



# The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION  
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## AGENDA

MIDTOWN REDEVELOPMENT BOARD  
TUESDAY, November 8, 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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1. **Call to Order**

2. **Roll Call**

3. **Invocation**

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

5. **Approval of Minutes**

September 13, 2022 Board Meeting

6. **Presentation:**

6a. Define and Add Event Centers to Land Development Code (LDC) – Amendment

7. **Staff Reports**

7a. Police Department – Capt. Leonardo Conte, Daytona Beach Police Department

7b. Code Enforcement – Mr. Daniel Garcia, Code Compliance Officer

7c. Midtown Projects – Ms. Michele Toliver, Project Manager

8. **Presentation - Spotlight on Midtown**

8a. Mr. Curtis Vreen – Vreen Catering, 240 S. Dr. Martin Luther King Jr. Blvd.

8b. Ms. Cindy Perry – Surplus Unlimited, 613 International Speedway Blvd.

9. **Old Business**

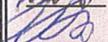
10. **New Business**

10a. Newtown Heritage Festival – Mr. Percy Williamson

11. **Public Comments**

12. **Board Comments**

13. **Adjournment**

Agenda Approval	Date
	10-31-2022
	10-31-22
	11-1-22

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**MIDTOWN REDEVELOPMENT BOARD**

**MINUTES OF THE  
REGULAR MEETING**

**TUESDAY, September 13, 2022**

The regular meeting of the Midtown Redevelopment Board was held Tuesday September 13, 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. Davita Bonner  
Ms. Tangel Hardy, Vice Chairman  
Mr. Lynn Thompson  
Ms. Renee Richardson  
Mr. Nathan Mugala

**Board Members Absent**

Ms. Joan Sheppard  
Ms. Cathy Washington

**Staff Members Present**

Mr. Ken Thomas, Redevelopment Director  
Ms. Michele Toliver, Redevelopment Project Manager  
Mr. Ben Gross, Deputy City Attorney  
Mr. Daniel Garcia, Code Enforcement Officer  
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. 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 July 12, 2022 as present, by Mr. Thompson, seconded Mr. Mugala. Motion was carried (6-0).

**6. Presentation:**

**6a. RDM-1 Single-Family and Duplex Uses -Land Development Code Text Amendment.**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 4, Zoning Districts, Section 4.7 Redevelopment Base Zoning Districts and Article 5 Use Standards, Section 5.2, Principal Uses, of the Land Development Code (LDC), to add Duplex and Single-family detached dwellings as a principal use for properties within the Redevelopment Midtown-Midtown Center Zoning District (RDM-1) and to add Intensity and Dimensional Standards to govern the uses

**Staff Presentation**

Rose Askew, Development Services Project Manager, stated that under the previous LDC, the Midtown Redevelopment area had a zoning designation of Residential/Professional (RP) and it allowed single family and duplex uses. She stated that the new LDC was adopted in 2015, the zoning district Redevelopment Midtown – Midtown Center (RDM-1) was assigned to these properties and the single family and duplex use were removed. She stated to restore the previous rights for properties developed for single-family and duplex uses, staff is requesting this LDC text amendment. She stated this information is being presented because of numerous requests from the Midtown Redevelopment Board for staff to bring forward items even when this Board does not vote on or make any recommendations. She stated that this item went to Planning Board last month (August) and is tentatively scheduled as a City Commission item in October on 1<sup>st</sup> reading and 2<sup>nd</sup> reading will be the 2<sup>nd</sup> meeting in October for the public hearing. Anyone can provide comments or additional information at the Commission meeting.

Ms. Richardson asked are all of the areas in the Midtown vicinity going to have the ability to, if the lots permits, build duplexes or single-family homes.

Ms. Askew stated this is only for RDM-1 districts to restore the previous rights under the zoning district. She stated that if there are some other zoning districts that you feel need to have this done, discussed that with Mr. Thomas and Ms. Toliver but for tonight it is only this one zoning district.

Mr. Collins asked which area is this located.

Ms. Askew provided additional directions and landmarks.

Mr. Thompson asked would this affect modular homes if built in the area.

Ms. Askew stated if they are going to be single-family or duplex uses, they would just have to be developed to meet the building standards, LDC, and the Florida Building Code, this is just to allow the actual uses.

Ms. Hardy asked if there were any other areas in the Midtown area that staff is looking at that needs to be changed as well.

Ms. Toliver stated that staff is looking at the Dr. Bethune Blvd. corridor from the Nova Road to the railroad track as well as the Dr. King Blvd. from George Ingram Blvd. to Shady Place. She stated we have not identified the specific changes to the code, but some of them relate to commercial and residential uses.

Mr. Collins stated it would have been nice to have some kind of a comparative chart or table to show what these changes. He expressed that he would like this Board to chime in on these kinds of things if it does not slow down the process. He stated that this is not something that just took place last month.

Ms. Toliver stated this is the item was brought forth because of a resident who is trying to make changes to their property and staff is moving this change forward to make sure that the can be improved that.

Mr. Collins stated with that being said, it really makes me feel better because you saw fit to bring it to us and we appreciate it. He asked why not add it to our section of the LDC that we look at these kind of items and make recommendations.

Mr. Gross stated that is a policy question and I think everybody understands it as a policy question.

**6b. Fences Use Specific Standards-Land Development Code (LDC) Text Amendment.**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 6, Section 6.8 and 6.14 Fences, Walls, and Hedges, of the Land Development Code (LDC), to modify and clarify development standards for repair, replacement and maintenance of fences and walls.

Rose Askew, Development Services Project Manager, stated that staff identified a need to tighten up some of the regulations and modifications so that we were not requiring property owners to complete tasks that are not necessary to come into compliance for fences and walls. She stated that Section 6.8.B of the LDC requires any repair or replacement of 50% or more of fences and walls erected on or before March 1, 2015, to obtain a permit. She stated the regulation also states the standard does not address requirements for fences and walls erected after March 15, 2015. So, if you had an older fence, then you had to get a permit for work performed on 50% or more of fences and walls. She stated that if you did it after March 15, 2015, you were not required to get a permit even if you were doing the same kind of work.

Mr. Collins asked is this what the code was in the past.

Ms. Askew responded that is what the code is currently. The text amendment will modify the standards to apply to all fences and wall and deletes the requirement to obtain a permit. She stated you will still have to work with permits and licensing to make sure that the fence that you are putting up is going to meet the requirements for fences and walls.

Mr. Collins asked is there a fee for that?

Ms. Askew stated that question would need to be addressed with the permits and licensing department, but if there is a fee it will not be for a permit but a review for the inspection.

Ms. Askew stated Section 6.14.G Redevelopment Area Maintenance Standards for Accessory Structures will have text added to clarify maintenance requirements for accessory structures and the text to clarify when fences and walls are required to be painted. She stated that at the Planning Board meeting on August 25<sup>th</sup> there was a recommended approval of the proposed amendment changes by a vote of 7-0, so it will move forward to City Commission. She stated that if you have any comment, you can work with Mr. Thomas and Ms. Toliver. This item is not for a recommendations, it is just for informational purposes only.

## **7. Staff Reports**

**7a.** Ms. Toliver stated that Captain Leonardo Conte is not going to be able to attend, but we do have the CompStat report.

Mr. Collins stated we will acknowledge that we have the CompStat report in our packet and move on to the next item on the agenda.

**7b.** Mr. Daniel Garcia, Code Enforcement Inspector, briefly introduced herself and provided a summary of Code Enforcement cases.

No questions by the Board members.

**7c.** Ms. Michele Toliver, Project Manager, gave an overview for City owned property at 544 Orange Avenue. An agreement between the City of Daytona Beach/Community Redevelopment Agency and Framework Group is being finalized to redevelop the former public works storage yard property. She stated this property will be developed as a mixed-income multifamily affordable housing project and a conceptual site plan was provided. She stated that the attorney representing the developer is here for any questions.

Mr. Collins asked for a landmark for where this property is located.

Ms. Toliver responded with additional directions and landmarks.

Ms. Richardson asked how many apartments or dwellings will be there.

Ms. Toliver stated 62 units.

Mr. Thompson asked do anyone knows what is going on with the old AM-Vet place on Orange Avenue.

Ms. Toliver stated that discussions have occurred about purchasing the property and relocating the organization, but no new discussions have happened.

Mr. Thompson asked about the timeline for this project.

Ms. Toliver stated ASAP. The agreement is being finalized by the City Attorney's office and the next step is to the City Commission.

Mr. Collins stated he has not had the chance to look at it but what is on our Strategic Plan for the area around it.

Ms. Toliver stated the zoning for commercial and residential. I cannot tell you what the design plan is for our Master Plan. I would have to get back with you on that.

Mr. Gross stated he has not been involved in this particular RFP process. Typically where we have contracts such as these where we donate property as in this case, we do not guarantee in this process that the properties suitably zoned and once the contract is entered into the applicant would still need to submit for any approvals needed. This does not shortcut that process.

Mr. Collins stated that my question was really just trying to keep the nexus between the Master Plan.

Ms. Toliver stated this does not deviate.

Anne Ruby, 137 Park Avenue Daytona Beach, stated was there a public meeting for this.

Ms. Toliver stated this one did not require a public meeting, this was a response to an RFP.

Mr. Gross stated I think Ms. Ruby is referring to the selection committee meeting and if there is any PD that is need, it would follow this.

Ms. Toliver stated that this is very early in the process and being brought to the board as a courtesy during this early stage because we do not have the agreement at this point.

Mr. Collins asked if Ms. Toliver or Mr. Gross could explain the process with the board members and those in the audience.

Mr. Gross stated when the City wants to consider conveying away City owned property in a redevelopment area, by statute, it has to give notice and give people an opportunity to respond. Even if the process may have started by someone coming to the City and would be interested in developing it. He stated we would have solicited proposals and a deadline for those proposals to be received in accordance with our administrative regulations. He stated those proposals would have been scored by individual representatives of city departments determined by the City Manager. He stated then those representatives meet in the public meeting to rank proposals and even if there is only one proposal received, they would still rank them. He stated they then make their recommendations to the City Manager and they then assign a staff person to negotiate final terms, which is where things are now with the assistance of the legal department. Then a proposed contract that sets forth the conditions under which we would sell and they would buy the property are established. He summarized the terms of the contract between the City and developers.

Mr. Collins asked do they have to come in with a footprint in as far as what they want to put in place and if so, how detailed must it be and what is the requirement.

Mr. Gross stated that staff would ask for a specific elevation and a specific set of plans. He stated any plans submitted would be conceptual because zoning approval usually follows the agreement and there may be a commitment in terms of quality of construction and a certain design esthetic. That is still pending zoning approval. He stated that you cannot contract away the police power to zone property and at some point, if a zoning approval is needed or a site plan approval is needed, they would still need to get that at that point. He stated those contingencies are built into the contract as well.

John Nicholson, 413 N. Grandview Avenue, briefly discussed where to locate the proposals and to obtain information from the Planning Department and the CRA. He also briefly discussed the property location and the various developments.

Ms. Toliver discussed the John H. Dickerson Center improvements. The upcoming Florida Redevelopment Association Conference being held here in Daytona Beach from October 12<sup>th</sup> -14<sup>th</sup> She stated the last concert for the Midtown Music Concert Series will be on September 17<sup>th</sup>, with The Franchise Players located at Cypress Park.

Mr. Collins asked if anyone on the board would like to attend the Florida Redevelopment Association Conference could speak with Mr. Thomas.

Mr. Thomas stated that anyone on the board that would like to attend, we would take care of your entire enrollment. Ms. Hardy, Mr. Thompson, Ms. Richardson, Pastor Mugala and Ms. Bonner expressed an interest in attending the conference.

## **8. Presentation – Spotlight on Midtown**

**8a.** Ms. Freida Bodiford- Mr. Charley J's, 258 S. Dr. Martin Luther King Jr. Blvd, was not in attendance.

**8b.** Ms. Michelle Jones presented for Ms. Jackie Bulter - JMG Academy Training Center, 828 George Engram Blvd., Suite A/B. She provided a brief history of the agency first year operating. She stated the agency services available such as fast-track CNA and Med Tech programs, CPR training, continuing education program, Alzheimer's training. They assist with background records, with finding funds, challenging the State Boards, and follow the participant until they are employed. She stated she is seeking assistance from this Board to locate a building.

Ms. Hardy asked if the services are pro-bono or what is the price range.

Ms. Jones stated the CNA program range is \$350.00 that includes a \$70.00 book. However, those that cannot afford to pay all at once are on a payment plan. She stated that she has paid personally out of her pocket for students to attend the program because we want to see them be successful.

Mr. Mugala asked what type of promotions were used to advertising and is there a minimal educational requirement to enroll in the programs.

Ms. Jones stated that they must have a GED to enter the programs. She stated that the agency held an open house at their location, they have a website. They provide pro-bono career counseling for high school seniors. They would like to get into churches, and social media platforms for advertisement.

Mr. Thompson, Ms. Richardson and Ms. Bonner thanked Ms. Jones for her excellent presentation and the changes their agency is making in the community.

Mr. Mugala offered an open invitation from Allen Chapel AME Church to present what is offered by the organization.

Mr. Collins provided a brief history of how Spotlight on Midtown began two years ago. He discussed the recent Neighborhood Association Meeting with the guest speaker from Visitors Bureau and how they are collecting tax dollars from Midtown residents. He asked Ms. Jones to provide the career levels in the nursing field.

Ms. Jones stated it begins with a Certified Nursing Assistant (CNA), then Licensed Practical Nurse (LPN), Bachelor and Master level Registered Nurse (RN), and Nurse Practitioner (NP).

Mr. Collins advised Ms. Jones to contact City Commissioner Paula Reed for funding. He advised her to also reach out to the City Commission and get on their agenda to inform them of their organization.

Mr. Thomas stated that job training is part of a Midtown Redevelopment plan. I this Board recommends to staff to do something regarding job training it is an eligible activity.

Mr. Collins stated that there was a \$300,000 bench project on Mary McLeod Bethune Blvd. and the Midtown Board recommended a \$60,000 a year job training program over a 5 years period that was passed in December 2021. He stated that the bench project was later killed but not sure of what happened to the \$300,000.

Mr. Thomas stated that the \$300,000 is still there and has not gone away.

Ms. Richardson asked can we have staff to take a look at it and asked that this Board recommends that we support this business in our community. She asked can she make a motion that we can find funding to help and support this business in our area.

Mr. Collins asked Mr. Gross if he could restate what we just talked about to make a motion.

Mr. Gross stated the motion is that the Board recommends that staff find money to give support to this program. Moved by Ms. Richardson and seconded by Mr. Thompson. Motion carried (6-0).

**9. Old Business**

There were no comments

**10. New Business**

**10a. Tentative Budget FY 2022/2023**

Ms. Toliver stated this item is the Midtown tentative Budget for fiscal year 2022-2023 and is on the agenda for next week's City Commission meeting. The final budget will be provided once it's approved by the City Commission.

Mr. Thomas stated the tax increment has gone up to over \$800,000 and the revenue for Midtown continues to rise. There are 14 more years until the CRA sunsets. He stated that with this increase in revenue, we are hoping that it will add to the process of us being able to do more projects in the community. He stated that this is our last year for a loan payment of \$200,000.

Mr. Collins asked if all the redevelopment areas have that same sunset date mentioned.

Mr. Thomas stated that is all the redevelopment areas in Volusia County.

Mr. Gross stated that Volusia County adopted a Resolution several years ago that sunsets all of the authority effective 2036. The policy would be that if a city wants to go through that process again, they can, but you would end up resetting the base shared tax increment level to the year in which that redevelopment area is created. He stated right now you get the change in increment every year from when the redevelopment area was

initially established to what is coming in now. He stated that, let just say we just created that last year, then that is going to be a much smaller gap between last year and this year and the County would attach additional strings, including more authority as to what gets spent and does not get spent within a redevelopment area with the former City Manager. Staff did not pursue an extension at that point.

Mr. Collins asked about the relationship as far as input from the County and redevelopment area.

Mr. Gross stated which is statutory but the County initially had full delegation subject only to the statutory requirements, which include reporting in 1991. He stated for any redevelopment area that was created before a certain year, I think sometime in the mid 2000's, the County changed its rules for redevelopment areas created after that date but none of those rule changes applied to us.

Mr. Collins stated that he and Mr. Thompson had questions concerning the West and Eastern boundary.

Mr. Gross stated he listened to the transcript of the June meeting and heard Mr. Thompson discussion. He stated that it would be very difficult to expand the boundaries of a redevelopment area. He stated the statute requires a blight finding for the additional area and then any amendment to a CRA which expands the area would require County approval. He stated that I do not think the County is going to approve the expansion of a CRA without making us do a whole new CRA. The amendment which would reset the base tax year to the year that it is all created.

Mr. Collins asked is that based on just how it is been done historically around the state.

Mr. Thomas stated no. The rule is that if you expand your boundaries, you have to go to the same process as you created the CRA. He stated the "home rule" with Volusia County states that after 2036 CRAs go away. This is the case in Volusia County.

Mr. Collins asked what policy is that.

Mr. Gross stated technically the Community Redevelopment Act is a delegation of authority to the counties. The counties can delegate it, subject to whatever strings they want to attached to it and require that of local government. Volusia County has created additional regulations over time.

Mr. Collins expressed concerns of how the boundaries are currently located in the Midtown area.

Mr. Thomas stated if we wanted to approach that situation we would have to go to the County and ask for their permission to expand those boundaries and if they said yes, we still have until 2036 and it goes away.

Mr. Collins stated that he had rather just handle one issue at a time.

Mr. Thomas stated he does not know the history of Volusia County but he understand that it will be really difficult to try to expand the boundaries.

Mr. Collins stated are you telling me that this is going to be a 13-year problem?

Mr. Thomas stated this would probably be a 14-year problem and that is why we are trying to figure out what we need to do and maximize every dollar that we have today in order to meet that deadline of 2036.

Ms. Richardson stated I just wanted to be clear about the boundaries in the Midtown area.

Mr. Collins provided Ms. Richardson a brief overview of the current boundaries.

Ms. Toliver stated Mr. Collins provided an oversimplified version of the boundaries because it is not a complete rectangle. A map of the Midtown area was previously provided to each Board member.

## **11. Public Comments**

Jermaine Stanley, 143 Oak Tree Circle Daytona Beach, provided a brief history of his 11 year non-profit program called Mission Be Great. The program teaches kids self-sufficiency, educational development and social grow amongst peers as well as community involvement. He discussed the zoning issues he is currently experiencing for locating a building.

Mr. Collins advised Mr. Stanley to get with staff to get on the agenda for the next meeting and will provide more feedback when he comes before the board to make a presentation.

John Nicholson, 413 N. Grandview Avenue Daytona Beach, briefly discussed the various buildings that are owned by the City that can used by businesses search for space. He mentioned that this Board should make sure use changes are reviewed before they are approved. He mentioned improvements at Daisy Stocking Park and Dr. MMB Blvd being an entertainment area and the Nexus Report.

Anne Ruby, 137 Park Avenue, asked about the zoning in Midtown to allow clubs. She recalled a restriction based on how close the club is to a place of worship. She wanted to know the outcome on the efforts to change it.

Mr. Gross stated we had a minimum separation requirement between places that serve alcoholic beverages and churches. Last year, LDC was amended to get rid of that restriction.

Steve Miller, 383 Walnut Street, provided a list non-profit that received funds from the Mayor and City Commissioners. He stated most of the funds are not being spent in the Midtown area.

## **11. Board Comments**

Board members expressed how this meeting provided a wealth of information and was very informative.

Ms. Richardson asked how to access the funds given to the Commissioners that Mr. Miller was speaking of.

Mr. Collins advised that he sent text messages to the Commissioners and the City Manager inquiring about the money and provided insight of how it should be spent. He stated that he has officially invited the Mayor and he has agreed. He invited the City Manager and Chief of Police to the next meeting.

Mr. Gross stated that he sent an email Ms. Toliver this afternoon in response to the questions that Mr. Thompson and this board raised at the June meeting. He apologized for coming out so late in the day and it is so late in our meeting the he wants to talk about the email memo at the next meeting.

Board members agreed to discuss the email memo at the next meeting.

Ms. Ruby stated that the COVID funds are passed out by zone, but the Commissioner does not have to invest only in their zone. She stated that each Commissioner and the Mayor should be contacted.

**12. Adjournment**

Mr. Collins called adjournment at 8:01 p.m.

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Shawn Collins, Chair

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Gina Fountain, Board Secretary

## Agenda Item XX (Quasi-Judicial Hearing)

### LDC Text Amendment

DEV2022-097

Event Center

### STAFF REPORT

**DATE:** October 17, 2022

**TO:** Planning Board Members

**FROM:** Rose Askew, Development Services Project Manager

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### AMENDMENT REQUEST

A request by the Development and Administrative Services Department, Planning Division, to amend Article 5 (Use Standards), Sections 5.2. and 5.3 of the Land Development Code (LDC) to add Event Center as a principal, special, or accessory use in various zoning districts and adding use specific standards to govern the new use; amending Article 11 (Definitions), Section 11.5 to add a definition for Event Center.

### BACKGROUND

Recently staff has received numerous requests to allow uses such as weddings, receptions, concerts, banquets dancehalls, birthday parties, comedy shows, and other similar uses in various zoning districts throughout the city. Review of the previous LDC reflects activities such as these were allowed under the term “Places of Assembly” and was defined as follows:

*“A place specifically and primarily designated to accommodate the assembly of persons attending athletic events, musical performances, dramatic or dance performances, speeches or ceremonies, and other similar events, including stadiums, coliseums, athletic centers, concert halls, amphitheaters, and arenas”.*

Places of Assembly uses were allowed in various zoning districts as permitted, accessory, and conditional uses. The development standards for the uses were in each zoning district that allowed the use. An analysis of the definition for “Places of Assembly” reflects the uses in this classification were assembly uses that accommodate a very large number of patrons, are developed for a specific use, and are developed on very large pieces of properties

Uses such as weddings, receptions, concerts, banquets dancehalls, birthday parties, comedy shows, and other similar uses are typically in what is commonly called flex spaces. Flex spaces are buildings or portions of buildings that can be easily modified to accommodate various types of uses/activities. Based on the definition for “Places of Assembly” and the example uses included in the definition, the proposed uses do not appear to be included in this use category.

**CURRENT LAND DEVELOPMENT CODE**

The current LDC allows activities such as weddings and receptions, banquet halls, birthday parties, comedy shows, and other similar indoor events under the “Other Indoor Recreation/Entertainment Use” and is defined in Article 11 as follows:

*“Any private indoor (entirely within an enclosed structure) use providing for sport and recreation activities that are operated or carried on primarily for financial gain, and that is not specifically listed in the principal use tables. Examples include, but are not limited to, health and fitness centers, spas, gymnastic facilities, and dancehalls”.*

As in the previous LDC, the current definition for “Other Indoor Recreation/Entertainment Use” and the example of uses in this category it appears the proposed uses are not included in this use category

**PROPOSED TEXT AMENDMENT**

To clarify and provide standards for the allowance of uses/activities such as weddings and receptions, banquet halls, birthday parties, comedy shows, and other similar activities staff is proposing the following text amendments:

**1. Article 5 - Use Standards**

**Section 5.2, Table 5.2.A.2 (Permitted & Special Uses) and 5.2.A.3 (Redevelopment Zoning Districts), and 5.2.A.4 (Planned Development and Overlay Zoning Districts)**

Add “Event Center” as a permitted or special use in the following zoning districts:

**Table 5.2.A.2 Principal Use Tables for Residential, Business, Industrial, Tourist, and Specialty Districts**

Permitted Use	Special Use
Business Retail (BR-1)	Single-Family Residential-5 (SFR-5)
Business Shopping Center (BR-2)	Multifamily Residential-12 (MFR-12)
Business Automotive (BA)	Multifamily Residential-20 (MFR-20)
Local Industry (M-1)	Multifamily Residential-40 (MFR-40)
General Industrial (M-3)	
Tourist Accommodations (T-1)	
Tourist/Office/Restaurant (T-2)	
Tourist/Office/Retail (T-4)	
Tourist/Highway Interchange (T-5)	

**Table 5.2.A.3 Principal Use Table for Redevelopment Districts**

Permitted Use	Special Use
Redevelopment Beachside-Hotel Mixed Use (RDB-1)	Redevelopment Beachside-Surfside Village (RDB-6)
Redevelopment Beachside-Gateway Residential/Mixed Use (RDB-3)	Redevelopment Beachside- Multifamily Residential (RDB-11)
Redevelopment Beachside-International Speedway Boulevard Speedway Corridor (RDB-9)	
Redevelopment Downtown-Central Business District (RDD-2)	
Redevelopment Downtown-Commercial (RDD-3)	

**Table 5.2.A.3 Principal Use Table for Redevelopment Districts**

Permitted Use	Special Use
Redevelopment Midtown- Neighborhood Center Mixed Use (RDM-2)	
Redevelopment Midtown-Activity Center Mixed Use (RDM-3)	
Redevelopment Downtown-Beach Street Retail (RDD-1)	
Redevelopment Midtown-Midtown Center Mixed Use (RDM-1)	
Redevelopment Midtown-Neighborhood Transition Mixed Use (RDM-5)	

**Table 5.2.A.4 Principal Use Table for Planned Development and Overlay Districts**

Permitted Use
PDG
PD-RD

**Section 5.2.B Standards for Specific Principal Uses**

*n. Event Center* All event centers shall be subject to the following additional standards:

- a. Shall be located a minimum of 250 feet from any residential zoning district or adjacent to a residential use;
- b. Shall be located a minimum 500-feet from another event center use;
- c. Parking shall be located on the side or rear of the property;
- d. Shall meet the minimum setbacks for the zoning district where the use is located;
- e. Shall have direct ingress/egress from an arterial or collector street;
- f. Event centers with capacity of 50 to 199 patrons must be located on a site with an area of at least 9,000 square feet;
- g. Event centers with capacity of 200 to 599 patrons must be located on a site with an area of at least 20,000 square feet;
- h. Event centers with capacity of 600 to 1,999 patrons shall be located on a site with at least three acres; must have direct ingress/egress from a collector street; and
- i. Event centers with capacity of 2,000 and above shall be located on a site of at least five acres; and must have direct ingress/egress from a major city thoroughfare.

Where an Event Center is allowed as a Special Use in a residential zoning district the use shall be subject to the following additional use specific standards:

- a. Maximum capacity of 500 patrons; <sup>1500</sup>
- b. Maximum event space of <sup>750</sup> square feet; and
- c. Prohibited from operating between the hours of 12:00 midnight and 8:00 a.m.

**2. Article 11 - Definitions and Interpretations**

**Section 11.5**

- a. Modify the definition for Other Indoor Recreation/Entertainment Use to remove dancehalls.
- b. Adding a definition for “Event Center” as follows:

***Event Center.** A private indoor (entirely within an enclosed structure) use providing for activities that are operated or carried on primarily for financial gain. Example uses include, but are not limited to weddings, receptions, concerts, banquets dancehalls, birthday parties, comedy shows, and other similar uses. The term “Event Center” also includes any contracted, leased, or sublet premises connected to or operated in conjunction with the Event Center’s purpose, including food preparation facilities, concessions, bars, and structured parking facilities. The use does not include indoor recreation/entertainment uses, nightclubs, bars, clubs/lodges, or a clubhouse developed as part of a residential development.*

The term “Event Center” was selected as the best term for the proposed uses because it can be used as a flex space that can be easily modified to accommodate various uses. It can be rented out for public or private activities such as the proposed uses and is only open for scheduled events.

#### **TEXT AMENDMENT REVIEW STANDARDS**

The purpose of Section 3.4.B.3, *Text Amendment Review Standards*, of the Land Development Code (LDC) is to provide a uniform means for amending the text of the LDC whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so.

The advisability of amending the text of the Land Development Code (LDC) is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

**a. Is consistent with the comprehensive plan;**

City staff has reviewed the proposed text amendment and determined the amendment is consistent with the Comprehensive Plan.

**b. Is not in conflict with any provision of this Code or the Code of Ordinances;**

Staff has reviewed the proposed text amendment and determined the amendment request will not conflict with any provision of this Code or the Code of Ordinances.

**c. Is required by changed conditions;**

Recently staff has received numerous requests to allow uses such as weddings, receptions, concerts, banquets dancehalls, birthday parties, comedy shows, and other similar uses in various zoning districts throughout the city. The spaces being requested for the uses are typically small to medium flex spaces throughout the city. Requests to allow these types of uses have triggered a need to amend the LDC to provide a definition that is inclusive of the proposed uses; development standards to govern the use; and identify zoning districts where the use will be allowed.

Staff has reviewed proposed text amendment and determined the amendment will address current conditions.

**d. Addresses a demonstrated community need;**

Staff has reviewed the proposed text amendment and determined it addresses a community need to provide clarity on where these uses are allowed and the criteria for allowing the uses.

**e. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;**

Staff has reviewed the proposed text amendment and determined the addition of the “Event Center” use and the development standards that will govern the use will contribute towards improving compatibility among uses.

**f. Would result in a logical and orderly development pattern; and**

City staff has reviewed the proposed text amendment and determined the amendment will not negatively affect logical and orderly development patterns.

**g. Would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.**

City staff has reviewed the amendment request and determined the request will not result in adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

### **RECOMMENDATION**

Staff recommends approval of the proposed text amendment to amend Article 5 (Use Standards), Sections 5.2. and 5.3 of the Land Development Code (LDC) to add Event Center as a principal, special, or accessory use in various zoning districts; to add use specific standards to govern the new use; and to amend Article 11 (Definitions), Section 11.5 to add a definition for “Event Center”.

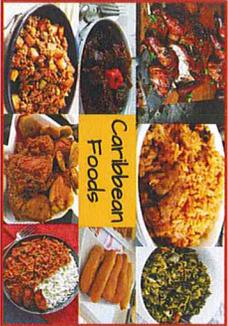
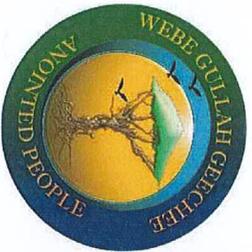
A majority vote of the Planning Board members present and voting is required to recommend approval to the City Commission.

# NEWTOWN HERITAGE FESTIVAL

## MARCH/APRIL 2023-WEEKEND DATE TBD

### 4 Black Heritage Villages

- **Gullah Geechee Village**
  - John H. Dickerson Center
- **African Village**
  - Mount Zion AME Church
- **Black Daytonans Village**
  - Shiloh Baptist Church
- **Caribbean Village**
  - Mount Bethel Baptist Church



# NEWTOWN HERITAGE FESTIVAL

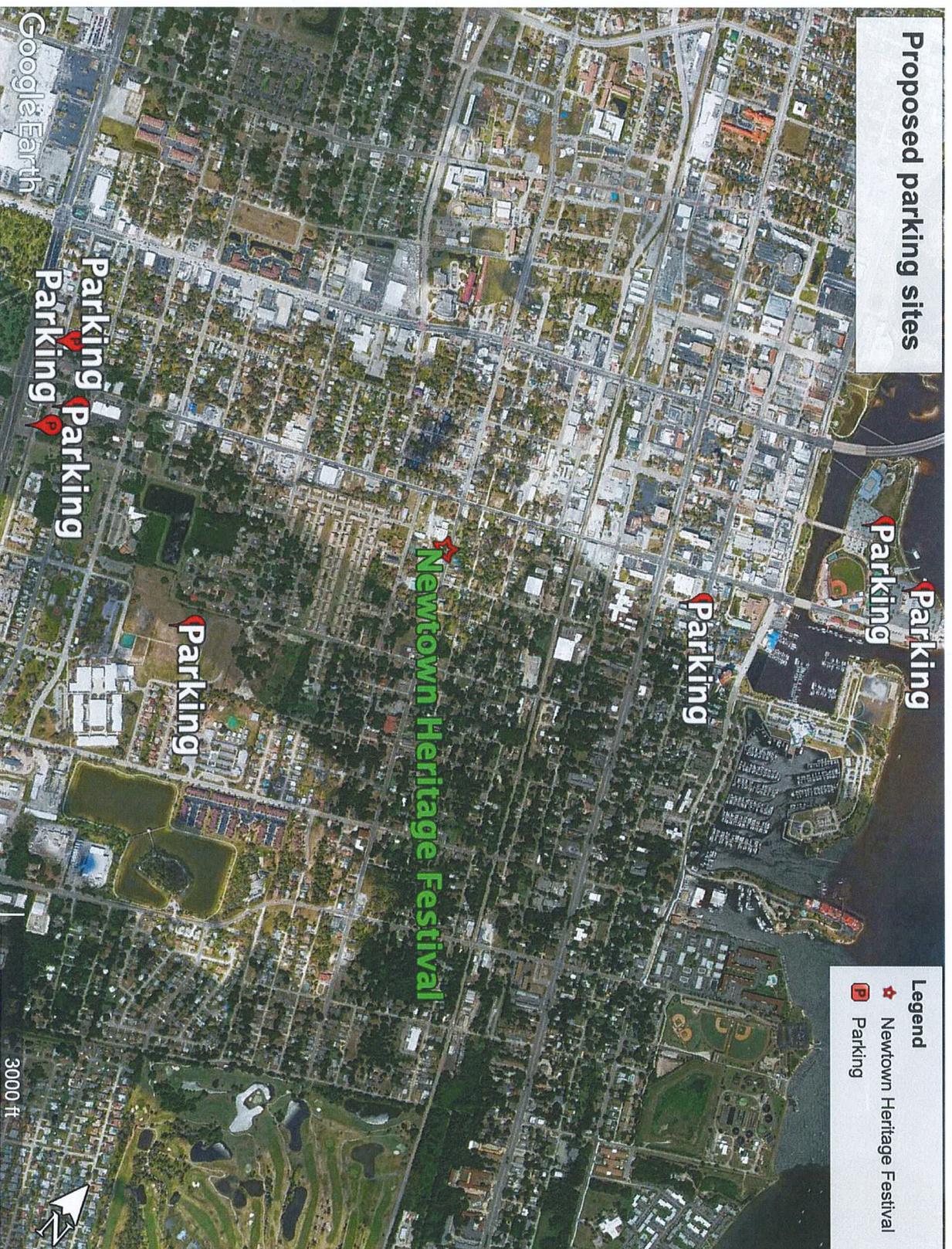
## Black Heritage Villages

### Aerial view



The Festival site starts at MLK Blvd. and Orange Ave. and extends south on MLK Blvd. to South Street, approximately six-tenths of a mile.

# FREE FESTIVAL PARKING



Trolleys will be provided to shuttle participants to the festival from Courthouse Annex, City Island, City Hall, Campbell Middle School, and Orange Ave./Nova Road sites. All are less than a five-minute ride to the venue.

# Schedule of Events

**(Subject to change)**

Run of event:

- Bronze Kingdom Collection exhibit, Dickerson Center
- Unique and Flashy Cars exhibit
- Pop-up museum, Mount Bethel Baptist Church & Rose Marie Bryant Center
- Wall of Fame of Newtown families

**Friday**

- 6 PM: VIP & Kickoff Reception, Peabody Auditorium
- 7 PM: Morehouse Glee Club concert, Peabody Auditorium  
<https://youtu.be/uGQ--qFqDTw>

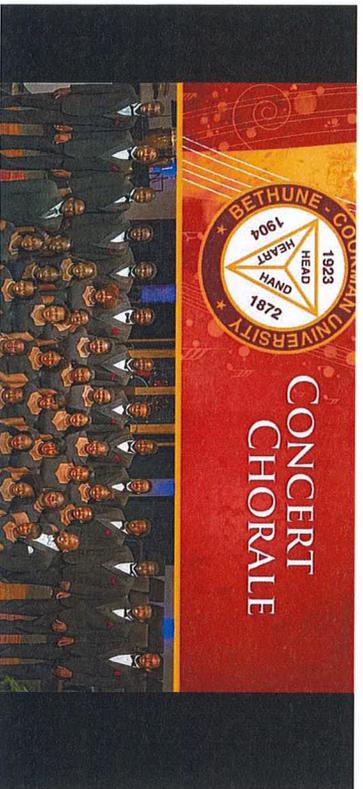
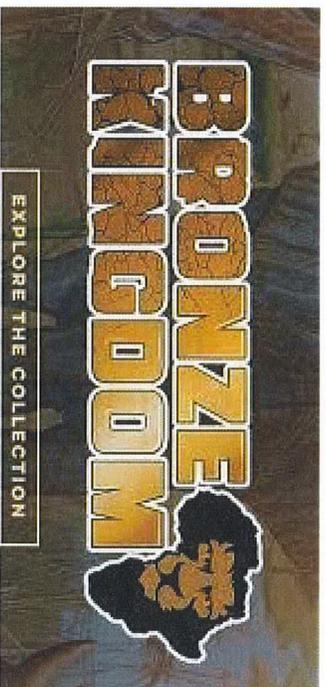
**Saturday 9a-11p**

- Carnival Parade and March of Athletes
- Film Festival, Dickerson Center (complete list TBD)
  - MMB/Lampel documentary
  - "Daytona Beach: The Other Side of the Bridge" <https://youtu.be/s-x7J0BjWDo>
  - "Historic Second Avenue Project" <https://www.youtube.com/watch?v=Z6FL4LJqlqA>

Speakers & local author book fair, Mount Zion AME Church (complete list TBD)

**Sunday, 9a-11p**

- B-CU Concert Chorale performance, Mount Bethel Baptist Church  
<https://vimeo.com/312376567>
- Speakers & local author book fair, Mount Zion AME Church (list TBD)
- Film Festival, Dickerson Center (complete list TBD)  
"How They Got Over" <https://vimeo.com/7924140000>





## **Carnival Parade and March of Athletes: 9 am Saturday**

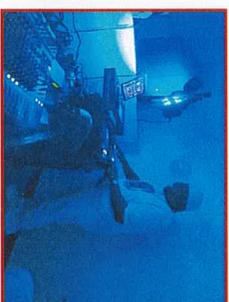
The Parade and March will stage at the corner of Nova Road and Orange Ave. The Grand Marshall will lead the way, followed by a carnival truck, a mas band, and the athletes separated by groups – Special Olympians, Professionals, Seniors, College/Universities, High Schools, Youth -- all waving miniature flags. The parade will proceed east on Orange Avenue approximately seven-tenths of a mile and make a right turn at MLK Blvd. The carnival truck will park at the south end of MLK and will become the Caribbean Village performance stage.



# Activities on the MLK Boulevard 'Trail'

## Food, Vendors, Entertainment

- Multiple entertainment stages
  - DJs
  - Dance groups
  - Live bands
  - National recording artists TBD
- "Unique and Flashy Cars"
- Vendors
  - Food trucks
  - Art
  - Local businesses
  - City services
  - "Soul sweets" & desserts
- Barbeque section ("The Holy Smoke")
- Beer garden across from Daytona Times building



# WHY SUPPORT NEWTOWN HERITAGE FESTIVAL?

- More sustainable than other special events that put pressure on city infrastructure and disturb residents.
- Exposes Daytona to the \$3 billion historical and cultural tourism market, including millions of people who live within a day's travel of Daytona Beach.
- Promotes and assists the city in marketing the Black Heritage Trail.
- Provides another set of financial resources to assist Black Heritage Trail sites.
- Local economic impact. Almost all event workers and vendors will be local.
- Exposes the Daytona Beach community to African culture via the Bronze Kingdom exhibit.
- Showcases locally produced films and film makers via the film festival.
- Brings in youth via the Unique and Flashy Cars exhibit.



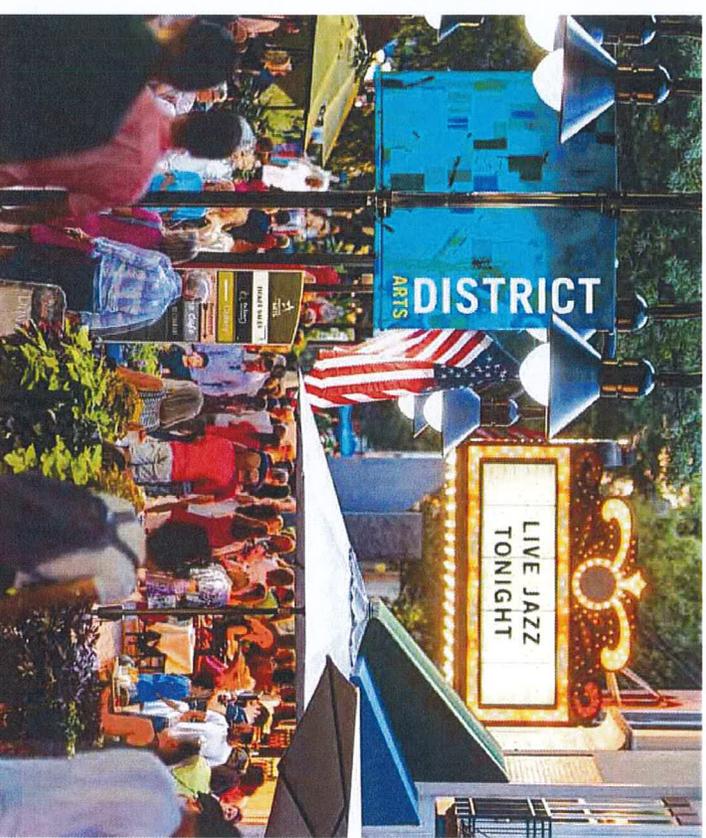
# WHY SUPPORT NEWTOWN HERITAGE FESTIVAL? (Con't.)

- Lets the larger community, which will be invited, understand that it's a safe area.
- Never been an event this big in Newtown history.
- Showcases the Newtown area as being ready for improvement and development
- Provides an emotional 'lift' for entire community, particularly children who witnessed and survived Hurricane Ian's destruction in the Newtown area.

# WHAT IS ECONOMIC IMPACT?

**Total economic impact** describes full economic effect, starting with an initial purchase and ending when the last of the money leaks out of the community. It includes:

- **Direct** economic impact (the effect of the initial expenditure), **AND**
- **Indirect and induced economic impacts** (the effects of the subsequent rounds of spending by businesses and individuals).



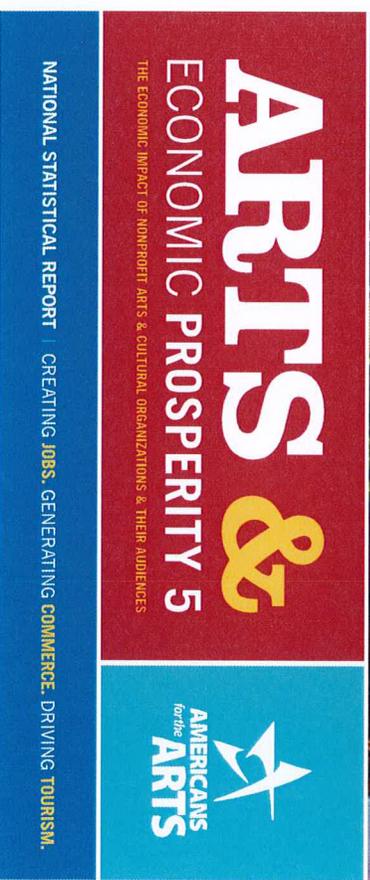
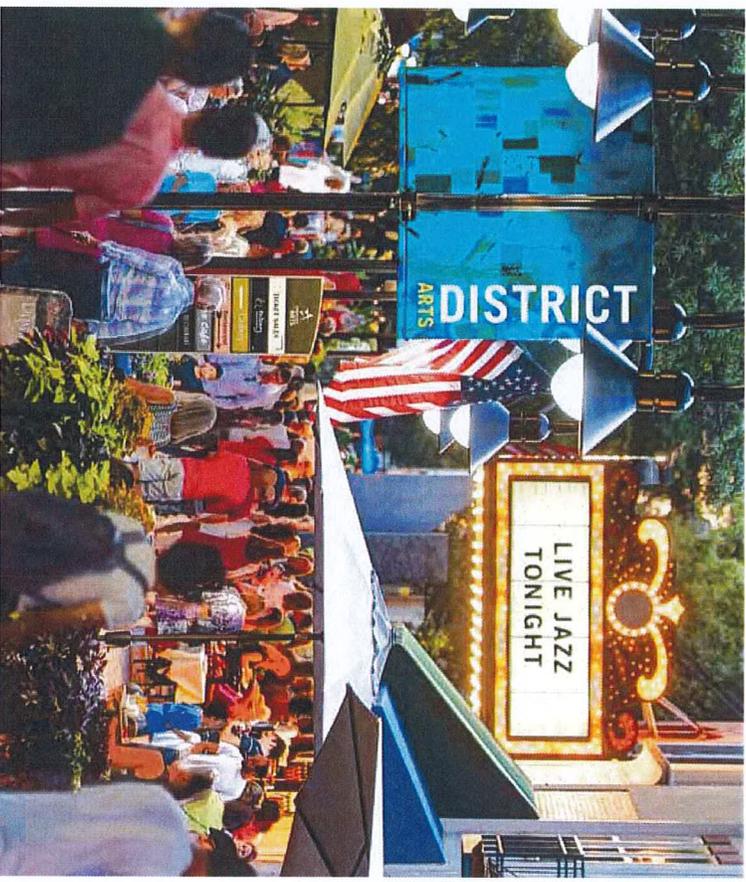
**ARTS &**  
ECONOMIC PROSPERITY 5

THE ECONOMIC IMPACT OF NONPROFIT ARTS & CULTURAL ORGANIZATIONS & THEIR AUDIENCES



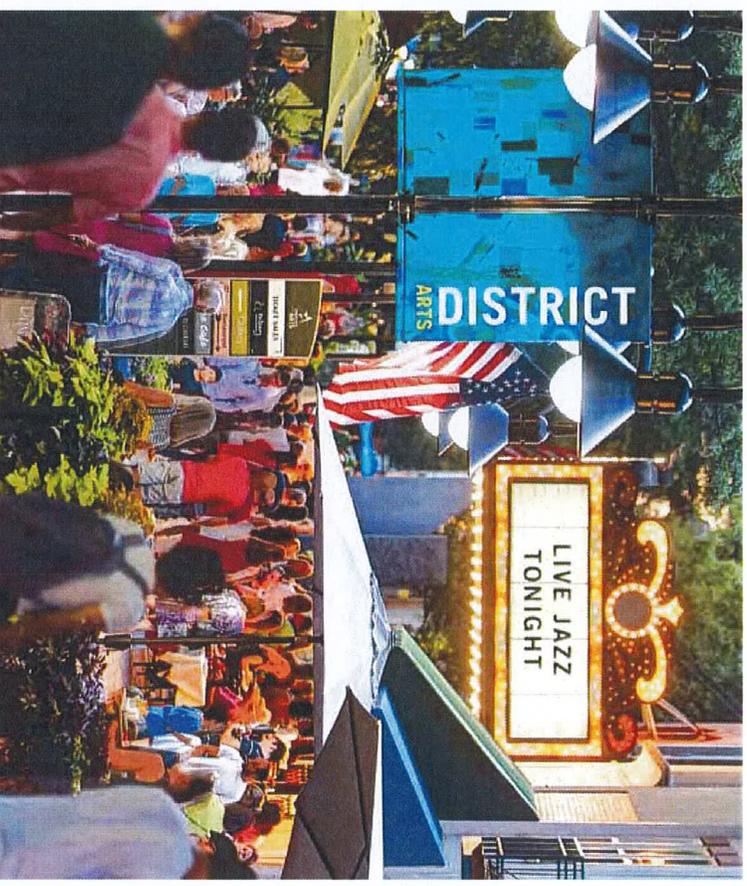
# ECONOMIC IMPACT OF NON-PROFIT ARTS & CULTURAL ORGANIZATIONS ON VOLUSIA COUNTY

- Volusia is one of 341 participating regions nationally in the Arts & Economic Prosperity National Statistical Report (with United Arts of Central Florida).
- Non-profit arts & cultural organization audiences spent \$35M in direct expenditures in Volusia in FY 2015, resulting in 1,057 full-time equivalent jobs, \$22.4M in resident household income, \$1.1M in local government revenue, and \$2M in state revenue.
- Every \$100,000 in direct spending by non-profit arts & cultural organization audiences generates 3 full-time equivalent jobs, \$64K in household income, \$6.4K in local governmental revenue, \$8.4K in state governmental revenue.



# ECONOMIC IMPACT OF NON-PROFIT ARTS & CULTURAL ORGANIZATIONS ON VOLUSIA COUNTY (CON'T)

- Non-residents spend an average of \$39.12 per event; residents, \$30.86.
- Attendees spend or money on meals/drinks, refreshments & snacks before/after, clothing & accessories than other purchases.
- 58% of non-residents who attended events in Volusia are willing to travel to different communities for cultural experiences.
- 8.3% of non-resident attendees to events spent an average of \$337 per person for lodging-one of the highest amount among similarly situated cities.



**ARTS &**  
**ECONOMIC PROSPERITY 5**  
THE ECONOMIC IMPACT OF NONPROFIT ARTS & CULTURAL ORGANIZATIONS & THEIR AUDIENCES

**AMERICANS  
for the  
ARTS**

## **Event Leadership & Management (to be finalized)**

### **Board members (initial):**

Dr. Joanna Showell, Charles Thomas, Carmen Oliver Williamson

### **Founders:**

Charles W. Cherry II, Sandra Sims Strachan

### **Honorary Chairs:**

Commissioner Quanita May (confirmed), Commissioner Paula Reed (confirmed)

### **Honorary Co-Chairs:**

Gary Libby (invited), Lynn Thompson (confirmed), Lucy Stewart Desmore (confirmed)

### **Parade Grand Marshall(s):**

Olympian Walter McCoy (invited)

### **Event Consultant/Coordinator**

sSs Designs & Consulting/Sandra Sims Strachan

### **Legal, Accounting TBD**

### **Advertising & Marketing**

623 Management, Inc. / Charles W. Cherry II

### **Event Management**

Noelien Marketing / Antoinette Noelien

### **Sponsorships and Fundraising**

Summit Governmental Strategies, Inc. / Percy L. Williamson, Sr.