

**MIDTOWN REDEVELOPMENT BOARD  
MINUTES OF THE REGULAR MEETING  
Tuesday, December 12, 2023**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, December 12, 2023, at 6:00 p.m. in the City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

**Board Members Present**

Ms. Renee Richardson, Chair  
Ms. Davita Bonner, Vice Chair  
Mr. Lynn Thompson (zoom)  
Ms. Tangel Hardy  
Ms. Joan Sheppard  
Ms. Cathy Washington (Ex-Officio)

**Staff Members Present**

Mr. Ken Thomas, Redevelopment Director  
Ms. Michele Toliver, Redevelopment Project Manager  
Ms. Phebe Fuqua, Redevelopment Project Manager  
Mr. David Russell, Assistant City Attorney  
Captain Leonardo Conde, Daytona Beach Police Department  
Ms. Sara Kirk, Code Compliance Inspector  
Mrs. Chernelia Campbell, Board Secretary

**1. Call to Order**

Ms. Richardson called the meeting to order at 6:00 p.m.

**2. Roll Call**

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

A motion was made for Mr. Thompson to attend the meeting via zoom, by Ms. Sheppard, seconded by Ms. Bonner. Motion carried 5-0.

**3. Invocation**

Ms. Bonner gave the invocation.

**4. Pledge of Allegiance**

The Pledge of Allegiance was stated.

**5. Approval of Agenda**

A motion was made to approve the agenda by Mr. Thompson, seconded by Ms. Hardy. Motion carried 5-0.

**6. Approval of Minutes**

A motion was made to approve the minutes from November 14, 2023, by Ms. Sheppard, seconded by Ms. Hardy. Motion carried 5-0.

**7. Daytona Toyota Auto Dealership Expansion- Major Site Plan – DEV2023-038 (Quasi-Judicial Hearing)**

Ms. Toliver presented the Daytona Toyota Auto Dealership Expansion, Major Site Plan project. The proposed project expansion is for a new showroom building, covered service drive, accessory car wash facility, and various site improvements on 7.88 ± acres of land. The property is located at 451 North Nova Road.

Mr. Matthew Dowst, 536 N. Halifax Ave, provided additional information that the proposed project would be a complete facade renovation. He answered questions from the Board members.

A motion to approve the Major Site Plan with the condition that the required lot combination for the development is completed by Mr. Thompson and seconded by Ms. Hardy. Motion carried 5-0.

**8. Staff Reports**

**8a. Police Department**

Captain Conde shared overall crime statistics for District 1 and mentioned plans to provide specific statistics for Midtown soon. Starting December 14, 2023, the Daytona Beach Police Department will participate in the Lights On program and receive a \$23,000 grant. To enhance community relations during traffic stops, officers will provide a voucher instead of citations for headlights, taillights or brake lights not working. These vouchers can be redeemed at participating businesses for necessary repairs at no cost to the driver. Captain Conde emphasized the annual recurrence of this program.

**8b. Code Compliance**

Ms. Kirk presented the code compliance cases for the month of November.

**8c. Redevelopment Projects**

Mr. Thomas shared that his department is actively making property offers in the Midtown community using loan proceeds. They recently closed on a used car lot at the corner of International Speedway Blvd (ISB) and Helme Place. He states that discussions are ongoing with the owner of Insurance World on (ISB).

Ms. Toliver mentioned that City staff will meet with Volusia County staff on December 19, 2023, about the Transform 386 program for homeowners.

**9. Presentation- Spotlight on Midtown**

**9a. Mr Jason Parnell, Parnell Healthcare, 647 Orange Ave, Daytona Beach, Fl**  
No presentation was made.

**9b. Mr. Bryan Elliot, The Stompdwn, 909 Magnolia Ave, Daytona Beach, Fl**  
No presentation was made.

A motion to recommend a sponsorship for The Stompdwn by Mr. Thompson was made, seconded by Ms. Sheppard. Motion was carried 5-0.

**Old Business**  
No old business.

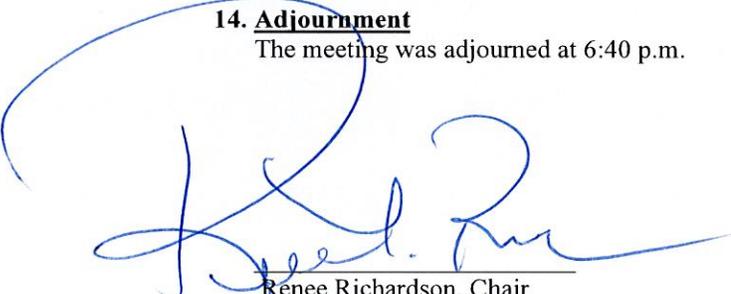
**10. New Business**  
No new business.

**11. Public Comments**  
John Nicholson, 413 N Grandview Ave, recommends that the members of the Midtown Board visit other CRA boards to observe their proceedings and ensure they receive similar benefits.

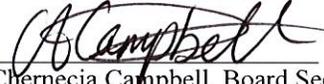
**12. Board Comments**  
Board members commented that the meeting was informative and productivity.

**13. Meeting Recap/ Follow-ups for the Next Board Meeting**  
None.

**14. Adjournment**  
The meeting was adjourned at 6:40 p.m.



Renee Richardson, Chair



Cherecia Campbell, Board Secretary