

**MIDTOWN REDEVELOPMENT BOARD  
MINUTES OF THE REGULAR MEETING  
Tuesday, February 13, 2024**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, February 13, 2024, 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  
Mr. Lynn Thompson  
Mrs. Tangela Hardy

**Board Members Absent**

Ms. Davita Bonner, Vice Chair (Excused)  
Ms. Joan Sheppard  
Ms. Cathy Washington (Ex-Officio)

**Staff Members Present**

Mr. Ken Thomas, Redevelopment Director  
Ms. Michele Toliver, Redevelopment Project Manager  
Mrs. Angela Armstrong, 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. Chermecia 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.

**3. Invocation**

Mr. Thompson gave the invocation.

**4. Pledge of Allegiance**

The Pledge of Allegiance was stated.

**5. Approval of Agenda**

There was no quorum present.

**6. Approval of Minutes**

There was no quorum present.

**7. U-Haul Daytona Planned District- Planned Development -Redevelopment DEV2021-071 (Quasi-Judicial Hearing)**

**7. A.**

Ms. Toliver presented the U-Haul Daytona Planned Development (PD-RD) Rezoning request.

Mr. Thompson asked about the citizens meeting's outcome, and Ms. Toliver directs him to the mailed packet for details. He also inquires about the process for modifications.

Ms. Hardy raised concerns about parking, particularly whether street parking will be utilized.

Ms. Toliver confirms that there will be no parking along Lincoln Street.

Mrs. Gow explained that they began the process in 2021, working closely with the city to refine their plans. Their aim is to establish custom zoning to comply with current codes and expand allowable activities on the site. She noted a positive response from the neighborhood meeting.

Ms. Hardy asked for the backup plan for customer parking during major move out events.

Mrs. Gow stated that trucks can be parked elsewhere on the property to free up space when needed.

Pierre Louis, 130 S Franklin Street, voiced strong support for the U-Haul rezoning.

**There was no quorum present - Item will be continued until March 12, 2024**

**8. Staff Reports**

**8a. Police Department- Captain Conde**

Captain Conde shared the stats from January 1st to February 13th, 2024. He noted the recent Daytona half marathon, which he found refreshing. With speed week starting tomorrow, they anticipate increased traffic around the speedway and recommend avoiding the area if possible.

**8b. Code Compliance – Ms. Kirk**

Ms. Kirk presented the code compliance cases for the month of January 2024.

**8c. Redevelopment Projects- Ms. Toliver**

Ms. Toliver asked Ms. Fuqua to present information about the Accelerate Business Summit. Ms. Fuqua shared the various sessions, business topics and the featured keynote speaker

Chris Robinson from the John Maxwell group. The event is February 24, 2024, at the Yvonne Scarlett Golden Center from 8 am to 3:30 pm. She mentioned that registration is available on the City's website [codb.us](http://codb.us) in the "Highlights" section. She encouraged everyone to attend the F.R.E.S.H. book festival, which is happening on the same day and attendees at both events have the chance to win prizes.

Ms. Toliver provides an update on the improvements at Daisy Stocking Park. The park will open for the Bike Week event but will not be fully complete. The re-opening date will be provided when it is available. Additionally, she mentioned the upcoming street resurfacing projects in Midtown. She mentioned that the Daytona Aquarium ribbon-cutting ceremony is scheduled for February 29th at 10 am.

**9. Presentation- Spotlight on Midtown**

**9a. Ms. Sharon Hawkins- Holden -Bottlez Up, 142 S. Dr. Martin Luther King Blvd, Daytona Beach FL 32114**

No presentation was made.

**9b. Ms. Cindy Perry- Surplus Unlimited Liquidators, 613 W. ISB, Daytona Beach FL**

Ms. Perry shared insights into her business, detailing the products they offer and their customer base. She recently launched a new website to attract more clients. Ms. Perry also provides a brief history of the business, founded by her father. Additionally, she discussed her mentorship of Bethune Cookman students and challenges in the neighborhood.

**10. Old Business**

No old business.

**11. New Business**

No new business.

**12. Public Comments**

Jenny Mazak, 501 Harvey Ave, shared the Midtown Neighborhood Watch meeting discussed the Transform 386 program available for homeowners affected by Hurricane Ian. Additionally, she discussed the Beachside Neighborhood Watch's initiative to enhance the area's beauty naturally and improve stormwater absorption.

Steve Miller, 383 Walnut St, shared that the Midtown Neighborhood Watch meeting was successful and expressed gratitude for City staff support. He noted that the County will offer training to encourage more homeowners to participate. Mr. Miller also commended the appearance of Dr. Martin Luther King Boulevard and thanks the redevelopment team.

Pierre Louis, 130 S Franklin St., mentioned the City's annual report and urged the Board to review the report. Additionally, he asked that the Midtown signage on International Speedway near Nova Road be fixed to point in the correct direction. He requested an update

on the Truist loan for Midtown. He also mentioned his plan to start a neighborhood cleanup campaign.

**13. Board Comments**

Ms. Hardy asked if siren alert system for severe weather is available either the county or city.

Mr. Thomas stated that he can check with the fire department for information on the sirens.

Ms. Hardy asked about a plan for handling an influx of migrants into the area.

Mr. Thomas acknowledged the housing challenges with the current population but is unsure about specific plans for addressing an influx of migrant arrivals.

**14. Meeting Recap/Follow-Ups For the Next Board Meeting**

Ms. Richardson expressed satisfaction with the staff's efforts and their progress on Transform 386.

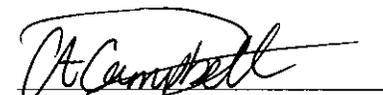
Ms. Hardy inquired about the Needs Plans and our current status in addressing it.

Ms. Toliver responded that the Need Plans needs to be consolidated into one document and will provide the information to the Board in March or April.

**15. Adjournment**

The meeting was adjourned at 7:21 p.m.

  
Renee Richardson, Chair

  
Chemeicia Campbell, Board Secretary