

City of South Daytona
Office of the City Manager

1672 S. Ridgewood Avenue • South Daytona, FL 32119 • 386/322-3014



MEMORANDUM

To: Honorable Mayor, Vice-Mayor, and Members of the City Council
From: Josh McEnany, Community Development Director
Re: Consideration of approving the 2025 Community Redevelopment Area (CRA) Annual Report
Date: February 3, 2025

Introduction:

This memorandum serves to request approval from the City Council for the 2025 Community Redevelopment Area (CRA) Annual Report.

Background Information:

A CRA is a dependent taxing district established for the purpose of carrying out redevelopment activities. Florida Statutes Chapter 163 provides that, in charter counties, the county council has the authority to establish or “*delegate authority*” to establish a CRA. Funding is generated through tax increment financing (TIF), which is the incremental increase in property taxes generated in the area compared to the year the CRA was first established.

The County of Volusia delegated authority to the City of South Daytona for the creation of the South Daytona CRA through Volusia County Resolution No. 96-219. Subsequently, the City of South Daytona authorized the development of the South Daytona CRA Master Plan by Resolution No. 97-06.

CRA Annual Reporting:

The attached CRA Annual Report is due to Volusia County and all taxing authorities no later than March 31st. Pursuant to Section 163.356 (3) (c) Florida Statutes, the annual report includes a complete financial statement setting forth assets, liabilities, income, and operating expenses for the fiscal year ending September 30, 2025. This report is being provided for review and approval by the City Council prior to submittal to the taxing authorities.

Recommendation:

Staff recommends approval of the 2025 Community Redevelopment Area (CRA) Annual Report.

Attachments:

2025 CRA Annual Report



COMMUNITY REDEVELOPMENT AREA (CRA)

2025 ANNUAL REPORT

CITY OF SOUTH DAYTONA

MARCH 31, 2026

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ABOUT THE CRA



2025 ACCOMPLISHMENTS



2026 PLANNED ACTIVITIES AND PROJECTS



**DELEGATION OF AUTHORITY,
FUNDING PARTNERS, CONTACTS**

ABOUT THE CRA

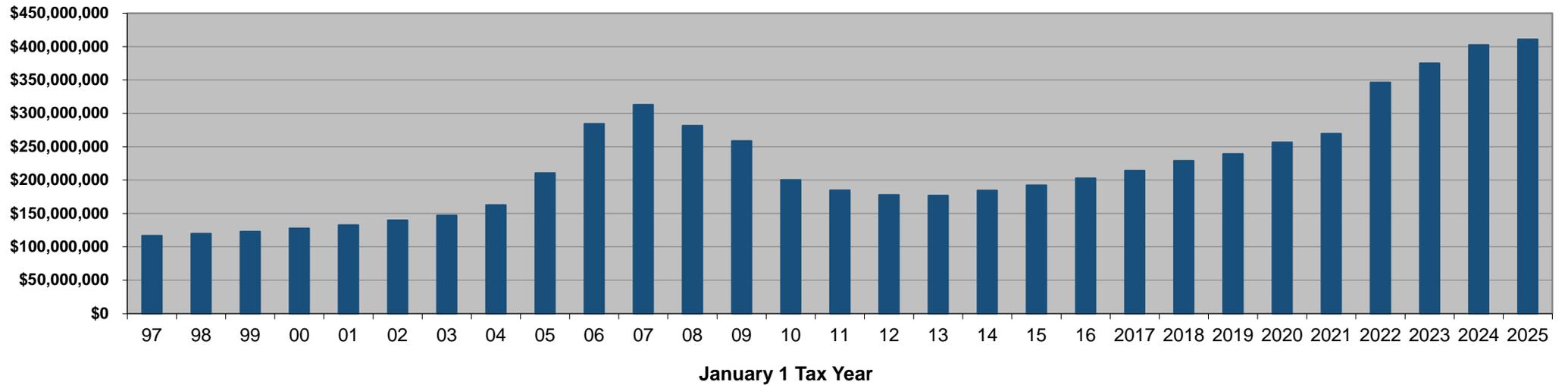
The CRA was established in 1997 to eliminate slum and blight. The CRA boundaries are highlighted in green on the map. The CRA represents about one-third of the total City area. The CRA sunsets in 2026.

- **Assets:** Halifax River, central location, vacant lots for development, well-maintained traffic network, and available infrastructure that accommodates local development.
- **Issues:** Visual quality, financing/funding, development quality, public safety, land use/regulatory codes.
- **Goals & Objectives:** Attract investment and create value through private/public initiatives; Create a unique identity to make South Daytona a memorable place; Promote a safe and attractive environment for residents, businesses and visitors; Develop a transportation system that supports community image and needs.
- **CRA Redevelopment Master Plan:** Focuses on the Future Land Use Plan, Amenity Program, Private Catalyst and Public Improvement Programs.



CRA TAXABLE VALUES FROM BASE YEAR TO DATE

City of South Daytona
Community Redevelopment Area



YEAR ENDING
9.30.2025
CRA FINANCIAL
STATEMENT

SOUTH DAYTONA CRA REDEVELOPMENT TRUST FUND					
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE					
LAST TWO FISCAL YEARS AND CURRENT BUDGET					
			FY 24 AUDITED	FY 25 AUDITED	FY 26 BUDGETED
REVENUES:					
	Property Taxes (TIF)				
	City of South Daytona		\$ 1,902,983	\$ 2,105,267	\$ 2,125,751
	Halifax Hospital District		193,597	200,479	200,479
	Volusia County		1,192,662	1,324,430	1,324,430
	Ponce Inlet Port Authority		17,018	18,967	18,968
	East Volusia Mosquito Control		43,797	41,850	41,851
	Echo / Volusia Forever		98,366	109,637	109,638
	CDBG Grant		-	-	-
	Total Revenues:		3,448,423	3,800,630	3,821,117
EXPENDITURES					
	Contingent		-	-	161,913
	Personal Services		575,296	619,106	624,250
	Operating Expenses		212,030	255,822	381,730
	Capital Outlays and Projects		1,780,299	481,382	4,253,224
	Debt Service		608,585	-	-
	Economic Development Grants		10,000	6,392	200,000
	Total Expenditures		3,186,210	1,362,702	5,621,117
OTHER FINANCING SOURCES AND USES					
	Transfer From Reserves		-	-	1,800,000
	Transfer Out		-	-	-
	Total other Financing sources/ uses		-	-	1,800,000
NET CHANGES IN FUND BALANCE			262,213	2,437,928	-
FUND BALANCE BEGINNING			1,528,467	1,790,680	4,228,608
FUND BALANCE ENDING			1,790,680	4,228,608	4,228,608

FY 2025 -2026 CRA BUDGET SUMMARY

SOUTH DAYTONA REDEVELOPMENT TRUST FUND FY 2025-2026 BUDGET SUMMARY

FUND BALANCE BROUGHT FORWARD	4,228,608.00
CURRENT YEAR BUDGETED TAX INCREMENTS	
TOTAL CURRENT YEAR REVENUES	5,621,117.00
AVAILABLE REDEVELOPMENT FUNDS	9,849,725.00
CURRENT YEAR BUDGETED EXPENDITURES	5,621,117.00
FUND BALANCE ENDING	<u>4,228,608.00</u>

The background of the slide features a large, stylized palm tree on the left side, with its fronds extending across the top and right. The palm tree is rendered in a light, golden-brown color, creating a subtle, tropical aesthetic. The rest of the background is a plain, light cream color.

2025 Accomplishments Public Improvements



**2025 ACCOMPLISHMENTS
PUBLIC IMPROVEMENT
PROJECTS IN THE CRA**

- Security Wall along Segrave Street
- Continued median repair



2025 Accomplishments Private Catalyst Projects



ET&T

AT 1961 S. RIDGEWOOD AVENUE

ZAXBY'S



ZAXBY'S

AT 1600 S. RIDGEWOOD AVENUE

**GRAND
OPENING**

2410

City of South Daytona City of South Daytona City of South Daytona City of South Daytona City of South Daytona

CUTTING

**MCDONALD'S
AT 2410 S. RIDGEWOOD AVENUE**



Franchisees Michaela and Joseph Young stand at the site of where their new Scooter's Coffee will be in South Daytona. NIGEL COOK/NEWS-JOURNAL

Coffee chain coming to Volusia for the first time

...er's expects Jan. 1 ... in South Daytona

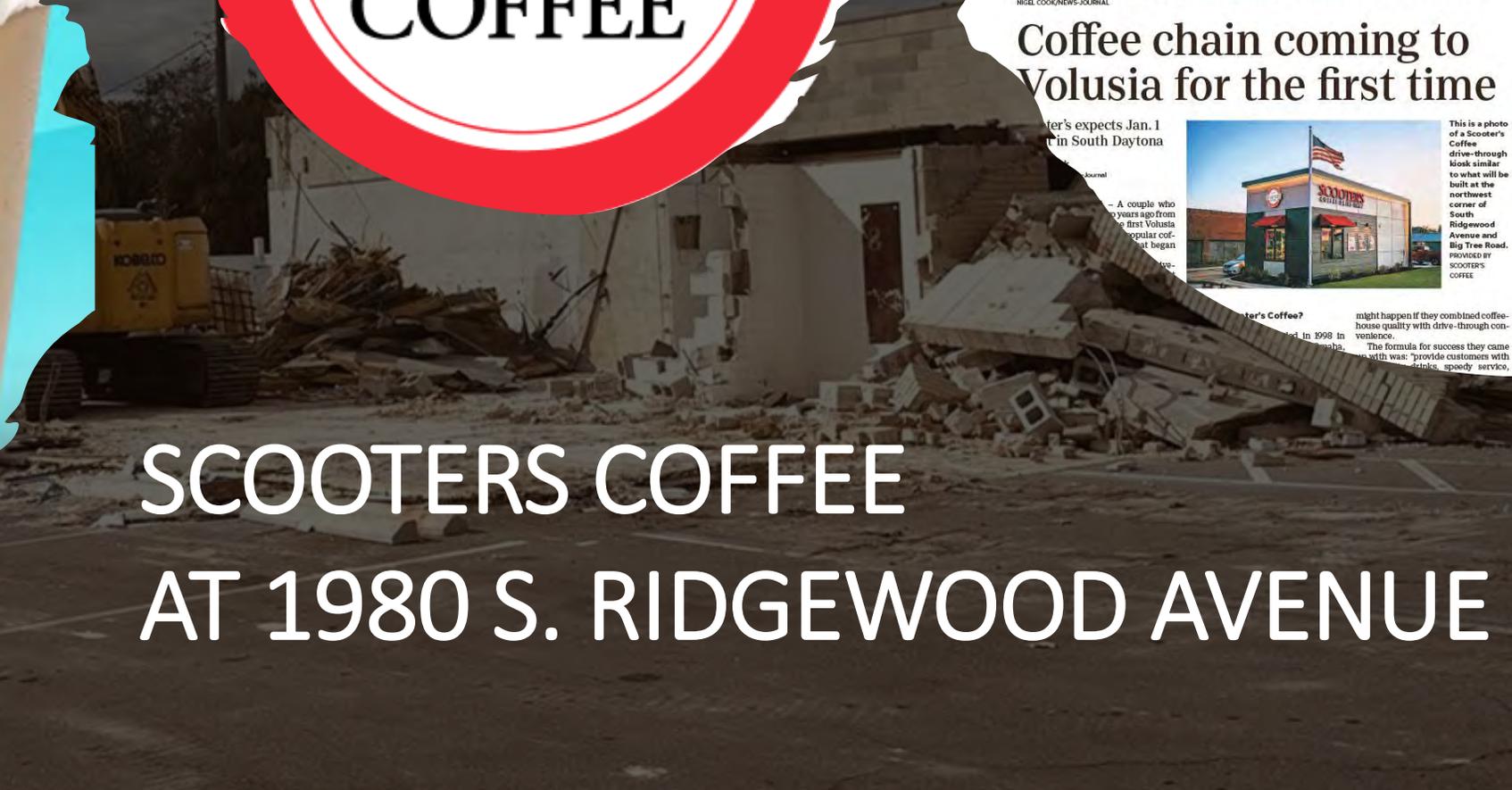


This is a photo of a Scooter's Coffee drive-through kiosk similar to what will be built at the northwest corner of South Ridgewood Avenue and Big Tree Road. PROVIDED BY SCOOTER'S COFFEE

... A couple who ... years ago from ... the first Volusia ... popular cof- ... at began

...ter's Coffee? ... might happen if they combined coffee-house quality with drive-through convenience. The formula for success they came up with was: "provide customers with drinks, speedy service,

SCOOTERS COFFEE AT 1980 S. RIDGEWOOD AVENUE



The background of the slide features a soft, out-of-focus image of palm trees. The fronds are a light, golden-brown color, creating a textured, organic pattern against a pale, off-white background. The lighting is bright and even, giving the scene a clean, airy feel.

2025 Accomplishments Incentive Programs for Private Improvement Projects



INCENTIVES

2025 Incentive Programs

The Community Redevelopment Agency and City Council offer three (3) incentive grant programs. These programs were created to improve existing structures and properties within the CRA, remove blighted structures that are hampering redevelopment, to incentivize targeted businesses to the US 1 Overlay District and CRA.

- **CRA Demolition Grant Program**
- **CRA Targeted Business Program**
- **The Façade Improvement Grant**



1961 S. Ridgewood Avenue Renovation

The background of the slide features a large, stylized palm tree on the left side, with its fronds extending across the top and right. The entire background is a light, warm yellow color, creating a tropical and professional atmosphere.

2025 Accomplishments Community Policing

2025 ACCOMPLISHMENTS

COMMUNITY POLICING

Four officers are dedicated to the CRA, for 24-hour, 7 day a week coverage. Additionally, our Community Crime Prevention Officer serves as an Investigator and spends 25% of his time performing CRA-specific Community Policing activities.

The City is divided into 3 zones identified as SD01, SD02 and SD03. Zone SD03 is the CRA zone. The South Daytona Police Department reported number of **service calls** by zones for the period 01/01/2025 – 12/31/2025:

Zone 1 – 2,454

Zone 2 – 2,268

Zone 3 – 9,489 (CRA)

City wide total =14,211

The CRA makes up 1/3 of the city area and is responsible for almost 67% of all service calls to the Police Department.

Community Policing, Crime Prevention Officer, and Police Outreach Activities include, but are not limited to:

Annual Night Out Against Crime, Citizens Courtesy Checks, Citizen Patrol, Crime-Free Business Program, National Walk to School Program, Patrols of Business Communities and Residential Neighborhoods, Reading to Kids at Events, and the School Resource Officer (SRO) at South Daytona Elementary School.





2026 Planned Activities and Projects



2026 FOCUS

Flood Recovery & Improvements

2026 Planned Projects

US 1 Streetscape

- Completion of Phase II FPL Utility Undergrounding
- Implementation of Phase III FPL Underground Utility Line Project
- U.S. 1 Streetscape Maintenance Including, Palm Trees and Phase II Uplighting
- Landscaping Wall Installation – 1930 S. Ridgewood Avenue

2026 Private Projects



Krystal's Redevelopment of 2156 S. Ridgewood Avenue
(Former Long John Silver's)



Demolition and Construction of National Brand Gas Station at
2323 & 2309 S. Ridgewood Avenue



Grand Opening of Winola Farms Grocery Store at 1854 S.
Ridgewood Avenue



Continuing US 1 Streetscape

Burial of Utility Lines along the US 1 Corridor:

- *FY 2023-24: \$ 700,000 (DESIGN)*
- *FY 2024-25: \$1,200,000 (CONSTRUCTION)*
- *FY 2025-26: \$1,800,000 (CONSTRUCTION)*

PUBLIC IMPROVEMENTS

Infrastructure improvements funded by American Rescue Plan Act (ARPA) Funds

- Replace Lift Station #1 \$2,000,000





SOUTH DAYTONA

*Small City
Big Possibilities*

2025-2026

Upcoming
New Construction
and Private Catalyst
Projects



Krystal's Redevelopment – Modern 44-Seat Restaurant at 2156 S. Ridgewood

Winola Farm Grocery Store

1854 S. Ridgewood Avenue



- 10,000 SF neighborhood grocery store offering fresh and frozen high-quality meats, locally sourced produce, and essential non-perishable goods.
- On-site café and prepared foods with subs, salads, hot meals, and grab-and-go options for lunch and dinner.
- Property acquired April 2025 with a \$1,000,000 private investment dedicated to interior redevelopment and modernization
- Designed to function as a destination grocery and café serving South Daytona and the greater Volusia County region
- Acts as a traffic-generating anchor that strengthens the corridor and enhances overall quality of life





CRA DELEGATION OF AUTHORITY, FUNDING PARTNERS, AND PROGRAM CONTACT INFORMATION



Redevelopment Trust Fund Partners

Redevelopment plans, projects, and programs are made possible through tax increment financing from:

- City of South Daytona**
- Volusia County and its Taxing Districts**
- Halifax Health**

Community Redevelopment Agency Board

- Chairman Bill Hall
- Board member Doug Quartier
- Board member Lisa O’Neal
- Board member Brandon Young
- Board member Eric Sander

District Name, Registered Agent

Community Redevelopment Agency of the City of South Daytona
 Mr. James L. Gillis, Jr., City Manager
 City of South Daytona, P.O. Box 214960, South Daytona, FL 32121
 Delegation of Authority: Volusia County Resolution 96-219
 Local Governing Authority: City of South Daytona
 Date Established: October 1996 by Volusia County
 Establishing Documents: City Ordinance 97-06
 Statutory Authority: Chapter 163, Part III, Florida Statutes

City Staff Contact: Josh McEnany, (386) 322-3025, jmcenany@southdaytona.org, www.southdaytona.org

Note: This Annual Report has been prepared in compliance with the requirements of Chapter 163.356(3)(c), Florida Statutes. The notice of the availability of this report has been published in the Daytona Beach News Journal. Additionally, the governing body of each special district is required under Chapter 163.387(8) to annually provide an independent financial audit of its trust fund to each taxing authority that pays into the trust fund. This audit of the Agency’s assets, liabilities, income and expenses, as required under Chapter 163.356(3)(3) is included with the City’s Annual Comprehensive Financial Report (ACFR) for each fiscal year.