

City of South Daytona
Redevelopment Department

Post Office Box 214960 • South Daytona, FL 32121 • 386/322-3016 • Fax 386/322-3018



MEMORANDUM

AGENDA ITEM
B4 DATE 3/9/2021

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

From: Patty Rippey, Redevelopment Director *PR*

Date: February 17, 2021

Subject: CRAG - 2020 Community Redevelopment Area (CRA) Annual Report

Introduction:

This memorandum serves to request approval from the Community Redevelopment Agency (CRAG) Board for the 2020 CRA Annual report.

Background Information:

A CRA is a dependent taxing district established when blight conditions exist for the purpose of carrying out specific 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 via Volusia County Resolution 96-219. Subsequently, the City of South Daytona authorized the development of the South Daytona CRA Master Plan via Resolution 97-06.

CRA Annual Reporting:

The attached CRA Annual Report is due to the County of Volusia and all taxing authorities no later than March 31. 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, 2019. This report is being provided for review and approval by the Community Redevelopment Agency (CRAG) and City Council prior to

submittal to the taxing authorities.

Recommendation:

Staff recommends approval of the CRA Annual Report for submittal to the taxing authorities, including the County of Volusia.

Attachments:

1. Attachment 'A' – 2020 CRA Annual Report

ATTACHMENT 'A'
2020 CRA ANNUAL REPORT

CITY OF SOUTH DAYTONA

COMMUNITY REDEVELOPMENT AREA (CRA)

2020 ANNUAL REPORT



MARCH 31, 2021

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ABOUT THE CRA



2020 ACCOMPLISHMENTS



2021 ACTIVITIES AND PROJECTS

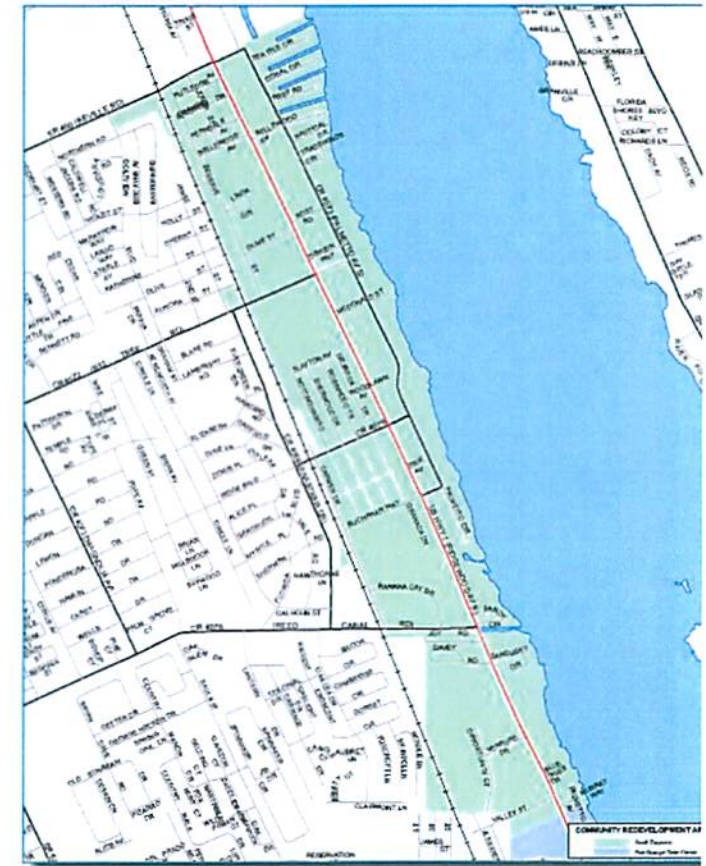


DELEGATION OF AUTHORITY, FUNDING PARTNERS, CONTACTS

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.
- **Assets:** Halifax River, Central Location, Vacant Lots for Development, Well-maintained Traffic Network, 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 support community image and need.
- **CRA Redevelopment Master Plan:** Focuses on the Future Land Use Plan, Amenity Program, Private Catalyst and Public Improvement Programs.

CRA: South Daytona map



CRA TAXABLE VALUES FROM BASE YEAR TO DATE





YEAR ENDING 9.30.2020 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 19 AUDITED	FY 20 AUDITED	FY 21 BUDGET
REVENUES:			
Property Taxes (TIF) & Grant			
City of South Daytona	\$ 826,721	\$ 904,573	\$ 1,038,250
Halifax Hospital District	37,887	41,389	45,120
Volusia County	608,064	651,495	703,960
<i>Volusia County Ponce Inlet Port Authority</i>	9,921	10,828	11,789
<i>Volusia County East Volusia Mosquito Control</i>	20,075	21,911	23,860
<i>Volusia County ECHO / Volusia Forever</i>	31,973	36,389	39,225
<i>Volusia County CDBG Grant – Riverfront</i>	-	-	69,629
<i>Veterans Memorial Park Playground Equipment</i>	-	-	-
Total Revenues:	1,534,641	1,666,585	1,931,833
EXPENDITURES			
Contingency	-	-	61,978
Personal Services	140,874	441,043	586,372
Operating Expenses	110,574	165,570	101,266
Capital Outlays	2,700	-	176,868
Debt Service	236,908	1,223,007	1,003,765
Grants to private organizations	5,000	1,053	10,000
Total Expenditures:	496,056	1,830,673	1,940,249
OTHER FINANCING SOURCES & USES			
Transfer From Reserves	-	-	8,416
Transfer Out	(952,450)	-	-
Total other financing sources / uses:	(952,450)	-	8,416
NET CHANGE IN FUND BALANCE	86,135	(164,088)	(8,416)
FUND BALANCE BEGINNING	292,781	378,916	214,828
FUND BALANCE ENDING	378,916	214,828	206,412



FY 2020 - 2021 CRA BUDGET SUMMARY

SOUTH DAYTONA CRA REDEVELOPMENT TRUST FUND FY 2020 – 2021 BUDGET SUMMARY

FUND BALANCE BROUGHT FORWARD:	\$214,828
REVENUES:	
Tax Increment Receipts	<u>\$1,931,833</u>
TOTAL REVENUES AND FUND BALANCES:	\$2,146,661
APPROPRIATIONS:	
Contingency	\$61,978
Personal Services	\$586,372
Operating Expenses	\$101,266
Capital Outlay	\$176,868
Debt Service	\$1,003,765
Aid to Private Organizations (<i>Façade Improvement Grant</i>)	<u>\$10,000</u>
TOTAL APPROPRIATIONS:	\$1,940,249

2020 Accomplishments Future Land Use & Amenity Program

FUTURE LAND USE & AMENITY PROGRAM 2020 ACCOMPLISHMENTS

LAND USE AMENDMENTS

- Sign and Special Event code sections revised/updated.
- Parking standards for commercial zoning to reduce large commercial vehicles parking at businesses in the CRA and other commercially zoned districts.

CRA OVERLAY AMENDMENT

- Prohibited uses expanded to exclude vape and smoke shops in the CRA.

U.S.1 STREETScape ENHANCEMENT

- Enclave at 3230 Apartments - Developer installation of approximately 500 feet of underground utility lines, decorative sidewalk pavers, and three (3) decorative street light poles. The developer cost was in excess of \$350,000 with the City providing a TIF incentive of \$35,000 for the decorative sidewalk and street light poles.



2020 Accomplishments Public Improvements



PUBLIC IMPROVEMENT PROJECTS IN THE CRA 2020 ACCOMPLISHMENTS

U.S.1 PALM TREES UPLIGHTING

U.S.1 MEDIAN LANDSCAPE IMPROVEMENTS

- Yellowstone Landscaping installed St. Augustine sod, Arbizola Trinitte and Indian Hawthorne (\$16,422)

SEPTIC TO SEWER PROGRAM

- 1660 Segrave Street (Project not funded through CRA)

2020 Accomplishments Private Catalyst Projects



PRIVATE CATALYST PROJECT: #1: Assisted Living Facility

Type of Project: New Construction

Project Name: One Caring Family ALF

Location: 3130 Opportunity Court

Number of Units: 16-Bed Facility

Project Value: \$2,186,000

Permit Fees Collected: \$61,441

Number of Employees: total of 8 employees including; 3 nurse administrators, 2 certified nurse assistants, 1 housekeeper, 1 cook, 1 maintenance/groundskeeper

Construction Start: September 2019

Construction Completion: June 2020/Certificate of Occupancy June 2020

CRA TIF: \$0

Ad Valorem Estimated: \$16,946



PRIVATE CATALYST PROJECT:

#2: Luxury Apartment Complex

Type of Project: New Construction

Project Name: Enclave at 3230

Project Type: Luxury Apartment Complex

Project Address: 3230 S. Ridgewood Avenue

Number of Units: 256 (4 buildings, 4 stories)

Project Value: \$35,365,906

Permit Fees Collected: \$104,619

Employees: 2 office staff, 2 maintenance staff

Construction Start: November 2019

Construction Completion Est.: 22 months

Initial Occupancy in Phase I and II: December 2020

CRA TIF: \$35,000 committed through Incentive Agreement for installation of streetscape enhancement elements to include decorative sidewalks and streetlights

Ad Valorem Estimated: \$569,000 upon certificate of occupancy of all structures on project site.

2020 Accomplishments Incentive Programs for Private Improvement Projects



Recipient: LAMMS Investments, LLC
 Location: 333 Beville Road
 Improvement: Painting & Decorative Lighting
 Business Owner Investment: \$13,716
 CRA TIF (50%/\$5,000 Grant Match) : \$5,000



Recipient: Sabee, LLC
 Location: 2644 S. Ridgewood Avenue
 Improvement: Painting and Sign Renovation
 Business Owner Investment: \$8,400
 CRA TIF (50% Grant Match) : \$4,200

2020 Accomplishments Community Policing

Community Policing

Four (4) officers are dedicated to Zone SD03, 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 01/01/2020 – 12/31/2020:

- Zone SD01=4,410
- Zone SD02=3,927
- Zone SD03=7,537
- City wide total =15,874

The CRA which makes up 1/3 of the city area is responsible for almost 50% of all service calls to the Police Department.

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

Annual Kids Fishing Tournament

Annual Night Out Against Crime

Bicycle & Golf Cart Patrol

Birthday Parades (NEW due to COVID-10)

Candy "Complaint" (NEW due to COVID-19 candy delivery by Police bicycle patrol in lieu of annual Light the Night Halloween Event)

Citizens Alert

Citizens Courtesy Checks

Citizen Patrol

Coffee with a Cop

Crime-Free Business Program

National Walk to School Program

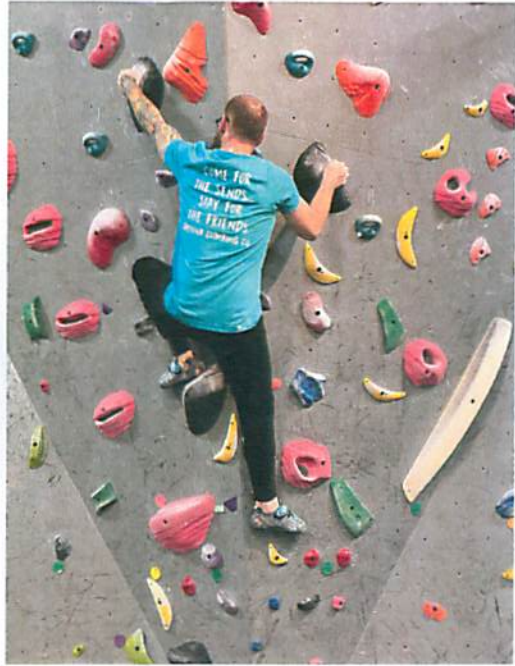
Patrols of Business Communities and Residential Neighborhoods

Reading to Kids at Events

School Resource Officer (SRO) at South Daytona Elementary School

Social Media "Town Hall" Meetings (NEW due to COVID-10)

2020 Accomplishments New Businesses in the CRA



2020 CRA Business Growth

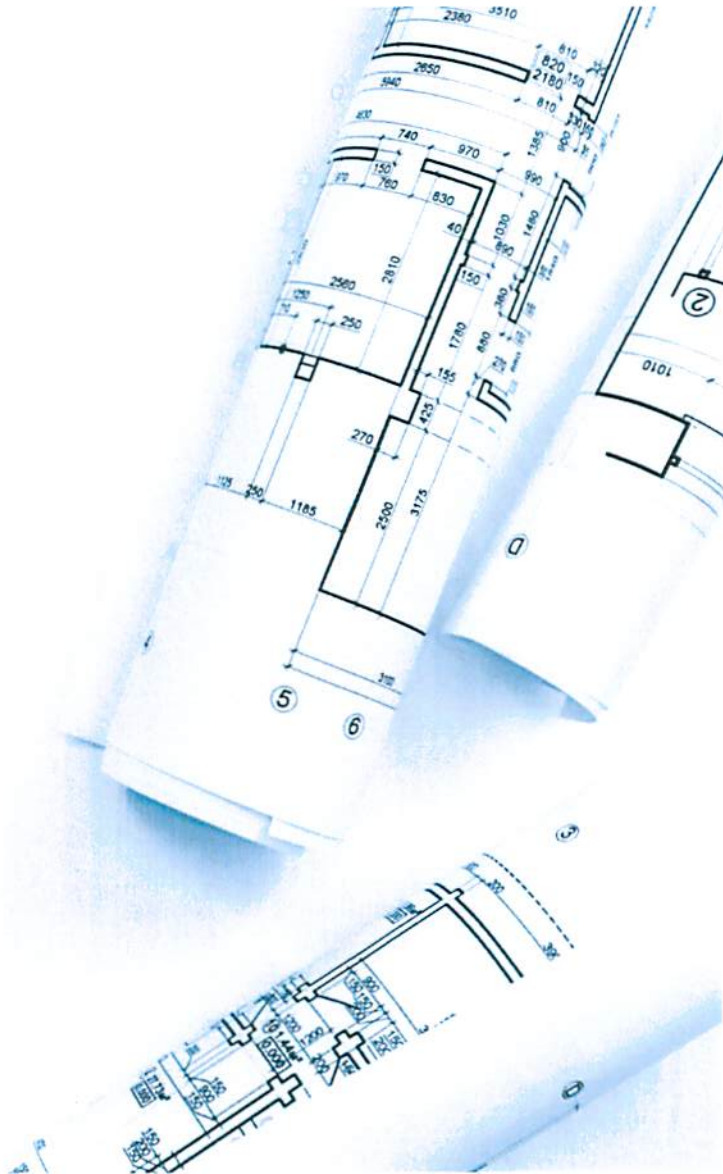
New Businesses:

- Bridgit's Custom Works, 1841 S. Ridgewood Ave.
- Daytona Climbing Company, 3100 S. Ridgewood Ave.
- Elite Auto Services, 2325 S. Ridgewood Ave.
- Greater Than a Gym, 333 Beville Rd.
- Hart's Deli, 2039 Anastasia Drive
- L&S Enterprises, LLC, 1630 Segrave Street
- Naturally U Hair Studio, 1699 S. Ridgewood Ave.
- Mesalien Investment Properties, LLC, 1705 S. Ridgewood Ave.
- Neuro Agility Enterprise, LLC, 2006 S. Ridgewood Ave.
- Picture This Daytona, LLC, 2400 S. Ridgewood Ave., #27
- Volusia Defense, LLC, 345 Beville Rd. #108
- W.B. Mason Co., Inc., 3100 S. Ridgewood Ave., #152

Business Expansion:

- Backyard Boys BBQ, 1840 S. Ridgewood Ave.; expanded building to include a dining porch and drive through.

2021 Planned Activities and Projects



2021 PLANNED PROJECTS

PUBLIC IMPROVEMENTS

- Septic to Sewer Conversion Project (continuation)
- U.S.1 Entry Markers
- Grant Funded Park Improvements at Veterans Memorial Riverfront Park

LAND USE AMENDMENTS

- CRA Overlay Prohibited Uses – Commercial Storage

PRIVATE CATALYST

- New Construction Project: 3151 S. Ridgewood Avenue; 17 Riverfront Townhomes and two 7-story Condominiums with 84 units (total of 101 units)
- Project Value: TBD, estimated over \$30 million
- Status: Design phase final stages, final construction plan submittal expected by spring of 2021.
- Other potential projects at 2 riverfront sites in the CRA.

CRA DELEGATION OF AUTHORITY, FUNDING PARTNERS, PROGRAM CONTACT INFORMATION

Community Redevelopment Agency Board

Chairman Bill Hall
Board member Lisa O'Neal
Board member Brandon Young
Board member Doug Quartier
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 of Ordinance 97-06
Statutory Authority: Chapter 163, Part III, Florida Statutes



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



HALIFAX HEALTH

City Staff Contact: Patty Rippey, AICP, Redevelopment Director, Office: (386) 322-3016, Email: prippey@southdaytona.org, <http://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 Comprehensive Annual Financial Report (CAFR) for each fiscal year.