

# City of South Daytona

## Economic Development

1672 S. Ridgewood Avenue • South Daytona, FL 32121 • 386-322-3025



### MEMORANDUM

**To: James L. Gillis, Jr., City Manager**

**From: Josh McEnany, Community Development Director**

**Date: November 20, 2025**

**Re: 1600 South Ridgewood Avenue- Economic Incentive Grant Request**

Each fiscal year, the City of South Daytona designates funds in its budget for the Community Development Area (CRA), funds that must be utilized within the CRA district. The City of South Daytona is committed to elevating the quality of life along the U.S. 1 corridor by promoting modern, high-quality redevelopment and new construction. To support this vision, the City offers three incentive programs through the CRA — the Façade Improvement Grant, Demolition Grant, and Targeted Business Grant — each designed to attract private investment, remove blight, enhance corridor appearance, and encourage projects that align with our long-term redevelopment goals.

These grants serve as powerful tools to transform underutilized properties into vibrant commercial sites that strengthen the community and contribute to a safer, more attractive, and economically resilient South Daytona. All proposed projects must adhere to the City's primary objectives and design guidelines for the redevelopment district. Staff is recommending a total of \$70,000 in CRA incentive funding, divided between three separate grant categories (Demolition, Façade Improvement and Targeted Business), toward a total project investment of \$2,064,500, representing a substantial private commitment to improving this key corridor.

**Targeted Business Grant-** This application represents a significant milestone for the City, as Zaxby's is the first business to request and fully qualify for the Targeted Business Grant since the program's creation. The maximum amount that can be awarded for this grant is \$50,000 which is being recommended for Zaxby's since this was the quick service restaurant that made others like McDonalds and Krystals soon follow in South Daytona.

As required by the grant program, three (3) contractors submitted estimates

Pacesetter Construction	\$ 1,637,927
Fletcher Construction	\$ 1,733,806
Turner Construction (Did not Submit)	\$ N/A

**Demolition Grant** – As outlined in the Community Redevelopment Area Demolition Grant guidelines, demolition assistance is available to “owners and developers of property located within the CRA for future development of targeted businesses.” Because this location serves as a key gateway into the City, staff has worked diligently to attract high-quality redevelopment to this prominent corner. The maximum amount that can be awarded for this grant is \$15,000 which is being recommended for Zaxby’s since the location that was chosen is the entryway to our City and only a complete demolition and re-build would suffice at such an important corner for South Daytona.

As required by the grant program, three (3) contractors submitted estimates:

JD Weber Construction	\$ 390,480
Fletcher Construction	\$ 387,500
Pacesetter Construction	\$ 541,700

**Façade Improvement Grant** – This program was created to support businesses within the Community Redevelopment Area by enhancing the visual quality of commercial properties. At the subject property, substantial landscape improvements have been completed, including the installation of three Medjool palms to match the existing streetscape, along with other complementary enhancements. The maximum amount that can be awarded for this grant is \$5,000 which is being recommended for Zaxby’s since the owner agreed to install expensive Medjool Palms and other mediterranean features above and beyond what was required due to its entryway location.

As required by the grant program, three (2) contractors submitted estimates:

RJ Landscape	\$ 41,865
Florida Certified Landscape	\$ 40,434

**Recommendation:**

Staff is recommending that Zaxby’s qualify for the maximum amount that can be awarded across the three grant categories (Demolition, Façade Improvement, and Targeted Business), totaling \$70,000 against a project value of \$2,064,500. The grant funding, if approved, would amount to roughly 3.4% of the project cost, which is reasonable given the improvement the project provides to the entryway of our City. Reimbursement will be made to the applicant upon completion of all the work and upon proof of payment for grant-related expenses for demolition. The site must also pass a final inspection by the Chief Building Official.

# CITY OF SOUTH DAYTONA

(3)(4) NEW CONSTRUCTION GRANT  
(5) CRITICAL IMPROVEMENT & LANDSCAPE IMPROVEMENT

## Community Redevelopment Area (CRA) Targeted Businesses Program



### Targeted Business Program Overview

The purpose of establishing a targeted businesses program is to encourage those types of commercial enterprises to locate along the U.S.1 corridor in the City's redevelopment district. The grant utilizes the CRA's tax increment funding to leverage private investment that meets the goals of the CRA, also known as the US 1 Overlay District to:

- Make South Daytona a "Destination" with cohesive, pedestrian friendly commercial corridors.
- Provide a safe and attractive environment for residents, businesses, and visitors.
- Be a center for professional offices and advanced services and small businesses.
- Improve U.S.1 as a scenic roadway.
- Attract new business, retain existing business, and expand employment opportunities.
- Encourage demolition or redevelopment.
- Provide incentives for private investment.

### Eligible Businesses

Eligible businesses include the following sectors:

- Financial, professional, and medical offices.
- Food-related businesses including sit-down restaurants, coffee shops, grocery stores, specialty food stores. Does **not** include drive-through facilities, convenience stores, bars, nightclubs, lounges, or establishments primarily serving or selling alcoholic beverages. Does include craft brewing and craft food industries.
- Information technology industries and emerging/innovative technologies.
- Eco-tourism, marine-related or sports-related businesses.
- Corporate Headquarters.
- Projects that assemble land.
- Light, "clean", manufacturing where zoning allows, especially "clean technology" such as aerospace or computer technology manufacturing.
- Any other enterprise/project with an anticipated socio-economic benefit supported by the City Council.

## **CITY OF SOUTH DAYTONA**

### **Community Redevelopment Area (CRA) Targeted Businesses Program**

## **Incentives**

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Incentives are available to qualifying targeted businesses relocating and expanding to South Daytona on a case-by-case basis with job creation, quality of wages and capital investment being a part of the deciding factors. Incentives may include:

- 50% matching grants up to \$25,000 to make substantial capital improvements to buildings and real property to make them useable and increase their value.
- Grants up to \$50,000 for new construction projects located directly on U.S.1 with priority given to projects that are located on major intersections in the CRA.
- Waiver of water and sewer fees.
- Waiver of review fees associated with land use and zoning changes and plan review.
- Waiver of property improvement and undergrounding of utilities for initial period and/or grant funded improvements up to \$15,000 for items such as landscaping with irrigation planned by a licensed landscape architect and a maintenance agreement for the installed landscaping be maintained.
- Consideration of adjusted setback requirements for planned commercial developments with lots of less than one (1) acre based on building design and parking configuration provided in the concept plan. Priority will be given to projects that are located on major intersections.
- Expedited Permitting.

## **Process**

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### **Pre-Application meeting**

A pre-application meeting with Economic Development and Community Development staff is required to review the applicant's conceptual plans in an informal setting, including discussion of targeted business eligibility criteria, program requirements, costs, funding, proposed project scheduling, and consistency of the proposal with the intent of the program. At this stage, staff can assist with the completion of the application form and provide limited technical assistance. At the conclusion of the pre-application meeting, staff will provide the applicant with a general determination as to whether the proposed business is likely to qualify under the Targeted Business Program guidelines and whether the applicant is sufficiently prepared to move on to the application stage.

### **Application Process**

Qualified applicants may submit a complete application packet to the Economic Development Department, 1672 S. Ridgewood Avenue, South Daytona, Florida 32119. Packets may also be submitted electronically to: [jmcenany@southdaytona.org](mailto:jmcenany@southdaytona.org). Applications are accepted on an ongoing first come, first served basis. High visibility sites on U.S.1 shall be prioritized.

### **Submittal Requirements**

Include the following documentation to the Economic Development Department:

1. Complete application form.
2. Description of business and explanation of how it meets the targeted business criteria.
3. Digital photograph of existing condition of the project site.



## **CITY OF SOUTH DAYTONA**

### **Community Redevelopment Area (CRA) Targeted Businesses Program**

4. Plans or simple sketch of project.
5. Three competitive bids for work (must be licensed contractors)

*Note: the City reserves the right to solicit additional bids*

#### **Application Review Process**

Applications will be reviewed for program eligibility and completeness by staff to ensure compliance with the requirements outlined in this program and the goals of the US 1 Overlay District. Once the application is determined to be complete against the review criteria, staff will prepare a recommendation to the Community Redevelopment Agency (CRAG) Board and the City Council for their action at an upcoming public hearing meeting.

#### **Final Decision of Community Redevelopment Agency (CRAG) Board and City Council**

The CRAG and City Council have final discretion over all applications for consideration under the program. CRAG meetings are held prior to the monthly City Council meetings and are scheduled as needed. CRAG Board and City Council approval is required prior to work commencement.

## **Funding and Reimbursement Process**

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#### **Funding Process**

Fee waivers will be provided at the time of a building permit application. Activities that involve grant funding will be provided as a reimbursement for qualifying targeted businesses for private investment that meets the goals of the US 1 Overlay District.

#### **Reimbursement Process**

##### **Grants less than \$10,000:**

The City of South Daytona will provide funds for this program on a reimbursement basis after receipt of all supporting documentation, including proof of payment, for work completed. Funds will be distributed when the project is complete, providing that the subject property is free of code violations.

To request reimbursement from the City of South Daytona, provide the following documents.

1. Written notification from owner that project is completed.
2. Copies of all permits.
3. Copies of paid invoices and evidence of payment, i.e., cancelled checks or credit card receipts.
4. Photographs of completed project.

Reimbursement is expected within three (3) to six (6) weeks after all required supporting documentation is received and the improvements have been approved by the Chief Building Official.

##### **Grants over \$10,000:**

The City of South Daytona will provide funds for this program on a reimbursement basis after receipt of all supporting documentation, including proof of payment, for work completed. Funds will be distributed on an annual basis in incremental payments until the approved amount is met, providing that the subject property is free of code violations. Up to \$10,000 reimbursement per year.

## **CITY OF SOUTH DAYTONA**

### *Community Redevelopment Area (CRA) Targeted Businesses Program*

To request reimbursement (with a maximum of \$10,000 per year) from the City of South Daytona, provide the following documents.

1. Written notification from owner that project is completed.
2. Copies of all permits.
3. Copies of paid invoices and evidence of payment, i.e., cancelled checks or credit card receipts.
4. Photographs of completed project.

Reimbursement is expected within three (3) to six (6) weeks after all required supporting documentation is received and the improvements have been approved by the Chief Building Official.

## CITY OF SOUTH DAYTONA

Community Redevelopment Area (CRA) Targeted Businesses Program

### Targeted Business Program Application

- I. Applicant Name: COURTNEY BLACKBURN  
Phone: 703-338-8591 Email: VOUSIAZAKBY5@GMAIL.COM
- II. Owner of Property: COURTNEY BLACKBURN
- III. Location of Property: 1600 S RIDGEWOOD AVE / SOUTH DAYTONA / 32119
- IV. Type of Business (provide additional detail next to type of business):
- ☐ Financial or professional services office. \_\_\_\_\_
  - ☒ Food-related (must be sit-down restaurant, coffee shop, grocery store, specialty store, craft brewer or craft food industry) \_\_\_\_\_
  - ☐ Medical office. \_\_\_\_\_
  - ☐ Light manufacturing (where zoning allows) of "clean technology". \_\_\_\_\_
  - ☐ Marina or marina-related or water recreation business. \_\_\_\_\_
  - ☐ Eco-Tourism business. \_\_\_\_\_
  - ☐ Corporate Headquarters. \_\_\_\_\_
- V. Business creation and wages:
- Number of jobs created: 30
- Wage levels: \$15-\$30/Hr
- VI. CRA Goals that will be met with proposed business location and improvements:
- ☐ Redevelopment of U.S.1
  - ☐ Targeted Business
  - ☐ Improve U.S.1 as scenic roadway.
  - ☐ Expand employment opportunities.
- VII. Describe in detail proposed improvement planned/capital investment planned for year 1 – 3:
- TRANSFORMING 1600 S RIDGEWOOD INTO A ZAKBY5 SHOP  
WILL EMPLOY 30 INDIVIDUALS. WE ESTIMATE THE PROJECT  
WILL COST 1.7M-1.8M WITH AN ADDITIONAL 100-200K IN  
IMPROVEMENT IN YEARS 1-3.

(Attach additional page as necessary)

## CITY OF SOUTH DAYTONA

Community Redevelopment Area (CRA) Targeted Businesses Program

VIII. Estimated Cost of Work from Bids Received (3 bids required and must be attached):

- a. Bid 1: Contractor PRESETTER CONSTRUCTION Amount: 1,637,927  
b. Bid 2: Contractor FITCHER CONSTRUCTION Amount: 1,733,806  
c. Bid 3: Contractor \_\_\_\_\_ Amount: \_\_\_\_\_

IX. Attachments

- a. Three bids/estimates  
b. Photographs of site  
c. Proposed project schedule.

*Note: Failure to complete work within nine (9) months of approval of the project by the CRAG Board shall result in property owner losing grant reimbursement opportunity. The CRAG Board may consider a time extension in extraordinary circumstances only. New construction project shall have a longer timeline that is agreed upon as part of the grant agreement.*

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

5/23/23



**GENERAL CONTRACTORS**  
**PACESETTER**  
**CONSTRUCTION**

To: **Courtney Blackburn**  
Company: **Courtland of South Daytona LLC**

From: **Michael Hanes**  
Company: **PaceSetter Construction, Inc**

Job Name: **Zaxbys**  
Job Location: **South Daytona FL**

Date: **Saturday, April 5, 2025**

Please find the attached Bid Breakdown and General Conditions  
We hereby submit specifications and estimates for:

**Zaxbys**

**\$1,637,927.99**

**Job Cost Breakdown**

**Offsite Cost**

<b>Total Off Site Cost</b>	14,375.00			
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**Onsite Cost**

Survey/Testing/Inspections	27,600.00	
Tap Fees/Deposits/Owner Fees	0.00	
Erosion & Dust Control	3,600.00	

Sitework Demolition	13,346.50			
Mobilization/Const. Entrance/Stone	12,840.00			
Grading/Export/Import	21,869.10			
Retaining Wall	0.00			
Landscaping w/ Irrigation	35,000.00			
Storm Drain	68,207.25			
Site Water	28,326.46			
Site Sewer (including grease traps)	40,898.93			
Fire Line/Hydrant	0.00			
Site Lighting Package	10,075.00			
Electrical Site Work	36,750.00			
Secondary Service	0.00			
Curb and Gutter	28,410.00			
Concrete Sidewalk/Ramps	4,400.00			
Concrete Drive Thru	30,389.10			
Concrete Handicap Parking	0.00			
Concrete Light Pole Bases	0.00			
Concrete Footers	3,300.00			
Concrete Paving	30,769.20			
Stamped Concrete/Pavers	15,619.50			
Misc Concrete	20,339.25			
Dumpster Approach	0.00			
Dumpster Pad	5,294.70			
Dumpster Enclosure	40,150.00			
Asphalt Paving	29,806.00			
Bollards w/covers	0.00			
Striping/Signage/Wheel Stops/Bike Rack	10,926.00			
Pressure Washing	4,000.00			
Drive Thru Canopy	0.00			
Misc Canopy Systems	0.00			
Onsite Railing	1,100.00			
Specialty Site Requirements	0.00			
Gas (Typically by Gas Provider)	0.00			
Miscellaneous Utilities	0.00			
Miscellaneous	0.00			
<b>Total On Site Costs</b>	<b>523,016.99</b>			

#### Job Cost Breakdown

##### Building Cost

Building Demolition	0.00			
Concrete Building Slab	69,751.00			
Saw Cut/Core Slab	0.00			
Termite Treatment	550.00			
Masonry (Block, Brick, Stone)	16,450.00			
Structural steel	35,000.00			
Roofing	70,927.00			
Rough Carpentry Labor	45,000.00			

Rough Carpentry Material	29,667.00	
Finish Carpentry Labor	17,940.00	
Finish Carpentry Material	0.00	
Wall Cover Up	15,160.00	
Misc Finish Hardware	1,000.00	
Acoustic Tile	6,678.00	
Metals	0.00	
Doors, Frames & Hardware	35,873.00	
Glass & Glazing	82,793.00	
Flooring	47,448.00	
Fire Extinguishers/Sprinkler System	900.00	
Painting & Caulking	29,240.00	
Exterior Finishes (Eifs/Hardi/Etc)	35,668.00	
Cabinets/Millwork/Office	14,392.00	
Awnings/Canopies	18,500.00	
Plumbing	72,700.00	
Electrical	126,812.00	
Lighting Fixtures	22,552.00	
Mechanical/HVAC	72,800.00	
Hood System	0.00	
Equipment Install/Modification	0.00	
Décor Installation	0.00	
Specialty Items	42,000.00	
Miscellaneous	0.00	
Other		
Other		
	<b>Total Building Cost</b>	<b>909,801.00</b>
<b>General Conditions</b>		

Description		
<b>Administration</b>		
Superintendent	43,320.00	
Project Manager	34,500.00	
<b>Total Supervision</b>	<b>77,820.00</b>	
<b>Subsistence</b>		
Food	6,000.00	
Lodging	15,000.00	
Travel	0.00	
Fuel	9,400.00	
<b>Total Subsistence</b>	<b>30,400.00</b>	
<b>General Conditions</b>		
Blue Prints	600.00	
Cleaning	3,500.00	
Dumpsters	7,600.00	
Equipment Rentals	18,000.00	

Insurance	0.00	
Jobsite Fence	0.00	
Jobsite Trailer	4,000.00	
Office Supplies		
Coming soon sign	350.00	
Sanitary Stations	2,875.00	
Safety Compliance		
Security		
Contingency - Misc		
Special Inspections		
Temporary Utilities	2,990.00	
Temporary Labor Services	1,500.00	
Permits/Licensing/Fees		
<b>Total General Conditions</b>	<b>41,415.00</b>	
<b>Overhead &amp; Profit</b>	<b>41,100.00</b>	
<b>State Sales Tax</b>	Included	
<b>Fee</b>		
<b>Bond Fee</b>		

#### Summary of Job Cost Breakdown

<b>Total Offsite</b>	\$ 14,375.00	
<b>Total Onsite</b>	\$ 523,016.99	
<b>Total Building Cost</b>	\$ 909,801.00	
<b>Supervision</b>	\$ 77,820.00	
<b>Subsistence</b>	\$ 30,400.00	
<b>General Conditions</b>	\$ 41,415.00	
<b>State Sales Tax</b>		
<b>Bond Fee</b>		
<b>Permits / Fees</b>		
<b>Overhead and Profit</b>	\$ 41,100.00	
<b>Total Project Cost</b>	\$ 1,637,927.99	





Zaxbys New Construction  
S Daytona, FL  
4/4/25

## **Qualifications**

### **General Items:**

All permits & Fees by others  
(tap fees, deposits, utility fees, connection fees, impact fees, etc)  
Special inspections, if required, are not included in proposal  
(soils, structural, concrete, mortar, etc)  
All plan revisions and re-submissions to be completed by architect and/or civil engineer  
(if PaceSetter facilitates revisions and/or submissions, additional fees may apply)  
NPDES monitoring is not included on sites less than one acre  
As-Built survey is not included  
Builders Risk is not included

### **Building:**

Building priced per plans  
Should the scope differ from what is shown, cost will be equitably adjusted  
All kitchen equipment, ice machines, furniture, seating and wall décor provided and installed by others  
Connections (power and water) supplied to equipment by PaceSetter  
Core drilling for furniture and equipment by KES  
Walk-in cooler/freezer, hood and fans are provided and installed by others  
Cooler/Freezer startup and line sets to be completed by KES  
Hood installers responsible for all wiring (including low voltage), main power by PaceSetter  
All low voltage, POS, security, music, digital menu and Coke/Pepsi installs and wiring by others  
Hand dryers/paper towel/toilet paper dispensers provided by others, installed by PaceSetter  
Building does not require fire sprinkler system per plans  
Contractor not responsible for providing or installing window stickers/decals  
Assa Abloy door system included in quote  
DOAS provided and installed by KES, PaceSetter to install ductwork below ceiling

**\*\*All owner vendors are responsible for maintaining and cleaning their workspaces\*\***

### **Site:**

Sitework priced per plans  
Should the scope differ from what is shown, cost will be equitably adjusted  
All concrete paving to be standard gray concrete unless otherwise noted in plans  
Seven (7) light poles provided and installed by Pacesetter  
Electrical secondary service provided from transformer to building; 80 LF included in quote  
Primary service, transformer and pad by power company  
Monument sign footings, block and brick included; purchase and installation of monument sign by others  
Landscape priced per plans with irrigation included  
Dewatering is included  
Power and water are shown to the dumpster enclosure  
Underground stormwater facility is included in quote  
Dumpster enclosure with storage room included in the quote  
Purchase of height restrictor bar and order canopy not included; footings and installation only  
Drive-thru XL awning/canopy and line bus canopy system not included; footings and installation only



**Notes:**

Electrical gear packages and mechanical components are currently experiencing longer than normal lead times  
Hurricane rated Assa Abloy doors experiencing long lead times

**Geotechnical Report Notes:**

**Proposal is based on:**

Civil Plans dated March 2025  
Building Plans dated March 2025

**Addendum**

No addendum included

Fletcher Construction, LLC  
 4510 NW 6th Place, 3rd Floor  
 Gainesville, FL 32607  
 352-224-6400

## Job Cost Breakdown

### Offsite Cost

Gas to Property Line	
Water to property line	
Sewer to property line	
New electric service	
Power pole - new or relocate	
Street light - new or relocate	
Telephone Pole	
Off site fire hydrant	
Traffic signals - new or relocate	
Offsite Demolition	
New curb & gutter	
New sidewalk	
New approaches	
Street paving and markings	
Temp sidewalk	
Storm Drain	
Relocate Transformer	
<b>Total - Offsite</b>	

### Onsite Cost

Survey	\$	8,500.00
Site Work	\$	387,500.00
Grade fill / cut		
Site Demolition		
Retaining wall		
Trash Enclosure	\$	12,500.00
Concrete slabs/curbs (do not include building slab)	\$	7,500.00
Septic Tank		
Concrete Sidewalks		
Concrete light bases	\$	-
Electrical site work/labor		
Site Lighting material		
Monument sign base construction Lang to verify if applicable		
Plumbing site work		
Telephone underground	\$	2,500.00
Concrete paving		
Asphalt paving & striping		
Landscaping w/irrigation (Required)	\$	34,329.00
Bollards w/covers		
Fire Sprinkler Service		
Erosion & Dust Control		
Fire Hydrant		
Dumpster Approach		

Fletcher Construction, LLC  
4510 NW 6th Place, 3rd Floor  
Gainesville, FL 32607  
352-224-6400

Wheel stops		
Pressure Washing		
Service Yard Conc/CMU		
Monument sign base	\$	4,000.00
Unistructures Red Canopy & Height Restrictor Bar (Flat Top Only)		
Unistructures For Farmhouse Buildings (Farmhouse Only)		
Zaxby's "Coming Soon" Sign	\$	350.00
Misc		
<b>Total OnSite Costs</b>	\$	<b>457,179.00</b>

## Job Cost Breakdown

### Building Cost

Building Demolition		
Brick Material	\$	21,500.00
Building Concrete Labor		
Concrete Foundation (include building slab)	\$	50,142.00
Brick Labor	\$	34,900.00
Structural steel	\$	65,000.00
Finish Lumber & Doors		
Exterior doors and hardware	\$	7,500.00
Wood Doors		
Finish hardware	\$	750.00
Framing Labor		
Roofing	\$	61,861.00
Interior Trim/Labor	\$	9,900.00
Metal framing/Drywall/frp materials and labor	\$	170,242.00
Hardiboard Material		
Interior wall covering	\$	5,500.00
Insulation		
Glass & Glazing	\$	42,786.00
Drywall & metal studs		
Acoustic Tile		
Painting	\$	22,500.00
Ceramic tile	\$	61,730.00
Faux Tin		
Misc. S.S.	\$	2,500.00
Toilet accessories	\$	1,500.00
GC Installed Items	\$	1,250.00
H.V.A.C. system	\$	138,232.00
TABC - Air Balance (Required)		
Plumbing	\$	61,800.00
Fire Sprinkler System (if required)		
Metal Fab		
Efis Finish	\$	32,788.00



Fletcher Construction, LLC  
4510 NW 6th Place, 3rd Floor  
Gainesville, FL 32607  
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Termite Treat		
Electrical Labor	\$	137,000.00
Electrical Material 14 week lead time		
Low Voltage	\$	5,500.00
100 ft secondary service		
Lighting Fixtures	\$	32,128.00
Tormax door	\$	19,262.00
Fire Extinguishers	\$	500.00
Cabinets / Millwork	\$	16,584.00
Delivery Canopy		
Epoxy Floor	\$	28,536.00
Caulking	\$	1,000.00
Misc.	\$	7,500.00
Corporate Décor Package Installation	\$	550.00
	<b>Total Building Cost</b>	<b>\$ 1,040,941.00</b>

## General Conditions

<b>Description</b>		
<b>Administration</b>		
Project Manager	\$	24,000.00
Project Supervisor	\$	24,000.00
Insurance	\$	6,500.00
<b>Total Supervision</b>	<b>\$</b>	<b>54,500.00</b>
<b>Subsistence</b>		
Food	\$	3,500.00
Lodging	\$	7,500.00
Travel	\$	500.00
Fuel	\$	5,000.00
<b>Total Subsistence</b>	<b>\$</b>	<b>14,000.00</b>
<b>Miscellaneous General Conditions</b>		
Blue Prints	\$	1,250.00
General Labor/Cleanup	\$	10,500.00
Dumpsters	\$	10,000.00
Equipment Rentals	\$	14,000.00
Insurance		
Jobsite Fence		
Jobsite Phone		
Jobsite Camera		
Storage trailer	\$	1,250.00
Office Supplies	\$	500.00
Swppp	\$	1,150.00
Engineering	\$	500.00
Port-Pottie	\$	1,350.00
Safety Compliance		
Security		
Contingency - Misc	\$	3,500.00

Fletcher Construction, LLC  
4510 NW 6th Place, 3rd Floor  
Gainesville, FL 32607  
352-224-6400

Special Inspection/ Steel	\$ 2,500.00
Small Tools	\$ 750.00
Temporary Power	\$ 1,250.00
Temporary Water	\$ 1,250.00
Temporary Labor	
Pressure Wash	
Punch List	\$ 2,500.00
PM Travel	
<b>Total Miscellaneous Gen. Conditions</b>	<b>\$ 52,250.00</b>
<b>Overhead &amp; Profit</b>	
<b>State Sales Tax</b>	
<b>Fee</b>	
<b>Bond Fee</b>	

**ZAXBY'S**

### **Summary of Job Cost Breakdown-**

<b>Total Offsite</b>	
<b>Total Onsite</b>	\$ 457,179.00
<b>Total Building Cost</b>	\$ 1,040,941.00
<b>Supervision</b>	\$ 54,500.00
<b>Substance</b>	\$ 14,000.00
<b>General Conditions</b>	\$ 52,250.00
<b>State Sales Tax</b>	
<b>Bond Fee</b>	
<b>Permits / Fees</b>	
<b>Profit/Overhead</b>	\$ 114,936.00
<b>Total Project Cost</b>	\$ 1,733,806.00

Refrigeration excluded

Drive through canopy, Order canopy, signs excluded

Permits excluded

①

BEAUTIFUL GRANT



## CITY OF SOUTH DAYTONA COMMUNITY REDEVELOPMENT AREA (CRA) FAÇADE IMPROVEMENT MATCHING GRANT PROGRAM

### PROGRAM OVERVIEW:

This program was established for the Community Redevelopment Area (CRA) to encourage reinvestment, improvements and beautification of exterior facades for existing commercial development located on US1 and Beville Road within the CRA. The City will reimburse up to 50% of projects costs, with a total award not to exceed \$5,000. Funds will be disbursed on a reimbursement basis with proof of payment. All projects must receive City Council approval, a building permit and a signed contract before construction may begin.

### DESIGN STANDARDS:

Design standards are based on regional influences and can be characterized as either "Florida Vernacular" or "Mediterranean" architectural styles. Elements of façade improvements shall reflect and utilize design features and principles that are typical to these architectural styles to enhance the appearance of the CRA. A full copy of the South Ridgewood Avenue Design Guidelines is available upon request.

### IMPROVEMENTS:

Improvements must make a substantial improvement to the exterior of the property. Eligible improvements will be at the sole discretion of City Staff. In order to be applicable for the grant, the applicant must have no code violations for 12 months prior to the application and have no outstanding debt with the City. Businesses that have received funding in the past are not eligible during this funding cycle.

### APPLICATION:

To obtain an application form, contact Josh McEnany, Economic Development Director at (386) 322-3025 or [jmcenany@southdaytona.org](mailto:jmcenany@southdaytona.org).



# SOUTH DAYTONA

## CRA FAÇADE IMPROVEMENT PROGRAM GRANT APPLICATION FORM

This grant targets commercial properties in the CRA District of South Daytona. Proposed work must be consistent with the City's overall goals and design standards for an improved redevelopment district. Applicant must be the property owner.

### APPLICANT INFORMATION:

Contact Person Name: COURTNEY BLACKBURN  
Legal Business Name: COURTLAND OF SOUTH DAYTONA LLC  
Property Address: 1600 S RIDGEWOOD AVE City: SOUTH DAYTONA Zip Code: 32119  
Phone Number: 703-338-8591 Cell Number: → Email: VOLUSIAZAKHYS@GMAIL.COM  
Type of Business (please list products/services provided): FAST CASUAL RESTAURANT

### PROJECT DESCRIPTION:

Summarize project to include as much detail about visual and structural improvements as possible. Attach necessary sheets as necessary.

LANDSCAPE ALL OF 1600 S RIDGEWOOD. 300+ PLANTS + TREES

### LIST OF ESTIMATED COSTS:

Two (2) written estimates are required for each phase of work to be undertaken. Include copies of written estimates.

Estimate 1: \$ 41,865 Estimate 2: \$ 42,434 <sup>+ SQUARE</sup> Total Project Cost Estimate: \$ \_\_\_\_\_

### CHECKLIST FOR REQUIRED DOCUMENTATION:

Please include the following documents at the time of application submittal.

- ☐ Copy of South Daytona and Volusia County Business Tax Receipt (BTR) (please provide number or copy)
- ☐ Copy of permit application for proposed work
- ☐ Copy of insurance coverage for building
- ☒ Copy of written estimates for proposed improvements

### APPLICATION SUBMITTAL:

Please mail or drop off completed application to Josh McEnany, Economic Development Director at City Hall, 1672 S. Ridgewood Avenue, South Daytona, Florida, 32119 or email a scanned copy to [jmcenany@southdaytona.org](mailto:jmcenany@southdaytona.org).

-----DO NOT WRITE BELOW THIS LINE-----

DATE APPLICATION RECEIVED: \_\_\_\_\_

APPLICATION COMPLETE: ☐ YES ☐ NO

ADDITIONAL INFORMATION NEEDED: \_\_\_\_\_

DATE ADDITIONAL INFORMATION RECEIVED: \_\_\_\_\_



# Proposal



1766 Taylor Road  
Port Orange, Florida 32128  
Ph (386) 767-3008 Fax (386) 253-9314  
Email: [office@rjlandscapecontractors.com](mailto:office@rjlandscapecontractors.com)

PROPOSAL NUMBER	PHONE	DATE
Courtland of South Daytona, LLC	(904) 229-6222	April 23, 2025
PROJECT	PROPOSAL	
4060 South Francis Road	Zaxby's	
CITY/STATE/ZIP	PROPOSAL	
St. Augustine, FL	1600 S. Ridgewood Ave., South Daytona, FL 32119	
DATE OF WORK	DATE OF PROPOSAL	
March, 2025		

We Propose hereby to furnish material and labor - complete in accordance with specifications below, for the sum of:  
Forty-One Thousand Eight Hundred Sixty-Five dollars (\$41,865.00)  
Payment to be made as follows \_\_\_\_\_

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized  
Signature \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within  
\_\_\_\_\_ 30 \_\_\_\_\_ days

We hereby submit specifications and estimates for:

3	Phoenix Dactylifera Medjool Date Palm	12" C.T.
3	American Sycamore	12" O.A., 3" cal
2	American Elm	12" O.A., 3" cal
1	Allee Elm	12" O.A., 3" cal
5	Dahoon Holly	8' O.A., 2.5" cal
5	Dwarf Burford Holly	3 gal
9	Stokes Dwarf Yaupon Holly	3 gal
12	Dwarf Red Ixora	3 gal
8	Yew Pine	3 gal
41	Indian Hawthorn	3 gal
120	Viburnum Obovatum "Select"	3 gal
5	Coontie	3 gal
10	Brazilian Dwarf Morning Glory	1 gal
15	Dune Sunflower	1 gal
65	Shore Juniper	3 gal
5	Blue Rug Juniper	3 gal
55	Big Blue Lilyturf	1 gal
5	Pink Muhly Grass	3 gal
40	Mondo Grass	1 gal
30	Asian Jasmine	1 gal
38	Society Garlic	1 gal
35	Cu. Yds. Cypress Mulch	

**Landscape Subtotal: \$28,790.00**

Install fully automatic irrigation system as specified using a 4" deep well w/1HP submersible pump for supply. Volusia County Health Department permit, as-built certificate and backflow device are included in bid price.

**Irrigation Total: \$ 6,575.00**

4" deep well w/1HP submersible pump

**Well Allowance: \$ 6,500.00**

**Proposal Total: \$41,865.00**

## NOTES:

- Final grade to be provided by the General Contractor to +/- .10 of a foot.
- Sod quantities are estimates only, we will invoice for actual quantities installed.
- Topsoil, soil amendments and soil testing are not included.
- Aluminum, steel or poly edging, or root barrier is not included unless quantified in the above list of materials.
- Rock or shell on fabric is not included unless quantified in the above list of materials.
- Weed mat or fabric under mulch is not included if not specified in the above list of materials.
- Maintenance beyond installation is not included unless there is a separate cost provided in this proposal.
- All electrical work will be completed by the General Contractor's project electrician.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. In the event collection efforts become necessary, purchaser agrees to pay all costs and fees incurred for such collection.

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

# Big Value Garden Center

768 NORTH NOVA ROAD  
DAYTONA BEACH, FL 32114-1742

(386)252-2534 FAX # (386)252-3611 bvge1@aol.com

PROPOSAL # 10055

LANDSCAPING DESIGN AND INSTALLATION-LICENSED IRRIGATION CONTRACTOR

COMPLETE NURSERY AND GARDEN CENTER SINCE 1959

FLORIDA CERTIFIED LANDSCAPE CONTRACTOR



Volusia Zaxbys 1600 S. Ridgewood Daytona Beach 32119 volusiazaxbys@gmail.com			4/23/2025	
			Project/Job	
			ARCHITECT	Newkirk/Adams
OFFICE	FAX		DATE OF PLANS	March 2025
			REVISION DATE	No Revisions
QTY	SIZE	DESCRIPTION	Total	
3	12' CT	Medjool Palm		
3	3" Cal 12'	Sycamore Tree		
2	3" Cal 12'	Elm Tree		
1	3" Cal 12'	Allee Elm		
5	2.5" Cal 8'	Dahoon Holly		
5	3Gal	Burfordi Holly		
9	3Gal	Schillings		
12	3Gal	Ixora Dwarf Red		
8	3Gal	Podocarpus		
41	3Gal	India Hawthorne		
120	3Gal	Walters Viburnum		
5	3Gal	Coontie Fern		
10	1Gal	Blue Daze		
15	1Gal	Dune Sunflower		
65	3Gal	Shore Juniper		
5	3Gal	Blue Rug Juniper		
55	1Gal	Big Blue Liriope		
5	3Gal	Muhly Grass		
40	1Gal	Mondo Grass		
30	1Gal	Asiatic Jasmine		
38	1Gal	Society Garlic		
35	Cu. Yards	Pine Bark		
		Sub-Total Landscape	28,239.86	
		Irrigation Full Coverage, Low Volume	5,795.00	
			<b>Total</b>	

Note: This proposal may be withdrawn by us if not accepted within 30 days

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified Payment will be made as outline above.

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

# Big Value Garden Center

768 NORTH NOVA ROAD  
DAYTONA BEACH, FL 32114-1742

(386)252-2534 FAX # (386)252-3611 bvgc1@aol.com



PROPOSAL # 10055

LANDSCAPING DESIGN AND INSTALLATION-LICENSED IRRIGATION CONTRACTOR

COMPLETE NURSERY AND GARDEN CENTER SINCE 1959

FLORIDA CERTIFIED LANDSCAPE CONTRACTOR

Volusia Zaxbys 1600 S. Ridgewood Daytona Beach 32119 volusiazaxbys@gmail.com			4/23/2025	
			Project/Job	
			ARCHITECT	Newkirk/Adams
OFFICE	FAX	DATE OF PLANS	March 2025	
		REVISION DATE	No Revisions	
QTY	SIZE	DESCRIPTION		Total
		4" Deep Well w/ 1HP Pump Sales Tax		6,400.00 0.00
			<b>Total</b>	<b>\$40,434.86</b>
All charges due upon completion of work unless otherwise stated. A 1 1/2% late fee will be added to past due accounts monthly. Late payment voids any and all guarantees, warranty void from damage caused by flooding, fire, freezing temperatures, winds over 50 miles per hour, lightning, vandalism, or negligence on the part of the owner. In the event collection is necessary, the purchaser agrees to pay all of the costs of collection including attorney's fees. If paying by Credit Card there will be an additional 3% charge added to the Total.				
Note: This proposal may be withdrawn by us if not accepted within 30 days				
ACCEPTANCE OF PROPOSAL. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above. Date of Acceptance _____				
Signature _____		Signature _____		



# CITY OF SOUTH DAYTONA

## Community Redevelopment Area (CRA) Demolition Grant Program

### Program Overview



DEMOLITION GRANT

#### Intent:

It is the intent of the City of South Daytona Community Redevelopment Agency (CRAG) under the South Daytona Community Redevelopment Agency Redevelopment Master Development Plan and Chapter 163, Part III, Florida Statutes to partner with developers and qualified owners of commercial properties located within the indicated boundaries of the CRA for eligible building or site improvements that contribute to the physical, economic, social, and aesthetic enhancement of the CRA. Demolition of substandard or unsafe structures can remove an oversupply of unmarketable buildings and prepares properties for reinvestment. Structures should be functionally obsolete or economically unfeasible to repair.

#### Eligibility:

Demolition grants are available to owners and developers of property located within the Community Redevelopment Area (CRA) for future development of targeted businesses or to remove blighted structures that are limiting marketing or development of specific project sites.

#### Eligible Sites:

Any residential or commercial site within the CRA boundaries where there is substandard, deteriorated or functionally obsolete structures. Removal of structures should be prioritized for sites located in the U.S.1 commercial corridor to prepare the site for development or to make the site marketable for development. Sites located directly abutting S. Ridgewood Avenue are prioritized.

#### Eligible Improvements:

Eligible improvements include the demolition of building structures, surface parking, lighting, landscaping, walls, or other site structures required to be removed from a site that conflicts with the redevelopment of the site. Property owners and developers receiving demolition grant funds must comply with all existing city, state and federal building codes and regulations and permitting requirements as a prerequisite to receipt of funds. However, property owners required to demolish properties based on code compliance action may access this source of funding. Note: Labor expenses are only eligible when performed by a licensed contractor in good standing with the County of Volusia and the City of South Daytona. All debris must be removed, and site stabilized with sod or hydro seed after demolition.



## **CITY OF SOUTH DAYTONA**

### *Community Redevelopment Area (CRA) Demolition Grant Program*

## **Program Application Process**

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### **Pre-Application meeting**

A pre-application meeting with the Redevelopment Director is required to review the applicant's conceptual plans in an informal setting, including discussion of eligibility criteria, program requirements, costs, funding, proposed project scheduling, and consistency of the proposal with the intent of the program. At this stage, staff can assist with the completion of the application form and provide limited technical assistance. At the conclusion of the pre-application meeting, staff will provide the applicant with a general determination as to whether the proposed project is likely to qualify to receive program funds and whether the applicant is sufficiently prepared to move on to the application stage.

### **Application Process**

Qualified applicants may submit a complete application packet to the Community Redevelopment Department, 1672 S. Ridgewood Avenue, South Daytona, Florida 32119. Packets may also be submitted electronically to the Redevelopment Department at: [jmcenany@southdaytona.org](mailto:jmcenany@southdaytona.org) Applications are accepted on an ongoing first-come, first-served basis. Code violation projects and high visibility sites on U.S.1 shall be prioritized.

### **Submittal Requirements**

Include the following documentation to the Community Redevelopment Department:

1. Complete application form
2. Digital photograph of existing condition of the project site
3. Plans or simple sketch of improvement project
4. Three competitive bids for demolition work (must be licensed contractors) Note: the City reserves the right to solicit additional bids
5. Three competitive bids for site stabilization if not included in demolition bids

### **Application Review Process**

Applications will be reviewed for program eligibility and completeness by staff to ensure compliance with the requirements outlined in this program. Once the application is determined to be complete against the review criteria, staff will prepare a recommendation to the Community Redevelopment Agency (CRAG) for their action at a monthly public hearing meeting that takes place immediately prior to regularly scheduled City Council meetings.

### **Community Redevelopment Agency (CRAG) and City Council Consideration Process**

The CRAG shall review and consider all applications for recommendation to the City Council under the program. Each application will be heard at a regularly scheduled CRAG and City Council meeting. CRAG meetings are held at the same day and time as the monthly City Council meetings. City Council approval is required prior to work commencement.

## **Funding and Reimbursement Process**

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### **Funding Process**

The grant is provided as a reimbursement for 50%, up to \$15,000 for demolition work. Once the demolition work has been completed, site stabilization is completed and upon final inspection approval, the applicant shall submit proof of payment documentation to the City to receive reimbursement for 50%, up to \$15,000.

### **Reimbursement Process**

The City of South Daytona will provide funds for this program on a reimbursement basis after receipt of all supporting documentation, including proof of payment, for work completed.

To request reimbursement from the City of South Daytona, provide the following documents.

1. Written notification from owner that project is completed.
2. Copies of all permits
3. Copies of paid invoices and evidence of payment, i.e., cancelled checks or credit card receipts.
4. Photographs of completed project.

Reimbursement is expected within three (3) to six (6) weeks after all required supporting documentation is received.

## CITY OF SOUTH DAYTONA

Community Redevelopment Area (CRA) Demolition Grant Program

### Demolition Grant Program Application

- I. Applicant Name: COURTNEY BLACKBURN  
Phone: 703-337-8591 Email: VOLUSCAZAKRYS@GMAIL.COM
- II. Owner of Property: COURTNEY BLACKBURN
- III. Project Proposal/Building to be Demolished (Address, Parcel # and Description):  
1600 S RIDGEWOOD AVE / SOUTH DAYTONA / 32119
- a. Principal Structure (Description): NEW BUILD - ZAKRYS
- b. Secondary Structure (Description): \_\_\_\_\_
- c. Site Preparation Work (Description): DEBRIS REMOVAL + FULL CONCRETE DEMO  
VARIOUS STRUCTURES
- IV. Estimated Cost of Work from Bids Received (3 bids required): 4
- a. Bid 1: Contractor JO WERER CONSTRUCTION Amount: 390,482
- b. Bid 2: Contractor FLETCHER CONSTRUCTION Amount: 387,500
- c. Bid 3: Contractor PALESETTER CONSTRUCTION Amount: 541,707
- V. Attachments
- a. Three bids/estimates
- b. Photographs of site
- c. Proposed project schedule

Note: Failure to complete work within six (6) months of approval of the project by the CRAG Board shall result in property owner losing grant reimbursement opportunity. The CRAG Board may consider a time extension in extraordinary circumstances only.

Applicant Signature: [Signature] Date: 5/23/25

**JD WEBER CONSTRUCTION****TOTAL SITE DEVELOPMENT**

**Proposal**  
**Zaxby's**  
**South Daytona, FL**

TO: Courtland of South Daytona  
 ATTN: Courtney Blackburn

DATE: 4/2/2025  
 PAGE: 1 OF 2

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
<b>I. MISC BID ITEMS</b>				
A. MOBILIZATION	1	LS	\$ 7,200.00	\$ 7,200.00
B. SURVEY LAYOUT AND AS-BUILTS	1	LS	\$ 18,900.00	\$ 18,900.00
C. MAINTENANCE OF TRAFFIC	1	LS	\$ 1,800.00	\$ 1,800.00
D. TESTING AND FINALIZATION	1	LS	\$ 6,100.00	\$ 6,100.00
<b>MISC BID ITEMS SUBTOTAL . . . . .</b>				<b>\$ 34,000.00</b>
<b>II. EROSION AND POLLUTION CONTROL</b>				
A. SILT FENCE	581	LF	\$ 1.95	\$ 1,132.95
B. SWPPP	1	LS	\$ 8,200.00	\$ 8,200.00
C. NOI	1	EA	\$ 551.25	\$ 551.25
D. CONSTRUCTION ENTRANCE	1	EA	\$ 6,412.29	\$ 6,412.29
<b>EROSION/POLLUTION CONTROL SUBTOTAL . . . . .</b>				<b>\$ 16,296.49</b>
<b>III. EARTHWORK ON SITE</b>				
A. GENERAL BALANCE&ROUGH GRADE	1	LS	\$ 11,400.00	\$ 11,400.00
B. GRADE BUILDING PADS +/-0.10'	2,324	SF	\$ 0.79	\$ 1,835.96
C. FINE GRADE SITE +/-0.10'	24,781	SF	\$ 0.32	\$ 7,929.92
D. STRIPPING AND DISCING	1	LS	\$ 9,800.00	\$ 9,800.00
<b>EARTHWORK ON SITE SUBTOTAL . . . . .</b>				<b>\$ 30,965.88</b>
<b>IV. PAVING BASE AND SUBBASE</b>				
A. ASPHALT 1.5" SP 9.5 WITH TACK	1,468	SY	\$ 15.24	\$ 22,372.32
B. 6" BASE	1,468	SY	\$ 24.10	\$ 35,378.80
C. 12" STABILIZED SUBBASE	2,164	SY	\$ 9.01	\$ 19,497.64
<b>PAVING BASE AND SUBBASE SUBTOTAL . . . . .</b>				<b>\$ 77,248.76</b>
<b>V. CONCRETE ON SITE</b>				
A. TYPE F CURB	1,021	LF	\$ 23.00	\$ 23,483.00
B. 3' VALLEY GUTTER	83	LF	\$ 36.00	\$ 2,988.00
C. DETECTABLE WARNING MATS	7	EA	\$ 750.00	\$ 5,250.00
D. 4" SIDEWALKS	1,443	SF	\$ 7.80	\$ 11,255.40
E. 6" CONCRETE PAVING/BLACK TINT	3,294	SF	\$ 13.20	\$ 43,480.80
<b>CONCRETE ON SITE SUBTOTAL . . . . .</b>				<b>\$ 86,457.20</b>
<b>VI. TRAFFIC STRIPING AND SIGNAGE</b>				
A. TRAFFIC STRIPING AND SIGNAGE	1	LS	\$ 9,153.10	\$ 9,153.10
<b>STRIPING AND SIGNAGE SUBTOTAL . . . . .</b>				<b>\$ 9,153.10</b>
<b>VII. SANITARY SEWER SYSTEM</b>				
A. SERVICE				
1. CONNECT TO EXISTING MANHOLE	1	EA	\$ 3,750.00	\$ 3,750.00
2. 6" PVC SDR-26	162	LF	\$ 24.00	\$ 3,888.00
3. 6" CLEANOUTS	5	LF	\$ 653.74	\$ 3,268.70
4. FITTINGS	1	LS	\$ 380.00	\$ 380.00
5. VIDEO INSPECTION	162	LF	\$ 8.00	\$ 1,296.00
B. PRECAST STRUCTURES				
1. 500 GAL. GREASE INTERCEPTOR	1	EA	\$ 14,134.00	\$ 14,134.00
<b>SANITARY SEWER SYSTEM SUBTOTAL . . . . .</b>				<b>\$ 26,716.70</b>
<b>VIII. STORM DRAINAGE SYSTEM</b>				
A. PIPE				
1. 10" PVC	85	LF	\$ 38.00	\$ 3,230.00
2. 8" PVC	14	LF	\$ 32.00	\$ 448.00
3. CONNECT TO EXISTING INLET	1	EA	\$ 4,350.00	\$ 4,350.00



## JD WEBER CONSTRUCTION

### TOTAL SITE DEVELOPMENT



B. STRUCTURES				
1. TYPE C INLET	1 EA	\$ 5,100.00	\$	5,100.00
2. TYPE E INLET	3 EA	\$ 6,800.00	\$	20,400.00
3. CULTEC EXFILTRATION CHAMBERS	1 LS	\$ 51,264.00	\$	51,264.00
C. ROOF DRAINS				
1. 6" PVC	74 LF	\$ 27.00	\$	1,998.00
2. FITTINGS	1 LS	\$ 108.00	\$	108.00
3. CONNECTION TO DOWNSPOUTS	4 EA	\$ 317.22	\$	1,268.88
STORM DRAINAGE SYSTEM SUBTOTAL .....				\$ 88,166.88

#### IX. WATER DISTRIBUTION SYSTEM

A. POTABLE WATER SERVICE				
1. 8" x 2" WET TAP	1 EA	\$ 3,775.00	\$	3,775.00
2. 2" CORP STOP	1 EA	\$ 650.83	\$	650.83
3. 1.5" METER	1 EA	BY UTILITY	PROVIDER	
4. 1.5" RPZ BACKFLOW PREVENTER	1 EA	\$ 1,521.70	\$	1,521.70
5. 2" POLY SERVICE PIPE	117 LF	\$ 18.00	\$	2,106.00
6. FITTINGS	1 LS	\$ 1,850.50	\$	1,850.50
7. TAPPED FIRE HYDRANT ASSEMBLY	1 EA	\$ 11,073.00	\$	11,073.00
8. FLUSH & CHLORINATE	1 LS	\$ 500.00	\$	500.00
WATER DISTRIBUTION SYSTEM SUBTOTAL .....				\$ 21,477.03

GRAND TOTAL .... \$ 390,482.04

#### \*\*\*\*\*NOTES\*\*\*\*\*

1. All development permits, impact fees and inspection fees are to be by others
2. All landscaping and irrigation is excluded
3. We assumed the building pads to be left down 5" from finished floor elevations shown on plans.
4. Removal, disposal, and replacement of unsuitables, contaminants and/or rock, is not included
5. Drainage piping will be tested by lamping only, if any other testing is required, it will be at an additional cost
6. Soil treatments are not included in this proposal, ie termite and pesticide applications.
7. Any and all concrete within building footprints, as well as vertical concrete (i.e. stairs) are excluded.
8. All grades, unless otherwise noted will be completed to within +/- 0.10' of proposed finished elevations
9. Maintenance of traffic for our scope of work is included
10. All utilities are quoted to within +/- 5' of buildings
11. Project Control and benchmarks, for Survey Layout and as-builts, are to be provided by others
12. Bonds are not included in this proposal
13. Clearing prices do not include costs for hazardous material removal and disposal, this proposal assumes that any and all subsurface and/or surface structures to be cleared, are free from hazardous materials.
14. Meter assemblies and vaults are excluded, and shall be by the utility provider
15. Electrical services, and or tamper switches, if applicable are excluded
16. Strippings are bid to be utilized in green areas on site. Haul off of strippings, if required, will constitute additional costs.
17. Grading of the building pad includes providing one finish grade to +/-0.10' of proposed elevations. This grade is to be completed before any mep/ structural work, if applicable. Any grading that may be necessary after footer, structural, and mep contractors begin their work is excluded and shall be by others.
18. Acceptance of this proposal acknowledges that JD Weber must abide by the Florida Sunshine Locate laws, which can take up to 72hrs, before JD Weber can mobilize to the site, to begin this scope of work.
19. Due to the volatility of today's market pricing for the materials used in projects such as this one, future material cost increases may be necessary due to issues including, but not limited to: war, tariffs, and natural disasters.
20. Dumpster enclosure is excluded
21. Asphalt paving prices include paving in one lift. If separate construction and finished lifts are required, additional costs will be required
22. All other items rather than those explicitly listed above are excluded

Bid based on plans and specifications by:  
Newkirk Engineering Dated: March 2025

Date: 4/2/2025

Date: \_\_\_\_\_

Signed: Joe Weber Jr.

Accepted By: \_\_\_\_\_

JD Weber Construction



Fletcher Construction, LLC  
 4510 NW 6th Place, 3rd Floor  
 Gainesville, FL 32607  
 352-224-6400

## Job Cost Breakdown

### Offsite Cost

Gas to Property Line	
Water to property line	
Sewer to property line	
New electric service	
Power pole - new or relocate	
Street light - new or relocate	
Telephone Pole	
Off site fire hydrant	
Traffic signals - new or relocate	
Offsite Demolition	
New curb & gutter	
New sidewalk	
New approaches	
Street paving and markings	
Temp sidewalk	
Storm Drain	
Relocate Transformer	
<b>Total - Offsite</b>	

### Onsite Cost

Survey	\$	8,500.00
Site Work	\$	387,500.00
Grade fill / cut		
Site Demolition		
Retaining wall		
Trash Enclosure	\$	12,500.00
Concrete slabs/curbs (do not include building slab)	\$	7,500.00
Septic Tank		
Concrete Sidewalks		
Concrete light bases	\$	-
Electrical site work/labor		
Site Lighting material		
Monument sign base construction Lang to verify if applicable		
Plumbing site work		
Telephone underground	\$	2,500.00
Concrete paving		
Asphalt paving & striping		
Landscaping w/irrigation (Required)	\$	34,329.00
Bollards w/covers		
Fire Sprinkler Service		
Erosion & Dust Control		
Fire Hydrant		
Dumpster Approach		

Fletcher Construction, LLC  
4510 NW 6th Place, 3rd Floor  
Gainesville, FL 32607  
352-224-6400

Wheel stops		
Pressure Washing		
Service Yard Conc/CMU		
Monument sign base	\$	4,000.00
Unistructures Red Canopy & Height Restrictor Bar (Flat Top Only)		
Unistructures For Farmhouse Buildings (Farmhouse Only)		
Zaxby's "Coming Soon" Sign	\$	350.00
Misc		
<b>Total OnSite Costs</b>	\$	457,179.00

## Job Cost Breakdown

### Building Cost

Building Demolition		
Brick Material	\$	21,500.00
Building Concrete Labor		
Concrete Foundation (include building slab)	\$	50,142.00
Brick Labor	\$	34,900.00
Structural steel	\$	65,000.00
Finish Lumber & Doors		
Exterior doors and hardware	\$	7,500.00
Wood Doors		
Finish hardware	\$	750.00
Framing Labor		
Roofing	\$	61,861.00
Interior Trim/Labor	\$	9,900.00
Metal framing/Drywall/frp materials and labor	\$	170,242.00
Hardiboard Material		
Interior wall covering	\$	5,500.00
Insulation		
Glass & Glazing	\$	42,786.00
Drywall & metal studs		
Acoustic Tile		
Painting	\$	22,500.00
Ceramic tile	\$	61,730.00
Faux Tin		
Misc. S.S.	\$	2,500.00
Toilet accessories	\$	1,500.00
GC Installed Items	\$	1,250.00
H.V.A.C. system	\$	138,232.00
TABC - Air Balance (Required)		
Plumbing	\$	61,800.00
Fire Sprinkler System (if required)		
Metal Fab		
Efis Finish	\$	32,788.00

Fletcher Construction, LLC  
4510 NW 6th Place, 3rd Floor  
Gainesville, FL 32607  
352-224-6400

Termite Treat		
Electrical Labor	\$	137,000.00
Electrical Material 14 week lead time		
Low Voltage	\$	5,500.00
100 ft secondary service		
Lighting Fixtures	\$	32,128.00
Tormax door	\$	19,262.00
Fire Extinguishers	\$	500.00
Cabinets / Millwork	\$	16,584.00
Delivery Canopy		
Epoxy Floor	\$	28,536.00
Caulking	\$	1,000.00
Misc.	\$	7,500.00
Corporate Décor Package Installation	\$	550.00
	<b>Total Building Cost</b>	<b>\$ 1,040,941.00</b>

## General Conditions

<b>Description</b>		
<b>Administration</b>		
Project Manager	\$	24,000.00
Project Supervisor	\$	24,000.00
Insurance	\$	6,500.00
<b>Total Supervision</b>	<b>\$</b>	<b>54,500.00</b>
<b>Subsistence</b>		
Food	\$	3,500.00
Lodging	\$	7,500.00
Travel	\$	500.00
Fuel	\$	5,000.00
	<b>Total Subsistence</b>	<b>\$ 14,000.00</b>
<b>Miscellaneous General Conditions</b>		
Blue Prints	\$	1,250.00
General Labor/Cleanup	\$	10,500.00
Dumpsters	\$	10,000.00
Equipment Rentals	\$	14,000.00
Insurance		
Jobsite Fence		
Jobsite Phone		
Jobsite Camera		
Storage trailer	\$	1,250.00
Office Supplies	\$	500.00
Swppp	\$	1,150.00
Engineering	\$	500.00
Port-Pottie	\$	1,350.00
Safety Compliance		
Security		
Contingency - Misc	\$	3,500.00

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Special Inspection/ Steel	\$ 2,500.00
Small Tools	\$ 750.00
Temporary Power	\$ 1,250.00
Temporary Water	\$ 1,250.00
Temporary Labor	
Pressure Wash	
Punch List	\$ 2,500.00
PM Travel	
<b>Total Miscellaneous Gen. Conditions</b>	<b>\$ 52,250.00</b>
<b>Overhead &amp; Profit</b>	
<b>State Sales Tax</b>	
<b>Fee</b>	
<b>Bond Fee</b>	

**ZAXBY'S**

### **Summary of Job Cost Breakdown-**

<b>Total Offsite</b>	
<b>Total Onsite</b>	\$ 457,179.00
<b>Total Building Cost</b>	\$ 1,040,941.00
<b>Supervision</b>	\$ 54,500.00
<b>Subsistance</b>	\$ 14,000.00
<b>General Conditions</b>	\$ 52,250.00
<b>State Sales Tax</b>	
<b>Bond Fee</b>	
<b>Permits / Fees</b>	
<b>Profit/Overhead</b>	\$ 114,936.00
<b>Total Project Cost</b>	\$ 1,733,806.00

Refrigeration excluded

Drive through canopy, Order canopy, signs excluded

Permits excluded

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 4510 NW 6th Place, 3rd Floor  
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 352-224-6400

## Job Cost Breakdown

### Offsite Cost

Gas to Property Line	
Water to property line	
Sewer to property line	
New electric service	
Power pole - new or relocate	
Street light - new or relocate	
Telephone Pole	
Off site fire hydrant	
Traffic signals - new or relocate	
Offsite Demolition	
New curb & gutter	
New sidewalk	
New approaches	
Street paving and markings	
Temp sidewalk	
Storm Drain	
Relocate Transformer	
<b>Total - Offsite</b>	

### Onsite Cost

Survey	\$	8,500.00
Site Work	\$	387,500.00
Grade fill / cut		
Site Demolition		
Retaining wall		
Trash Enclosure	\$	12,500.00
Concrete slabs/curbs (do not include building slab)	\$	7,500.00
Septic Tank		
Concrete Sidewalks		
Concrete light bases	\$	-
Electrical site work/labor		
Site Lighting material		
Monument sign base construction Lang to verify if applicable		
Plumbing site work		
Telephone underground	\$	2,500.00
Concrete paving		
Asphalt paving & striping		
Landscaping w/irrigation (Required)	\$	34,329.00
Bollards w/covers		
Fire Sprinkler Service		
Erosion & Dust Control		
Fire Hydrant		
Dumpster Approach		



Fletcher Construction, LLC  
4510 NW 6th Place, 3rd Floor  
Gainesville, FL 32607  
352-224-6400

Wheel stops		
Pressure Washing		
Service Yard Conc/CMU		
Monument sign base	\$	4,000.00
Unistructures Red Canopy & Height Restrictor Bar (Flat Top Only)		
Unistructures For Farmhouse Buildings (Farmhouse Only)		
Zaxby's "Coming Soon" Sign	\$	350.00
Misc		
<b>Total OnSite Costs</b>	\$	<b>457,179.00</b>

## Job Cost Breakdown

### Building Cost

Building Demolition		
Brick Material	\$	21,500.00
Building Concrete Labor		
Concrete Foundation (include building slab)	\$	50,142.00
Brick Labor	\$	34,900.00
Structural steel	\$	65,000.00
Finish Lumber & Doors		
Exterior doors and hardware	\$	7,500.00
Wood Doors		
Finish hardware	\$	750.00
Framing Labor		
Roofing	\$	61,861.00
Interior Trim/Labor	\$	9,900.00
Metal framing/Drywall/frp materials and labor	\$	170,242.00
Hardiboard Material		
Interior wall covering	\$	5,500.00
Insulation		
Glass & Glazing	\$	42,786.00
Drywall & metal studs		
Acoustic Tile		
Painting	\$	22,500.00
Ceramic tile	\$	61,730.00
Faux Tin		
Misc. S.S.	\$	2,500.00
Toilet accessories	\$	1,500.00
GC Installed Items	\$	1,250.00
H.V.A.C. system	\$	138,232.00
TABC - Air Balance (Required)		
Plumbing	\$	61,800.00
Fire Sprinkler System (if required)		
Metal Fab		
Efis Finish	\$	32,788.00

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Termite Treat		
Electrical Labor	\$	137,000.00
Electrical Material 14 week lead time		
Low Voltage	\$	5,500.00
100 ft secondary service		
Lighting Fixtures	\$	32,128.00
Tormax door	\$	19,262.00
Fire Extinguishers	\$	500.00
Cabinets / Millwork	\$	16,584.00
Delivery Canopy		
Epoxy Floor	\$	28,536.00
Caulking	\$	1,000.00
Misc.	\$	7,500.00
Corporate Décor Package Installation	\$	550.00
	<b>Total Building Cost</b>	<b>\$ 1,040,941.00</b>

## General Conditions

<b>Description</b>		
<b>Administration</b>		
Project Manager	\$	24,000.00
Project Supervisor	\$	24,000.00
Insurance	\$	6,500.00
<b>Total Supervision</b>	<b>\$</b>	<b>54,500.00</b>
<b>Subsistence</b>		
Food	\$	3,500.00
Lodging	\$	7,500.00
Travel	\$	500.00
Fuel	\$	5,000.00
<b>Total Subsistence</b>	<b>\$</b>	<b>14,000.00</b>
<b>Miscellaneous General Conditions</b>		
Blue Prints	\$	1,250.00
General Labor/Cleanup	\$	10,500.00
Dumpsters	\$	10,000.00
Equipment Rentals	\$	14,000.00
Insurance		
Jobsite Fence		
Jobsite Phone		
Jobsite Camera		
Storage trailer	\$	1,250.00
Office Supplies	\$	500.00
Swppp	\$	1,150.00
Engineering	\$	500.00
Port-Pottie	\$	1,350.00
Safety Compliance		
Security		
Contingency - Misc	\$	3,500.00

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Special Inspection/ Steel	\$ 2,500.00
Small Tools	\$ 750.00
Temporary Power	\$ 1,250.00
Temporary Water	\$ 1,250.00
Temporary Labor	
Pressure Wash	
Punch List	\$ 2,500.00
PM Travel	
<b>Total Miscellaneous Gen. Conditions</b>	<b>\$ 52,250.00</b>
<b>Overhead &amp; Profit</b>	
<b>State Sales Tax</b>	
<b>Fee</b>	
<b>Bond Fee</b>	

**ZAXBY'S**

### **Summary of Job Cost Breakdown-**

<b>Total Offsite</b>	
<b>Total Onsite</b>	\$ 457,179.00
<b>Total Building Cost</b>	\$ 1,040,941.00
<b>Supervision</b>	\$ 54,500.00
<b>Substance</b>	\$ 14,000.00
<b>General Conditions</b>	\$ 52,250.00
<b>State Sales Tax</b>	
<b>Bond Fee</b>	
<b>Permits / Fees</b>	
<b>Profit/Overhead</b>	\$ 114,936.00
<b>Total Project Cost</b>	\$ 1,733,806.00

Refrigeration excluded  
Drive through canopy, Order canopy, signs excluded  
Permits excluded



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To: **Courtney Blackburn**  
Company: **Courtland of South Daytona LLC**

From: **Michael Hanes**  
Company: **PaceSetter Construction, Inc**

Job Name: **Zaxbys**  
Job Location: **South Daytona FL**

Date: **Friday, April 11, 2025**

Please find the attached Bid Breakdown and General Conditions  
We hereby submit specifications and estimates for:

**Zaxbys**

**\$1,699,881.00**

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**Job Cost Breakdown**

**Offsite Cost**

<b>Total Off Site Cost</b>	<b>14,375.00</b>			
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**Onsite Cost**

Survey/Testing/Inspections	27,600.00	
Tap Fees/Deposits/Owner Fees	0.00	
Erosion & Dust Control	3,600.00	

Sitework Demolition	20,116.50		
Mobilization/Const. Entrance/Stone	15,340.00		
Grading/Export/Import	26,869.10		
Retaining Wall	0.00		
Landscaping w/ Irrigation	55,000.00		
Storm Drain	68,307.25		
Site Water	28,326.46		
Site Sewer (including grease traps)	31,718.93		
Fire Line/Hydrant	0.00		
Site Lighting Package	10,075.00		
Electrical Site Work	31,750.00		
Secondary Service	0.00		
Curb and Gutter	26,910.67		
Concrete Sidewalk/Ramps	4,400.00		
Concrete Drive Thru	30,389.10		
Concrete Handicap Parking	0.00		
Concrete Light Pole Bases	0.00		
Concrete Footers	3,300.00		
Concrete Paving	30,769.20		
Stamped Concrete/Pavers	15,619.50		
Misc Concrete	20,339.25		
Dumpster Approach	0.00		
Dumpster Pad	5,294.70		
Dumpster Enclosure	40,150.00		
Asphalt Paving	29,806.00		
Bollards w/covers	0.00		
Striping/Signage/Wheel Stops/Bike Rack	10,926.00		
Pressure Washing	4,000.00		
Drive Thru Canopy	0.00		
Misc Canopy Systems	0.00		
Onsite Railing	1,100.00		
Specialty Site Requirements	0.00		
Gas (Typically by Gas Provider)	0.00		
Miscellaneous Utilities	0.00		
Miscellaneous	0.00		
<b>Total On Site Costs</b>	<b>541,707.66</b>		

#### Job Cost Breakdown

##### Building Cost

Building Demolition	0.00	
Concrete Building Slab	69,751.00	
Saw Cut/Core Slab	0.00	
Termite Treatment	550.00	
Masonry (Block, Brick, Stone)	16,450.00	
Structural steel	35,000.00	
Roofing	70,927.00	
Rough Carpentry Labor	56,000.00	



Rough Carpentry Material		54,187.34		
Finish Carpentry Labor		18,940.00		
Finish Carpentry Material		1,000.00		
Wall Cover Up		25,660.00		
Misc Finish Hardware		1,000.00		
Acoustic Tile		6,678.00		
Metals		0.00		
Doors, Frames & Hardware		21,873.00		
Glass & Glazing		82,793.00		
Flooring		47,600.00		
Fire Extinguishers/Sprinkler System		900.00		
Painting & Caulking		45,500.00		
Exterior Finishes (Eifs/Hardi/Etc)		35,668.00		
Cabinets/Millwork/Office		14,392.00		
Awnings/Canopies		16,000.00		
Plumbing		72,700.00		
Electrical		126,812.00		
Lighting Fixtures		22,552.00		
Mechanical/HVAC		72,800.00		
Hood System		0.00		
Equipment Install/Modification		0.00		
Décor Installation		0.00		
Specialty Items		0.00		
Miscellaneous		0.00		
Other				
Other				
	Total Building Cost	915,733.34		

Description		
<b>Administration</b>		
Superintendent	54,150.00	
Project Manager	43,125.00	
<b>Total Supervision</b>	<b>97,275.00</b>	
<b>Subsistence</b>		
Food	7,500.00	
Lodging	18,750.00	
Travel	0.00	
Fuel	11,750.00	
<b>Total Subsistence</b>	<b>38,000.00</b>	
<b>General Conditions</b>		
Blue Prints	600.00	
Cleaning	3,500.00	
Dumpsters	7,600.00	
Equipment Rentals	18,000.00	

Insurance	0.00	
Jobsite Fence	0.00	
Jobsite Trailer	4,000.00	
Office Supplies		
Coming soon sign	350.00	
Sanitary Stations	2,875.00	
Safety Compliance		
Security		
Contingency - Misc		
Special Inspections		
Temporary Utilities	2,990.00	
Temporary Labor Services	1,500.00	
Permits/Licensing/Fees		
<b>Total General Conditions</b>	<b>41,415.00</b>	
<b>Overhead &amp; Profit</b>	<b>51,375.00</b>	
<b>State Sales Tax</b>	Included	
<b>Fee</b>		
<b>Bond Fee</b>		
<b>Summary of Job Cost Breakdown</b>		

<b>Total Offsite</b>	\$ 14,375.00	
<b>Total Onsite</b>	\$ 541,707.66	
<b>Total Building Cost</b>	\$ 915,733.34	
<b>Supervision</b>	\$ 97,275.00	
<b>Subsistence</b>	\$ 38,000.00	
<b>General Conditions</b>	\$ 41,415.00	
<b>State Sales Tax</b>		
<b>Bond Fee</b>		
<b>Permits / Fees</b>		
<b>Overhead and Profit</b>	\$ 51,375.00	
<b>Total Project Cost</b>	\$ 1,699,881.00	



Zaxbys New Construction  
S Daytona, FL  
4/4/25

## Qualifications

### General Items:

All permits & Fees by others (tap fees, deposits, utility fees, connection fees, impact fees, etc)  
Special inspections, if required, are not included in proposal (soils, structural, concrete, mortar, etc)  
All plan revisions and re-submissions to be completed by architect and/or civil engineer  
NPDES monitoring is not included on sites less than one acre  
As-Built survey is not included  
Builders Risk is not included

### Building:

Building priced per plans  
All kitchen equipment, ice machines, furniture, seating and wall décor provided and installed by others  
Connections (power and water) supplied to equipment by PaceSetter  
Core drilling for furniture and equipment by KES  
Walk-in cooler/freezer, hood and fans are provided and installed by others  
Cooler/Freezer startup and line sets to be completed by KES  
Hood installers responsible for all wiring (including low voltage), main power by PaceSetter  
DOAS provided and installed by KES, PaceSetter to install ductwork below ceiling  
All low voltage, POS, security, music, digital menu and Coke/Pepsi installs and wiring by others  
Hand dryers/paper towel/toilet paper dispensers provided by others, installed by PaceSetter  
Building does not require fire sprinkler system per plans  
Window stickers/decals provided and installed by others  
Assa Abloy door system included in quote

**\*\*All owner vendors are responsible for maintaining and cleaning their workspaces\*\***

### Site:

Sitework priced per plans  
Drive thru concrete and dumpster pad to be stained black  
Seven (7) light poles provided and installed by Pacesetter  
Electrical secondary service provided from transformer to building; 80 LF included in quote  
Primary service, transformer and pad by power company  
Footings for monument sign and menu board footers not included; provided by permitting vendor  
Block and brick for monument sign included; purchase and installation of monument sign by others  
Landscape priced per plans with irrigation included  
Dewatering is NOT included due to the uncertainty of site conditions  
Dewatering will be done as needed and billed separately  
Power and water are shown to the dumpster enclosure  
Underground stormwater facility is included in quote  
Dumpster enclosure with storage room included in the quote

### Notes:

Hurricane rated Assa Abloy doors experiencing long lead times  
Due to current Tariffs, certain materials may experience a change in price (ex. Steel, HVAC, Electrical Wire).

Geotechnical Report Notes:



Proposal is based on:

Civil Plans dated March 2025

Building Plans dated March 2025

Addendum

No addendum included