

# City of South Daytona

## Redevelopment Department

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



### Memorandum

To: James L. Gillis, Jr., City Manager  
From: Patty Rippey, Redevelopment Director  
Date: May 24, 2021

## AGENDA ITEM

**CRA Mtg Item # 4**

**Date: June 8, 2021**

Subject: Community Redevelopment Area (CRA) Demolition Grant Request for Approval

### INTRODUCTION:

This memorandum serves to request approval for a CRA demolition grant for the removal of all structures and fencing at the property located at 2919 S. Ridgewood Avenue.

### BACKGROUND AND ANALYSIS:

The property located at 2919 S. Ridgewood Avenue is zoned Business General Commercial (BGC) and the Future Land Use is Mixed-Use 1. The existing single-family house and accessory structures are a non-conforming use at this .22-acre site. The property is located directly on U.S.1 and is adjacent to commercial uses, including Bellissima Salon to the north and ERGA mini-storage facility to the south.

On March 12, 2019, Code Case Number 19-000148 was initiated by Code Compliance staff citing yard debris, dilapidated fence, and accessory structure damage that were violating the City codes. This case has been ongoing due to non-compliance.

To encourage property owners to remove substandard and dilapidated buildings from the CRA, the City Council approved the CRA Demolition Grant Program on March 9, 2021. The property at 2919 S. Ridgewood was cited as one that would be ideal to remove as a non-conforming use and deficient structure from the CRA. Upon demolition and based on the size of the lot, new development will be limited by setbacks and parking requirements to a professional or business service office.

Property owners, Alexis Maar and Stacy Robertson, have applied for a CRA demolition grant to demolish the single-family residential structure, accessory structures and fencing located at 2919 S. Ridgewood Avenue. As part of the application process, three demolition contractor estimates are required. The applicant provided three estimates and the City obtained one as well. A summary of each estimate is provided below.

## Demolition Contractor Estimates

Contractor and Scope of Work	Estimate	50% Grant Amount
Site Solutions of Central Florida <i>(bid does not include any estimate for right of way restoration or removal of hazardous waste)</i>	\$9,380.00	\$4,690.00
Don Clark <i>(bid does not include any estimate for right of way restoration or removal of hazardous waste)</i>	\$10,347.00	\$5,173.50
CLG Dirt and Demolition	\$14,933.87	\$7,466.35
Samsula Demolition	\$6,100.00	\$3,050.00

*Note: Estimates do not include permit fees, but they are estimated at approximately \$200. Environmental survey costs are not included but are estimated at approximately \$900. An environmental survey would be necessary if asbestos is suspected to be present in any structure.*

City staff recommends utilizing Samsula Demolition contractor. They recently completed a demolition project at 1600 S. Ridgewood Avenue in South Daytona and the work was completed to the satisfaction of the Chief Building Official. The bid from Samsula Demolition is also much lower than the other bids.

Demolition must include the removal of all structures, fencing and debris from the site. Additionally, the contractor is responsible for the sodding or hydroseeding of the disturbed areas on the property upon completion of the demolition.

## Photographs of single-family house and accessory structures





**Recommendation:**

Staff recommends funding the demolition grant request for up to 50% of the lowest bid of \$6,100 plus 50% of permit fees and, if needed, 50% of an environmental survey. The total amount of reimbursement shall not exceed \$3,600. Reimbursement will be made to the applicant upon completion of all 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. To pass the final inspection, the site must be cleared of all structures, including fencing and debris, and the site must be fully sodded and/or hydroseeded.

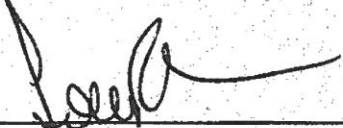


## Demolition Bid Template

Property Location: 2919 S Ridgewood Ave  
Bidder: SNE Solutions CFL  
Address: 2674 Pemberton Dr  
(Street address or PO Box)  
Apopka FL 32703  
(City, State, Zip code)

Item	Estimated Cost
Demolition and Removal of all structures (including fences, debris, sheds, etc.)  **Property must be vacant at Final Inspection**	8740.00
Removal of hazardous materials including but not limited to asbestos.	
Sodded or Hydroseeded (entire parcel)	640.00
Restore any city right-of way with St. Augustine Grass Restore any city sidewalk or right-of-way	
Permit Fees (permit required – City of South Daytona)	T B D
Additional Items:	
Tree Removal (as needed):	

Total Estimated Cost: \$ 9380.00

  
\_\_\_\_\_  
SIGNATURE OF BIDDER

## Demolition Bid Template

Property Location: 2919 South Ridgewood Rd

Bidder: DON CLARK

Address: 1017 Samms Ave  
(Street address or PO Box)

Port Orange FL 32129  
(City, State, Zip code)

Item	Estimated Cost
Demolition and Removal of all structures (including fences, debris, sheds, etc.)  **Property must be vacant at Final Inspection**	9472.00
Removal of hazardous materials including but not limited to asbestos.	
Sodded or Hydroseeded (entire parcel)	875.00
Restore any city right-of way with St. Augustine Grass	
Restore any city sidewalk or right-of-way	
Permit Fees (permit required – City of South Daytona)	
Additional Items:	
Tree Removal (as needed):	

Total Estimated Cost: \$ 10,347.00

Don Clark  
SIGNATURE OF BIDDER

# CLG Dirt & Demolition Construction Bid



## Owner Information

Name Donald Craig Singleton

Address 2919 Ridgewood Ave.

City, State ZIP South Daytona Beach

Phone 301-440-0331

Email race24gold@gmail.com

Project name Demolition 2919 Ridgewood Ave.

## Contractor Information

Company CLG Dirt & Demolition LLC.

Name Roger Burda

Address 360 Damascus rd.

City, State ZIP Deland, FL 32724

Phone 386-898-2204

Email roger.burda@clgdirtanddemo.com

Completion date TBD

## Scope of Work

CLG Dirt & Demolition LLC. will acquire all appropriate permits and certifications required to Demolish and haul-away all structures located at the above stated address. Due to the main structures age asbestos and lead testing must be completed by a certified company prior to starting any demolition of the main structure. The main power will be shut-off and the line removed (by FPL) prior to the Demolition of any structure, the water supply line will be shut off and capped. In addition, the sewer line will be capped. CLG will complete the demolition and removal of debris then sod with approximately 2000 sqft of Bahia grass where all structures once stood.

## Not Included

Any removal of contaminated material pending Asbestos/Lead report. Importing of any fill material.

## Company Proposal

CLG Dirt & Demolition LLC. propose the above scope of work, to be completed no later than 14 business days from the start date for the Total Amount of 14,833.87 USD this quote will be valid for 60 calendar days from the origination date below.

Roger A. Burda  
Submitted by (Company Representative)

4/16/2021

Date

## Owner Acceptance

This will be filled in upon approval

\_\_\_\_\_  
Submitted by (home owner or authorized representative)

\_\_\_\_\_  
Date

## Demolition Bid Template

Property Location: 2919 South Ridgewood Ave. South Daytona

Bidder: Samsula Demolition

Address: 363 S.R 415

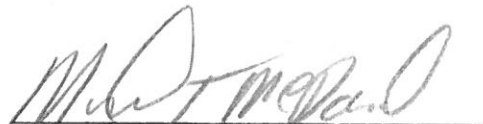
(Street address or PO Box)

New Smyrna Beach, Fla 32168

(City, State, Zip code)

Item	Estimated Cost
Demolition and Removal of all structures (including fences, debris, sheds, etc.)  **Property must be vacant at Final Inspection**	\$ 4,600 <sup>00</sup>
Removal of hazardous materials including but not limited to asbestos.	\$ 250 <sup>00</sup> Tires/Paint
Sodded or <u>Hydroseeded</u> (entire parcel)	\$ 600 <sup>00</sup>
5 feet of sod placed at any city right-of-way or city sidewalk.	\$ 350 <sup>00</sup>
Permit Fees (permit required – City of South Daytona)	
Additional Items:  Environmental Survey No Included in Total Estimated Cost	\$ 875 <sup>00</sup>
Tree Removal (as needed):	\$ 300 <sup>00</sup>

Total Estimated Cost: \$ \$ 6,100<sup>00</sup>



SIGNATURE OF BIDDER

Michael T. McDonald

Office 386-767-5764

Cell 386-314-2254