it is not.

Mr. Collins stated that in those instances where there is no mention of those types of uses does the greater LDC take precedence.

Mr. Toliver replied yes.

Mr. Collins asked when there are some issues that come before the docket for the Planning Commission that deals with land development issues or code issues does that come to this board as part of our responsibility?

Ms. Honse stated that she will make sure Mr. Gross addresses your questions. She stated that the board is the first to weigh in on the appropriateness of the project and depending on exactly what step and who has the final say it may be just a recommendation to the next board to say yes or no for the project. She stated that the City Commission has the ultimate say but along the way various boards have their input and that is generally how and when it comes to the LDC.

Mr. Collins provided a brief summary of the boards responsibility based on the LDC and the recommendations does not go to any other boards.

Ms. Honse stated that you have to look at it in terms of what particular development permit is being considered. She stated that the Major Site Plan are the ones where you have the ability to decide appeals that gives an even better authority for check and balance to what the staff does.

11. Board Comments

Ms. Hardy asked when will the recommendations be presented to the Commission?

Mr. Collins stated that as soon as actions are taken at the next board meeting.

Board members expressed that the meeting was very productive and looking forward to changes in the next few months.

12. Adjournment

Mr. Collins called adjournment at 7:47 p.m.

Shawn Collins, Chair

Gina Fountain, Board Secretary



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MEMORANDUM

DATE: July 12, 2022
TO: Midtown Redevelopment Board
FROM: Michele Toliver, Redevelopment Project Manager
SUBJECT: Wall Graphic – 501 W International Speedway Blvd

Mr. Steve Weinreich, applicant, and property owner of Total Entertainment, D.J., Inc., is requesting the Redevelopment Board to approve their proposed mural (wall graphics) to be located on the west wall of the building located at 501 W. International Speedway Blvd. at the southeast corner of W. International Speedway and S. Charles Street.

Mr. Weinreich has owned and operated this music store for over 25 years. A location map and picture of the building are attached together with a conceptual mural to be placed along the west side of the building.

The Board shall determine if the proposed wall graphic is an aesthetic enhancement of the building and that the scale, design, intensity, and character are consistent with the design of the building and compatible with the building and surrounding structures in compliance with the Land Development Code (LDC) requirements in Section 6.10.J.13 - Wall Graphics and Architectural Embellishments (attached).

Staff recommends that the Board consider approval of the wall graphic as presented by the applicant, an important step in revitalizing not only the building, but also advancing the vision of this commercial district in Midtown as an arts district.

PROPOSED WALL GRAPHIC LOCATION



PROPOSED WALL GRAPHIC



Land Development Code requirements in Section 6.10.J.13

13. Wall Graphics and Architectural Embellishments.

- a. A wall graphic is a wall decoration that depicts a scene, picture, illustration, or design with no written message, word, insignia, arrow, or logo.
- b. An architectural embellishment is a three-dimensional architectural decoration added to a building for aesthetic purposes.
- c. Wall graphics and architectural embellishments may be permitted in any district, subject to the review and approval as follows:
 - i. In Redevelopment Areas, wall graphics and architectural embellishments may be permitted by the Redevelopment Board for the area.
 - ii. In other areas of the City, wall graphics are subject to review and approval by the Planning Board and architectural embellishments are subject to review and approval by City staff.
- d. Wall graphics and architectural embellishments shall comply with the following standards:
 - i. The wall graphic or architectural embellishment shall be applied to a prepared wall surface free of cracks, peeling paint, or stucco, and shall be covered with a protective coat to minimize deterioration.
 - ii. Wall graphics and embellishments shall be for the aesthetic enhancement of the building. Scale, design, intensity, and character shall be consistent with the design of the building, and compatible with the building and surrounding structures.
 - iii. No written messages, logos, arrows, or bare bulbs shall be part of the wall graphic or embellishment.
 - iv. Wall graphics or embellishments shall be applied and constructed strictly in accordance with the approved application. Any deviation from the approved plan or rendering, in materials or style, shall require removal of the wall graphic or embellishment within five days of notice.
- e. Any variance from these standards or appeal from a determination made pursuant to this paragraph shall be reviewed by the Planning Board, whose decision shall be final administrative action.

Midtown Redevelopment Area

Public Works Projects

Campbell Aquatic Pool Surface Repair/Resurfacing (Updated)

- Commission District/Description:
 - Zone 6
 - Midtown CRA
 - Project is being evaluated for pools to be resurfaced and repaired.
- Progress:
 - ITB 22403 completed and awarded to AuMiller Pools as the lowest bidder.
 - Additional funding memo submitted to CM.
 - Agenda packet sent to legal 6/17
- Schedule
 - SOW prepared for ITB – March 2022
 - ITB –April 2022
 - Pre-Bid Meeting – 4/21
 - Pre-Bid walk through – 4/27
 - Bids Due – 5/9
 - Resurfacing – July-Sept 2022
- Project Costs:
 - Estimated resurfacing project Spring of 2022 - \$160,000
 - Low bid is \$169,755.00 and additional funding requested for a project value of \$185,000.00.
- Summary:
 - The pool surface was delaminating in several areas. An ITB was completed and awarded to AuMiller Pools.

Dickerson Center/Campbell Pool Improvements (Updated)

- Description/Commission District:
 - Project is for design and construction of parking lot improvements for Dickerson Center and Campbell Pool facility
 - Zone 6
 - Midtown Redevelopment CRA
- Progress:
 - Work Authorization #23 for design and permitting for PMA issued
 - Redesign needed due to park masterplan changes
 - SJRWMD submittal has been made, permit issued August 25, 2021.
 - FPL photometric have been completed
 - 100% design plans submitted to City for review
 - FPL easement and agreement signed and sent to FPL
 - Bid Documents submitted to Purchasing for review
 - Pre-Bid meeting conducted March 7, 2022
 - Bid opening April 5, 2022
 - "Best and Final" bid offers from two lowest bidders due April 13. Local Vendor preference in Purchasing code was invoked by second lowest bidder

- Lowest "Best and Final" offer was from Paul Culver Construction at \$1,100,000
- Contract was awarded at the May 18 Commission Meeting
- Preconstruction conference held June 17, 2022
- Upcoming Work (1 week look-ahead):
 - Process Shop Drawings and RFI as needed.
- Risks/Challenges:
 - Minimizing disruption to pool and Dickerson center users during construction
 - Identify entrance to pool and pedestrian path to entrance
 - Completion of work within budget
 - Secure funding source for improvements
- Schedule:
 - Project bid received on April 05, 2022. Low bid was \$1,134,889.98 .Second Low bidder invoked "Local Vendor"
 - Best and Final offers from two lowest bidders due April 13. . "Best and Final offer" was \$1,100,000
 - Award of Contract to Paul Culver Construction is on May 18th Commission Agenda
 - Preconstruction Conference on June 17, 2022
 - NTP : TBD tentative date of July 25.
- Project Costs:
 - Design Cost: (Survey: \$8,397, Geotech \$1,401, \$26,000 PMA Design and permitting)
 - Engineers Construction Costs estimate \$1,485,000 (Grant award): \$369,359
 - Lowest Bid for Base Bid and additive alternate No.1 was \$1,100,000
- Summary:
 - On Schedule

Dickerson Park Playground (Updated)

- Commission District/Description:
 - Construction documents for a new relocated playground at the Dickerson Center
 - Zone 6 (Paula Reed)
 - Redevelopment Area: Midtown Redevelopment Area
- Progress :
 - Playground equipment order place 9/7/21
 - Permit + Bid drawings for Dickerson Master Plan are currently underway by Parker Mynchenberg
- Schedule:
 - Estimated Playground equipment delivery is TBD, currently being stored off-site
 - Construction of playground anticipated Fall, 2022.
- Pending Work:
 - None at this time.
- Upcoming Work (1 week look-ahead):
 - Support Dickerson Park Site Plan Project as needed.
- Risks/Challenges:
 - None
- Project Cost:
 - Final playground pricing from playground vendor (Kompan) \$347,498.07

- Sanderson Concrete proposal for seat walls received for \$49,568.00
- Available budget of \$402,400.00 for the entire project
- Race and Rec Grant (\$302,400.00) City Match (\$100,000.00) \$402,400.00 (total budget)
- Summary:
 - A new playground to replace the existing playground at the Dickerson Center. This project is a piece of a larger Master Plan for the Dickerson complex.

Fremont Avenue Sidewalks (Updated)

- Commission District/Description:
 - Design plans for the construction of a new sidewalk on the north side of Fremont Avenue from Niles Street to Ridgewood Avenue (US 1). The City is working with the TPO and the project appears to be eligible to receive LAP funding to assist with construction cost.
 - Zone 6, A portion of the project is within the Midtown Redevelopment Area
- Schedule:
 - Solicit Bids June 2022.
 - Review received bids (3), recommend approval of low bid with FDOT concurrence.
 - Award Construction contract August 2022.
 - Project complete (construction and FDOT closeout) December 2022.
- Project Costs:
 - \$35,346.66 (Design)
- Summary:
 - City Commission approved the LAP agreement during March 16th Commission meeting. LAP agreement was sent back to the FDOT for signature. FDOT advised the signed LAP agreement is anticipated by May 19th.
 - Advertised bids on May 19, 2022, pre-bid meeting held on June 2nd, bidders are currently due June 20, 2022. One addendum issued on June 6th.
 - Contractors as a part of the Federal requirements need to report bidder opportunities in the FDOT Equal Opportunity Compliance (EOC) system, EOC system has been problematic; as of June 15th, issues with EOC appear to be corrected.
 - Project is on time.

Division Street Improvements (Updated)

- Commission District/Description:
 - Zone 3, Midtown Redevelopment Area
 - Design, permit and construct roadway improvements along Division Street between Orange Ave and Live Oak.
- Schedule
 - 100% Design – March 2021
 - Solicit Bids (dependent on available funding) – Aug. 2022
- Project Cost
 - Cost for surveying, geotechnical, and design services is \$42,637.51.
- Summary
 - 100% submittal received, SJRWMD did not grant the City an exemption, so a permit will be required. Consultant will not submit a SJRWMD permit application until funding is in place.

- Project is on hold pending funding.

Road Resurfacing Program

Current phase just outside of CRA this month with the exceptions listed below

<u>Road</u>	<u>From</u>	<u>To</u>
PL 3(North)	Green St	Walnut St
PL 4(North)	Walnut St	Weaver St

PL = Parking Lot