

**MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE REGULAR MEETING
Tuesday, May 14, 2024**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, May 14, 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. Davita Bonner, Vice Chair
Ms. Joan Sheppard
Mr. Lynn Thompson
Pastor Eddie Lake

Staff Members Absent

Ms. Renee Richardson, Chair (Excused)
Ms. Tangela Hardy (Excused)
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
Mrs. Mandana Carry, Office Specialist

1. Call to Order

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

2. Roll Call

Ms. Carry called roll and listed members as present above.

3. Invocation

Pastor Lake 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 Pastor Lake, seconded by Mr. Thompson. The motion was carried 4-0.

6. Approval of Minutes

A motion was made to approve the minutes from April 9, 2024, by Pastor Lake, seconded by Mr. Thompson. The motion was carried 4-0.

7. **MLK LUXURY LOFTS (ROSS COURT)- MAJOR SITE PLAN-DEV2023-270**
(QUASI-JUDICIAL HEARING)

7.A

Ms. Toliver presented the request from John Zemball, P.E. of Zahn Engineering, Inc., representing property owners N&N Consulting and Development Corp. and Oliver Ross, Sr., to approve a major site plan for MLK Luxury Lofts (Ross Court). The development will cover approximately 0.77± acres at 112 S. Dr. Martin Luther King Blvd. and includes the construction of a 3-story multi-family building with all associated site improvements. She stated that the proposed building will be 25,692 square feet with 24 residential units, each with 2 bedrooms and 2 baths, at 840 square feet per unit. Two units on the first floor will be ADA accessible and the project will include six parking spaces.

Mr. Christopher Casey of Zahn Engineering, Inc. was present.

Pastor Lake suggested the developer purchase an adjacent lot or requested additional parking spaces through partnering with the Midtown Redevelopment department.

Christopher Casey indicated that no current plans are underway for additional parking spaces but are open to finding more parking spaces in the future.

Jeff Cely, Development Team member, acknowledged that parking is a concern and mentioned ongoing discussions about leasing parking lots from the nearby university. He highlighted the need to balance financial stability without causing delays and assured the Board that they are working to provide additional parking by the time the units are leased.

Pastor Lake asked how many affordable units.

Mr. Cely explained that discussions with the city are ongoing but are aiming for a mix of workforce housing and market-rate units. The goal is more than 10 affordable units.

Mr. Thompson is excited about the project. He stated that the Land Development Code (LDC) requirements to exempt residential parking may create potential parking problems in the neighborhood. He understands that the current parking satisfies the LDC.

Mr. Russell responded that while the concerns are valid, the Site Plan complies with the LDC. Compliance is the basis for approval. He mentioned that staff may want to look at the parking requirement in the future. He noted that when a set-back variance was requested that the parking concerns were mentioned at the hearing. He stated that the project's proximity to the university might reduce the need for additional parking, as many residents are expected to be students.

Mr. Cely confirmed discussions with the university about parking management and emphasized that securing additional parking is crucial for the project's success.

Mr. Thomas mentioned that the historical context of parking was reduced in Midtown to

encourage business growth. He stated that going forward that staff might want to revisit and address these parking concerns in the LDC.

Ms. Sheppard stated that parking is a concern and suggested collaboration with the university for additional and overnight parking. She also stressed a handicap parking should be designated for each handicap residence. She inquired about the target price range for the units.

Mr. Cely responded that they are assessing the market and using HUD data to determine affordability, aiming to balance quality and budget-conscious pricing. He described the design as utilitarian, maximizing space with a modern touch.

Anne Ruby, 137 Park Avenue, expressed her excitement about the project, acknowledging the parking concerns but overall seeing it as a positive development.

BOARD ACTION: Mr. Thompson made a motion to recommend approval of the site plan, seconded by Ms. Sheppard. The motion was carried 4-0.

8. Staff Reports

8a. Police Department- Captain Conde

Captain Conde presented the District One crime report for April 10 to May 14, 2024. He also provided race and gender data for citations issued, in response to Pastor Lake's previous inquiry. He noted ongoing issues with Hyundai and Kia thefts and highlighted a new trend in motorcycle thefts.

Pastor Lake inquired about crime trends this year compared to last year.

Captain Conde reported that crime rates have decreased, and the arrest rate has increased.

Pastor Lake also asked if red light camera data is included in the crime statistics.

Captain Conde responded that red light camera data is not included.

Ms. Sheppard expressed that she misses the paper reports that included the percentage of changes. She asked if next month's verbal report could include the percentage changes.

Captain Conde agreed to try to provide the data. He stated that the new program would require additional effort.

Ms. Sheppard raised concerns about an increase in homelessness, vagrancy, prostitution, and drug activity in her area, asking what actions she could take.

Captain Conde suggested using anonymous channels to report such activities, including submitting a crime tip online, contacting Crime Stoppers, using the text-to-tip, or the city's "See, Click, Fix" app.

8b. Code Compliance – Ms. Kirk

She informed Ms. Toliver that she was unable to attend.

8c. Redevelopment Projects- Ms. Toliver

Ms. Toliver presented a PowerPoint on updates on the CRA grants. She noted the importance of enhancing the appearance of redevelopment area commercial districts to attract and expand businesses. Recognizing that many commercial buildings in these areas are aging and underinvested. Staff decided to revise some of the existing incentive grant programs.

Ms. Toliver announced that the commercial façade grant and landscape improvement grant have been merged into a new grant called the Commercial Property Improvement and Professional Design Assistance Grant. Additionally, the Business/Commercial Façade and Leasehold Improvement Grants have been consolidated into the Small Projects Commercial and Business Assistance Grant.

She also briefly mentioned public works projects and the triage business development program.

Pastor Lake inquired about the turn-out at the Seafood Festival.

Ms. Toliver mentioned that she would try to present a video of the Festival at the next meeting.

Pastor Lake asked if mold remediation is included in interior improvements.

Ms. Toliver stated that she believes it is covered in the Commercial Improvements grant.

9. Presentation- Spotlight on Midtown

9. A. Ms. Cynthia Johnson, Soul Foods Restaurant, 854 Orange Avenue, Daytona Beach, Fl

No Presentation.

9.B Ms. Daniel Thurlow Daytona Beach Aquarium, 1008 W International Speedway Blvd, Daytona Beach, Fl

No Presentation.

10. Old Business

None.

11. New Business

None.

12. Public Comments

Anne Ruby, 137 Park Avenue, asked for an update on the Frameworks project in Midtown on Orange Avenue.

Ms. Toliver stated that Framework has requested an extension of time under the development agreement to address the off-site compensating storage. Next, the property will be rezoned as a planned development and then Site Plan will be prepared for the project.

13. **Board Comments**

Board members commented, and Ms. Bonner thanked the staff, appreciating their hard work and the development efforts.

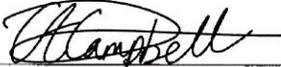
14. **Meeting Recap/Follow-Ups For the Next Board Meeting**

None.

15. **Adjournment**

The meeting was adjourned at 7:05 p.m.


Davita Bonner, Vice Chair


Chenechia Campbell, Board Secretary