



# The CITY OF DAYTONA BEACH

REDEVELOPMENT & NEIGHBORHOOD SERVICES DIVISION

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## AGENDA

MIDTOWN REDEVELOPMENT BOARD

TUESDAY, August 8, 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.

	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

July 11, 2023 Board Meeting

6. Staff Reports

6a. City Manager – Mr. Deric C. Feacher

6c. Police Department – Captain Leonardo Conde

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

i) Update on 941 Lockhart – vacant lot

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

7. Presentation - Spotlight on Midtown

7a. Mr. Chad Walton, CEO Snap Space Solutions

Agenda Approval	Date
 Redevelopment & Neighborhood Services Director	8.2.23
____ Assistant City Attorney	____
____ City Manager	____

**8. Old Business**

8a. Board's 2023 Needs Plan

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

**9. New Business**

No New Business

**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, July 11, 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. Renee Richardson

**Board Members Absent**

Ms. Tangel Hardy, 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. Mandana Carry, Board Secretary

**1. Call to Order**

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

**2. Roll Call**

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

**3. Invocation**

Ms. Washington 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 June 13, 2023, by Mr. Thompson, seconded Mr. Mugala. Motion was carried 5-0.

**6. Staff Reports**

- 6a.** Captain Leonardo Conde, Daytona Beach Police Department, provided an estimated crime summary. He reminded the Board that the Crime Stats are transitioning to a new report writing system. His report will not include percentages of increases and decreases in crimes. Within a month or two, his report will provide more concrete statistics.

Captain Conde responded to the Board members questions.

- 6b.** Ms. Sara Kirk, Code Compliance Inspector, provided a summary of Code Enforcement cases and apologized for the report format due to a new software system.

Ms. Kirk provided an update for 935 S. Dr. Martin Luther King Jr. Blvd. that is being advertised as rental property. Her site visit resulted in the property owner being cited for violations.

The Board members discussed their disappointment with how the owners advertise the property and would like the City staff to take action to hold the owners accountable.

- 6c.** Ms. Michele Toliver, Project Manager, informed the Board of the upcoming Midtown play, “Chance For Redemption”, Public Works tentative plans for electronic vehicle charger location at Cypress Park and distributed copies of the 2006 corridor study for Dr. Martin Luther King Blvd.

Ms. Toliver to provide any “Redistricting” impacts to Midtown asked by Mr. Thompson and the funding source for the EV charger stations asked by Mr. Collins.

**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

Ms. Washington shared the background on the property. She requested that the City maintain the overgrown vacant lot and she would like to purchase the lot.

Ms. Kirk shared history of the code violations that resulted in the house being condemned and demolished. Ms. Kirk informed the Board that there is a vacant lot case but there is no a vacant lot clearance program. She will suggest that Code Compliance maintain the vacant lot and will provide an update at the next meeting.

- 8b.** Board's 2023 Needs Plan  
i) Update on Narrative Language For Each Section From Various Members

Mr. Collins acknowledged that narratives were received from Ms. Richardson, Ms. Bonner and him. He requested that Ms. Bonner combine her narrative with his. Also, the narrative from Pastor Mugala and Mrs. Hardy are needed. Mr. Collins requested Ms. Toliver remind Ms. Hardy because she did not attend this meeting.

**9. New Business**

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

Mr. Collins would like to invite a representative of Snap Space Solutions to share their product.

- 9b.** Discussion/Recommendations for Future Locations for "Welcome to Midtown" Signs

Mr. Louis recommended Midtown signage at ISB & Nova Rd, Charles St & George Engram, Dr. MLK Blvd & ISB and Dr. MMB & Dr. MLK Blvds.

Mr. Collins requested that City staff bring back samples for Midtown signage.

**10. Public Comments**

Pierre Louis, 130 S. Franklin Street, Daytona Beach, discussed the Wade Trim Report that suggested the corridor studies. He used an artificial intelligence (AI) program to create implementation schedules for goals/objectives in the Midtown Plan and provided copies to the Board.

**11. Board Comments:**

Board members commented that the meeting was good and looking forward to more progress.

Mr. Thompson shared the play "Chance for Redemption" will highlight the people and the building in Midtown. The "Talk Backs" at the end of each session will create dialogue to reinvest the community. He invited the Board members to share the dates and attend.

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

Mr. Collins stated that City staff will invite the Snap Space Solutions representative to next month's meeting and Ms. Kirk and staff will provide an update on 941 Lockhart St, vacant lot. Staff will remind Mrs. Hardy to provide narrative on Beautification and Pastor Mugala

will provide his Infrastructure narrative. Ms. Bonner will combine her Needs Plan narrative with Mr. Collins narrative.

Mr. Gross gave parting comments and stated that at the next meeting Mr. Russell be taking over.

**13. Adjournment**

Mr. Collins called adjournment at 7:36 p.m.

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Shawn Collins, Chairman

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Mandana Carry, Board Secretary

# Midtown Redevelopment Area

## Public Works Projects

### Dickerson Center/Campbell Pool Site 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
  - Coordination meeting with FPL held on June 30, 2022
  - Demolition on-site is complete.
  - Drainage pipe installation is complete.
  - Underground lighting conduit for FPL is complete.
  - Shade Structure foundations and support poles installed.
  - Electrical Service restored to Mikael Brown Building.
  - Sidewalk and concrete curbing poured.
  - All FPL light poles installed and activated
  - Set 30 foot tall lights for BBall court and along playground sidewalk.
  - Seatwall construction is complete.
  - Playground Equipment installation is complete
  - Irrigation System is complete
  - Paving of back parking lots are complete as well as basketball court
  - Mulch has been placed in playground area.
  - Asphalt paving of parking lots complete.
  - NIDY Basketball surface is complete.
  - Landscaping 95% complete
  - Substantial Completion date of July 5<sup>th</sup>.
  - Final punchlist complete, except one item.
- Upcoming Work (1 week look-ahead):
  - Address Punchlist item on the ADA detectable warning mats.

- 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 18<sup>th</sup> Commission Agenda
  - Preconstruction Conference on June 17, 2022
  - NTP : July 28, 2022.
  - Substantial Completion July 5, 2023.
  
- 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
  - CO#1- Relocation of Mikel Brown Bldg. electrical Service in approvals- \$14,830
  - CO#2-additional Conduit \$17,061 has been approved
  - CO#3-for storm related tree and debris removal \$6,622 has been approved.
  - CO#4 additional sidewalk and Seat wall for playground area was approved by City Commission on December 12, 2022 meeting at price of \$112,000.
  - CO#5 for Misc. item \$4,475 has been approved by City Manager.
  - CO#6 for \$36,800 is in for CM approval.
  - CO #7 for \$31,424 approved by City Commission May 18,2023.
  - CO #8 for \$13,487 for City requested additional landscaping and concrete pads for benches is in for CM approval.
  - CO#9 for \$34,228 for additional Landscape and Curbing is in process
  
- Summary:
  - Project Complete, will be removed upon final payment.

### **Dickerson Park Playground**

- 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 Installation is complete.
  
- Schedule:
  - Painting of buildings complete as of 7/12/23.
  
- Pending Work:
  - Resolve leaning post for shade structure.
  - Install dedication plaque prior to August 5<sup>th</sup> park dedication
  
- Upcoming Work (1 week look-ahead):
  - Support Dickerson Park Site Plan Project as needed.

- Risks/Challenges:
  - We have a leaning shade structure post that needs to be addressed. A solution is being worked on by the vendor.
- Project Cost:
  - Final playground pricing from playground vendor (Kompan) \$347,498.07
  - Sanderson Concrete proposal for seat walls received final pricing \$112,000, included in above project CO#4.
  - 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.

### **Division Street Improvements**

- 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) – TBD
- 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 was asked to submit a SJRWMD permit application on June 21st, so if funding becomes available the project can move forward. Consultant is working on the submittal.
  - Pre-application meeting with SJRWMD occurred on Sept 14, 2022.
  - Requested supplemental work proposal from consultant to complete required permitting through SJRWMD, anticipated the end of Nov. 2022.
  - Project is on hold pending funding.

### **Daisy Stocking Park Improvements (Updated)**

- Description/Commission District:
  - Project involves a redesign of the Park in order to expand on the Park programming, enhance the overall function and improve the visual aesthetics as the Park has become more in demand and is used as an event venue. Project will include improvements to sidewalks, hardscape, landscaping, lighting, playground and providing shade structure over event seating.

- Zone 6
- Midtown Redevelopment CRA
- Progress
  - 100% Design Completed
  - Funding is secured
  - Project was advertised for Bids on Sept 1, 2022
  - Pre-Bid meeting was held Sept 8, 2022
  - Bids were opened on October 17, 2022
  - Final negotiated bid (excluding playground) has been received from Contractor
  - Meeting held with Kompan on Alternative Playground Equipment proposal. City has decided to go with Kompan proposal for playground component.
  - State has approved Construction Contract language.
  - City Commission approval was April 19<sup>th</sup>.
  - City Commission approval of Kompan playground purchase was April 19<sup>th</sup>.
  - Preconstruction Conference held May 12, 2023.
  - Notice to Proceed (NTP) set for July 10, 2023.
- Upcoming Work
  - Review Shop Drawings and Preconstruction submittals.
  - Contact FPL of update on design of parking lot lighting.
- Risks/Challenges
  - Completion of work within budget
  - Coordination of construction schedule during periods of lower park usage
- Schedule
  - Pre-Bid Meeting Sept 7, 2022
  - Bid Date: October 17, 2022
  - City Commission award April 19, 2023
  - Preconstruction Conference May 12, 2023
  - Notice to Proceed (NTP) July 10, 2023
- Project Costs
  - Negotiated Bid Costs: \$2,200,000 Base Bid, \$91,000 for Additive Alternate
  - KOMPAN proposal Playground Equipment costs, \$130,000
  - Playground mulch surface costs: \$25,000- estimated
- Summary
  - On schedule Contract awarded to Paul Culver Construction on April 19, 2023
  - Contract was awarded to KOMPAN for Playground equipment and installation on April 19, 2023.
  - Notice to Proceed (NTP) set for July 10, 2023.

### Electric Vehicle Chargers

- Commission District/Description:
  - Various City Locations
  - Purchase and install a new EV Chargers at 5 city facilities.

- Progress
  - Reviews completed with several suppliers and utility programs.
  - Locations identified at Breakers Park, Beach St. (Magnolia), City Hall, Mid-Town (Cypress Park/Midtown Center) , and Florida Tennis Center.
  - City will direct buy EV Chargers from SemaConnect as a Source Well partner.
  - City's Property maintenance will provide power and install chargers.
  - Contract issues are being addressed with SemaConnect.
  - SemaConnect was acquired by Blink Charging Co. and an updated contract and quote have been received. The City Purchasing staff is working on the final contract revisions.
- Project Costs
  - \$90,000.00 estimated
- Summary
  - Public Works evaluated the request from the City Manager to install EV Chargers at 5 City facilities. Several vender options were reviewed. SemaConnect was selected to provide the chargers and software that will give the City a return on investment opportunity.

### **Road Resurfacing Program**

Current/upcoming phase outside of CRA this month.

NEW PROFESSIONAL THEATRE  
AND  
THE CITY OF DAYTONA BEACH

PRESENTS

# A CHANCE FOR REDEMPTION

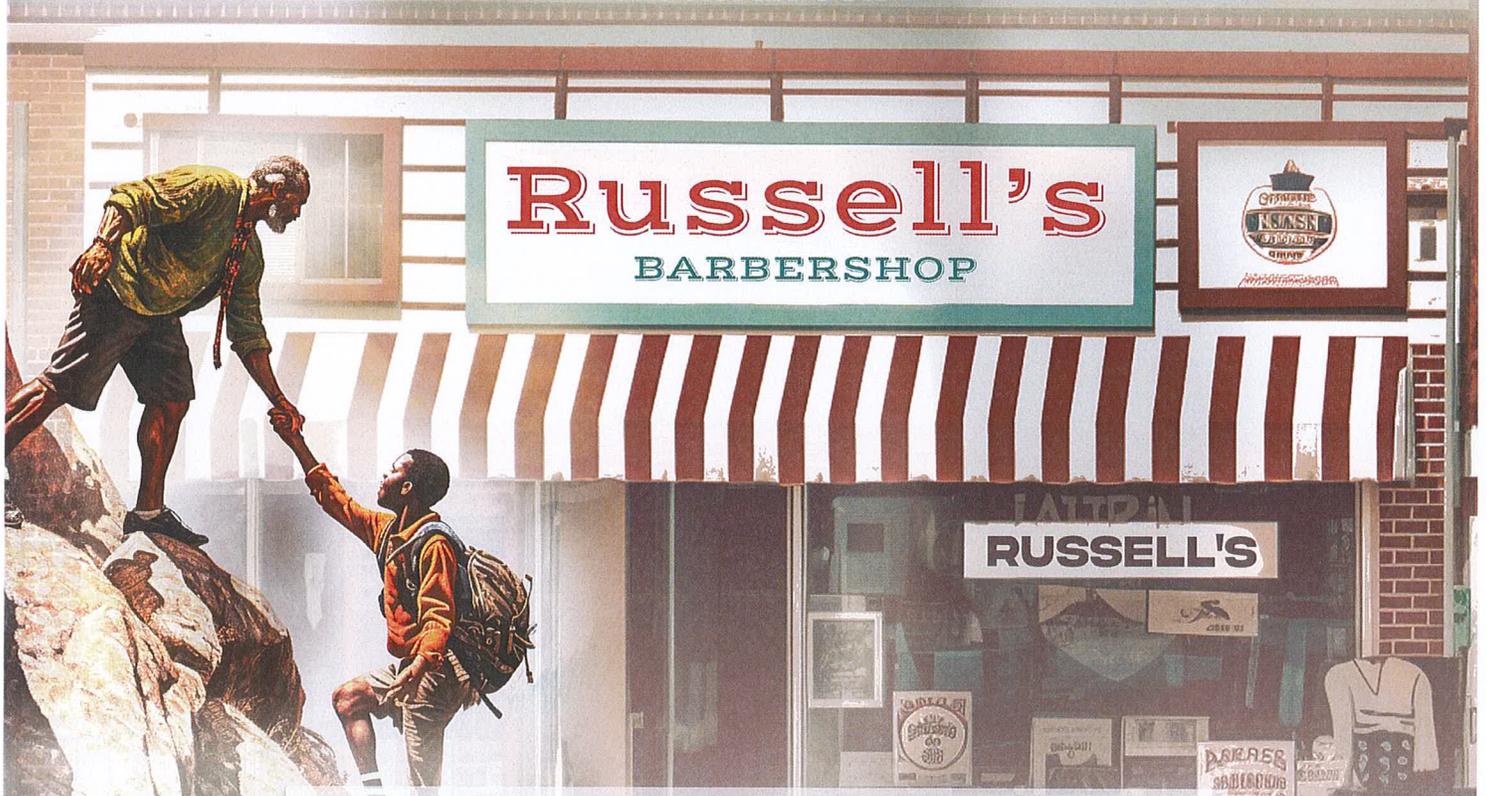
PRODUCED BY

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LYNN THOMPSON

DIRECTED BY  
TAI THOMPSON



## SHOWTIMES

AUGUST 26<sup>TH</sup> 3PM MATINEE

AUGUST 26<sup>TH</sup> 8PM

AUGUST 27<sup>TH</sup> 3PM MATINEE

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