

**MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE REGULAR MEETING
Tuesday, March 12, 2024**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, March 12, 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
Ms. Davita Bonner, Vice Chair
Ms. Joan Sheppard
Mrs. Tangela Hardy
Ms. Cathy Washington (Ex-Officio)

Board Members Absent

Mr. Lynn Thompson (Excused)

Staff Members Present

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

3. Invocation

Ms. Washington 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 Mrs. Hardy, seconded by Ms. Sheppard. The motion was carried 4-0.

6. **Approval of Minutes**

6A. MRB Minutes December 12, 2023

A motion was made to approve the minutes from December 12, 2023, by Mrs. Hardy, seconded by Ms. Bonner. The motion was carried 4-0.

6B. MRB Minutes February 13, 2024

A motion was made to approve the minutes from February 13, 2024, by Ms. Sheppard, seconded by Mrs. Hardy. The motion was carried 4-0.

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

Ms. Toliver presented the U-Haul Daytona Planned Development-Redevelopment (PD-RD) Rezoning project to change the zoning from Redevelopment Midtown-University Transition to PD-RD. The rezoning would allow for the rental of light and heavy vehicles for moving purposes, as well as the addition of self-storage and a propane filling station, with necessary site improvements. The applicant requested waivers on various requirements, such as setbacks for self-storage, outdoor storage limitations, parking regulations, building appearance standards, and signage rules.

Rob Merrell from Cobb Cole highlights the importance of PD-RD rezoning, the plan for the project, and PD-RD agreement.

Public Comments

John Nicholson, 413 N Grandview Avenue, urged the Board to consider limiting the size of propane filling station tank to mitigate future safety issues. He suggested amending the PUD to restrict the size of propane filling station tanks to prevent any catastrophic events within the vicinity.

Pierre Louis, 130 S Franklin Street, supports the project, citing the convenience it offered to students in need of storage units between semester or over the summer.

Mrs. Hardy and Ms. Richardson expressed concern about the size of the propane filling station tank and it may increase in size if the current property is sold.

Mr. Merrell stated that the Board's concern to maintain the current size of the propane filling station will be communicated to the Planning Board and City Commission.

A motion to recommend approval of all the Land Development Code (LDC) modifications and waivers to rezone the property to allow for the current rental of light and heavy vehicles for moving of personal property; and to add self-storage facility and propane tank filling station and maintain the same size tank for future property owners, with all associated site improvements made by Ms. Sheppard and seconded by Ms. Bonner. The motion was carried 4-0.

8. Staff Reports

8a. Police Department- Captain Conde

Captain Conde provided an update on the statistics from February 13, 2024 to March 12, 2024. Dr. Mary McLeod Bethune Blvd. experienced high activity during the Bike Week event.

8b. Code Compliance – Ms. Kirk

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

Ms. Sheppard raised concerns about cleaning up vacant lots near her home on Fulton Street.

Ms. Kirk responded that she would inform Inspector Bosswick about the vacant lot. Ms. Kirk suggested that Ms. Sheppard contact the Solid Waste Department or Sandra Vancleef, for future vacant lot issues.

8c. Redevelopment Projects- Ms. Toliver

Ms. Toliver presented the public works project list. She mentioned an upcoming manufacturing and technology job fair at the Brannon Center in New Smyrna on April 10, 2024, from 3-7 pm.

She mentioned another job fair for teens, showcasing career, summer employment, and post-secondary education opportunities. The event at University High School is on April 16, 2024, and at Mainland High School on April 18, 2024, from 5-7 pm.

Ms. Toliver mentioned that Daisy Stocking Park is scheduled to re-open, tentatively, April 20th at 5pm. She mentioned that City staff attended the ribbon-cutting at the Daytona Aquarium on February 29.

Ms. Toliver asked the Board members if they preferred the printed Agenda Packet and they all prefer the printed version.

Ms. Richardson inquired about the progress of Transform 386 with the county.

Ms. Toliver explained that City staff met the Volusia County, Charles Puckett. The City staff has plans invite the homeowner to Cherry Center to complete online application for assistance for Transform386 in April for four or five consecutive Thursdays from 2-6pm. Additionally, they've extended invitations to Volusia County staff to join them.

Ms. Richardson then asked if any Daytona Beach residents have utilized the program.

Ms. Toliver stated that approximately 200 Daytona Beach residents completed online applications. Only one property owner in Deltona has benefited financially. The County staff hired contractors for repairs and site visits are planned to inspect the work.

9. Presentation- Spotlight on Midtown

9.A. Ms. Victoria Gibides & Mr. Jay Snyder Dazzle Divas Cleaning Service, 563 Live Oak Ave, DB, FL

Mr. Snyder and Ms. Gibides shared their journey to start the cleaning company. They specialize in cleaning residential, commercial, and vacation rental properties. Their goal is to hire six or more full-time employees by the year's end, using social media to connect with clients and potential hires.

Mr. Snyder mentioned his software development skills and the scarcity of local companies with on-line presence.

Ms. Richardson commented that the cleaning service is suitability for elderly family members.

Ms. Toliver noted the city has a new focus on supporting small businesses with available business development programs and suggested that they talk with Ms. Fuqua.

9.B. Ms. Condessa Matos- Condessa Nail Spa, 145 S. Nova Rd, DB, FL

Ms. Matos shared her journey from Puerto Rico to the United States and Mrs. Angela Armstrong interpreted from Spanish to English. She mentioned that she pursued her passion as a nail technician. He moved to Daytona about three years ago with her husband. Pedicures are \$45 and manicures are \$35. Her salon is open Wednesday through Saturday from 9:30 am to 5:30 pm.

10. Old Business

No old business.

11. New Business

No new business.

12. Public Comments

Anne Ruby, 137 park avenue, asks about the status of the Midtown business database and when it will be completed. Ms. Toliver explains they're working on organizing the database structure since it was received without a clear format. While the technical work is finished, they're still figuring out how to present it effectively on their website.

Steve Miller, 383 Walnut Street, shared that observed that the Midtown area looks beauty and safe. He praised the community's diversity and low crime rate compared to other areas in Daytona Beach. He expressed gratitude to the Board for their efforts to support small businesses in the area.

13. Board Comments

Mrs. Hardy inquired about the progress of The Stompdwn event.

Ms. Toliver stated that The Stompdwn received sponsorship support and flyers are needed for the April event.

Ms. Bonner stated that the event will not be held at Bethune Cookman University's Performing Arts Center.

Ms. Toliver stated that she will contact the organizer and request an update on the event.

Ms. Sheppard asked about any progress on a company that builds container homes.

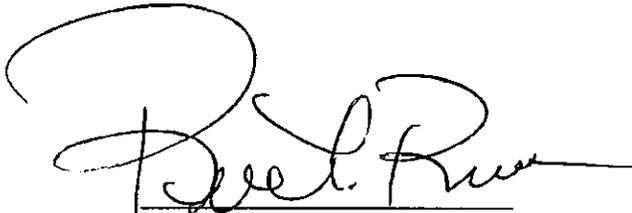
Ms. Toliver mentioned staff has met with Chad Walton of Snap Space but no projects have materialized yet. Staff preferred container home subdivision instead of infill lots.

Meeting Recap/Follow-Ups For the Next Board Meeting

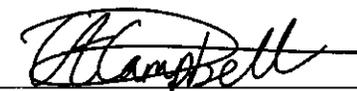
None.

14. Adjournment

The meeting was adjourned at 7:03 p.m.



Renee Richardson, Chair



Charnecia Campbell, Board Secretary