

An aerial photograph of South Daytona, Florida, showing a mix of residential buildings, palm trees, and waterfront properties. The ocean is visible on the left, and a city skyline can be seen in the distance. The text is overlaid on the image.

COMMUNITY
REDEVELOPMENT
AREA (CRA)

2021 ANNUAL
REPORT

CITY OF SOUTH DAYTONA

MARCH 31, 2022

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ABOUT THE CRA



2021 ACCOMPLISHMENTS



2022 PLANNED ACTIVITIES AND PROJECTS

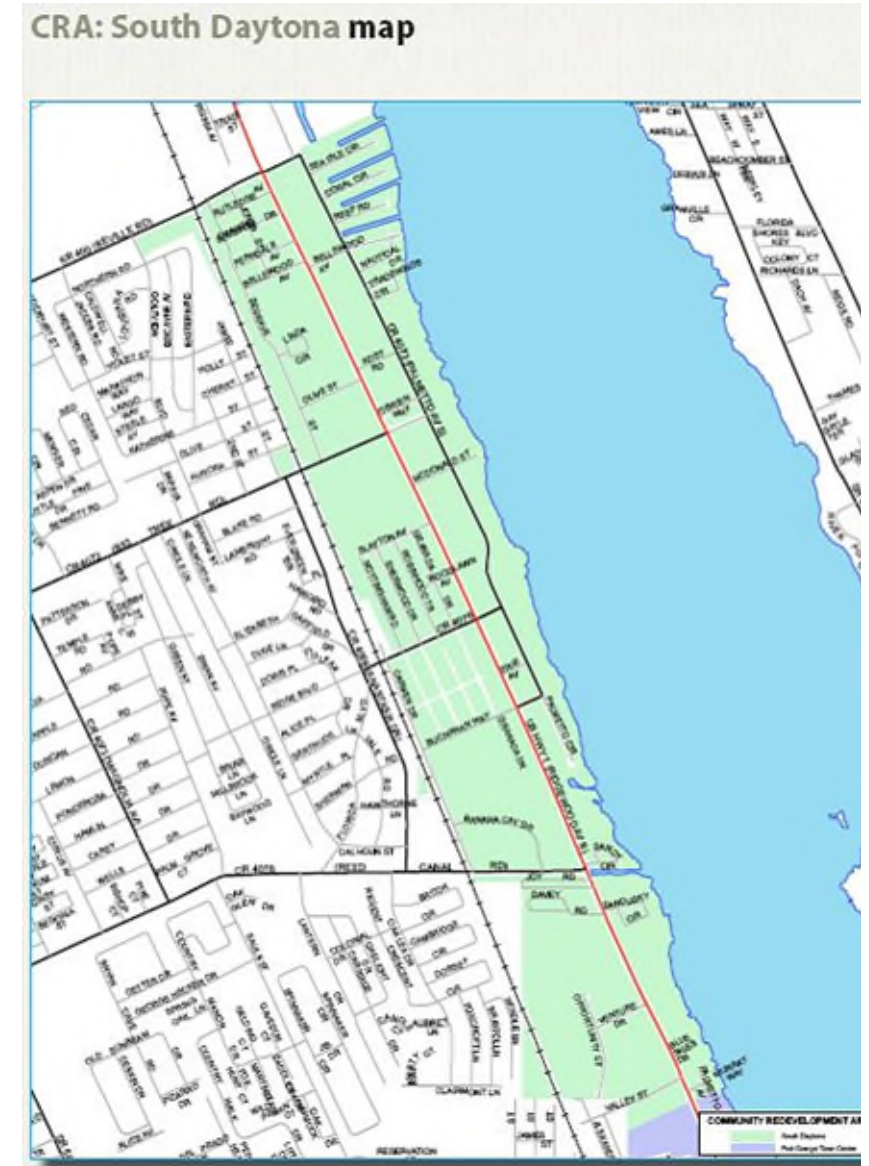


*DELEGATION OF AUTHORITY, FUNDING PARTNERS,
CONTACTS*

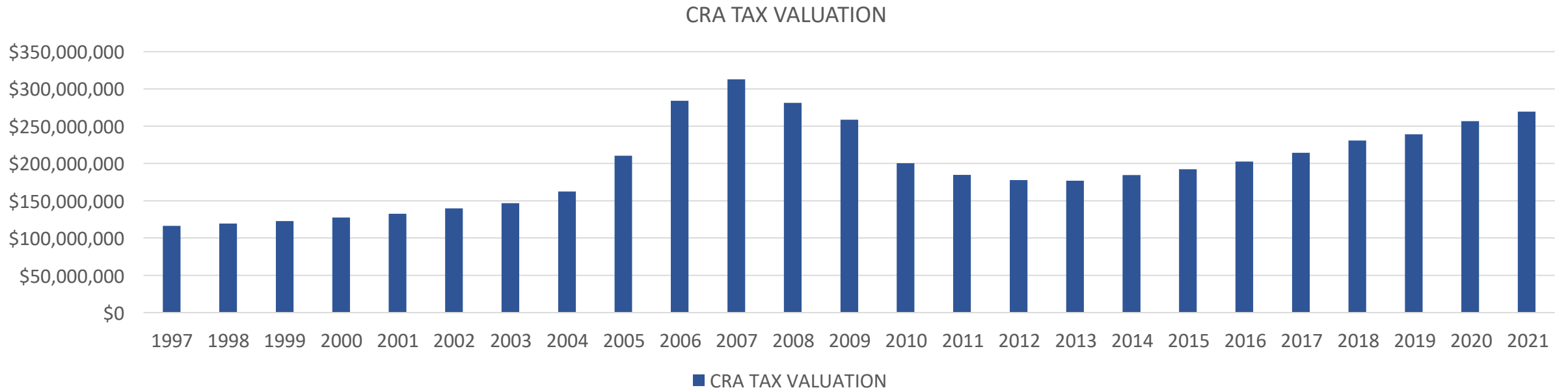
ABOUT THE CRA

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



YEAR ENDING 9.30.2021 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 20 AUDITED		FY 21 AUDITED	FY 22 BUDGETED
REVENUES:				
Property Taxes (TIF)				
City of South Daytona	\$ 904,573		\$ 1,029,637	\$ 1,071,743
Halifax Hospital District	41,389		131,249	138,712
Volusia County	651,495		722,023	757,316
Ponce Inlet Port Authority	10,828		11,659	12,300
East Volusia Mosquito Control	21,911		23,595	24,892
Echo / Volusia Forever	36,389		13,937	14,586
CDBG Grant	-		-	94,087
Total Revenues:	1,666,585		1,932,100	2,113,636
EXPENDITURES				
Contingency	-		-	47,528
Personal Services	441,043		480,367	569,642
Operating Expenses	165,570		233,553	119,010
Capital Outlays	-		17,451	460,863
Debt Service	1,223,007		993,586	978,869
Grants to private organizations	1,053		9,872	32,000
Total Expenditures:	1,830,673		1,734,829	2,207,912
OTHER FINANCING SOURCES AND USES				
Transfer From Reserves				94,276
Transfer Out	-		-	-
Total other Financing sources/ uses:	-		-	94,276
NET CHANGES IN FUND BALANCE	(164,088)		197,271	(94,276)
FUND BALANCE BEGINNING	378,917		214,829	412,100
FUND BALANCE ENDING	214,829		412,100	317,824

FY 2021 -2022 CRA BUDGET SUMMARY

SOUTH DAYTONA REDEVELOPMENT TRUST FUND FY 2021 – 2022 BUDGET SUMMARY

FUND BALANCE BROUGHT FORWARD:	\$412,100
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REVENUES:

Current Year Budgeted Tax Increment Receipts	2,019,549
CDBG Grant	94,087

AVAILABLE REDEVELOPMENT FUNDS:	\$2,525,736
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CURRENT YEAR BUDGETED EXPENDITURES:	\$2,207,912
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FUND BALANCE ENDING:	\$317,824
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2021 Accomplishments Future Land Use & Amenity Program

2021 ACCOMPLISHMENTS FUTURE LAND USE & AMENITY PROGRAM

FUTURE LAND USE

- Amended Redevelopment District Overlay to expand prohibited uses within the CRA to exclude storage facilities, including mini-warehouses.

AMENITY PROGRAM

- Conceptual Design of new entryway markers completed by Zev Cohen & Associates.
- Conceptual Design of pedestrian Linear Park/Walkway at “Town Center” site underway by Zev Cohen & Associates.
- U.S.1 Streetscape expansion at the Enclave at 3230 Apartments. Integra Land Company installed approximately 500 feet of underground utility lines, decorative sidewalk pavers, and three (3) decorative streetlight poles.



2021 Accomplishments Public Improvements

2021 ACCOMPLISHMENTS PUBLIC IMPROVEMENT PROJECTS IN THE CRA

- Lift Station 16 on Banana Cay Drive was replaced at a cost of \$56,000. Lift Station 16 was 35 years old. No CRA funds were used for this project.
- Eight (8) stations (6 sewer, 2 stormwater) were outfitted with SCADA systems. The approximate itemized cost total for this area is \$23,588. No CRA funds were used for this project.
- Sidewalk repair and improvements for Riverfront Park.
- Repair and replacement of lighting in the medians and right of way on U.S.1.



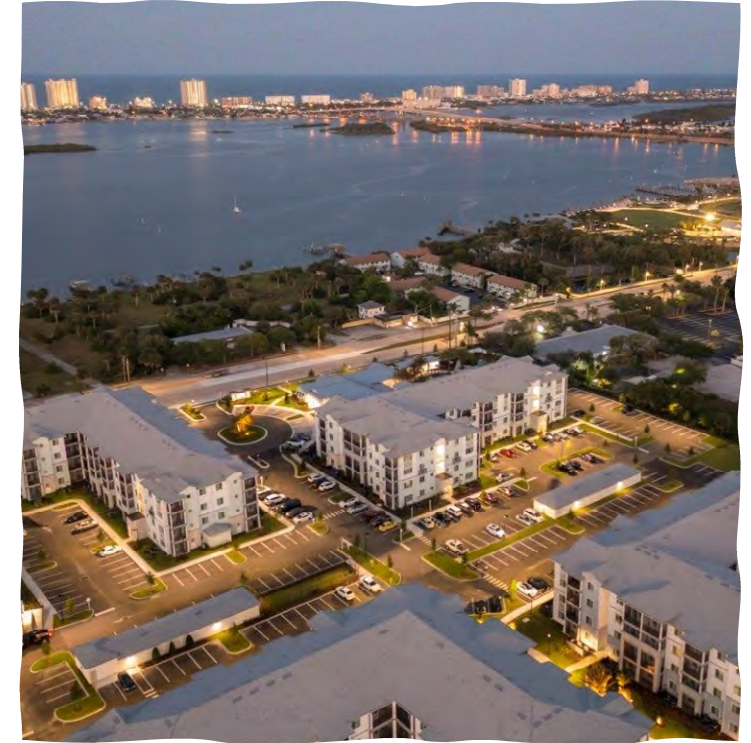


2021 Accomplishments Private Catalyst Projects

2021 ACCOMPLISHMENTS PRIVATE CATALYST PROJECT ENCLAVE AT 3230

The construction of the Enclave at 3230 began in November 2019 and was 100 percent completed by March 2021. The complex consists of four buildings, each four stories, with a total of 256 units. The complex has beautiful river views from many units and numerous amenities for its residents. By December 2021, the occupancy rate for the complex was 98%.

According to the Volusia County Property Appraiser website, the project value is estimated at approximately \$30 million. **Ad Valorem for Fiscal Year 2022–2023 is estimated at \$236,901.** This markedly increased tax revenue will be an annually recurring return to the City.





2021 Accomplishments Incentive Programs for Private Improvement Projects

2021 ACCOMPLISHMENTS INCENTIVE PROGRAMS

The Community Redevelopment Agency and City Council approved two new incentive grant programs to add to the CRA Toolbox. These programs were created to remove blighted structures that are hampering redevelopment and to incentivize targeted businesses to the CRA.

- **NEW CRA Demolition Grant Program** established in March 2021 and was utilized to demolish a non-conforming residential structure in the CRA that was hindering redevelopment. CRA funds: \$7,338.
- **NEW CRA Targeted Business Program** established in August 2021.
- The Façade Improvement Grant was utilized in 2021 to replace an elevated pole sign that was damaged beyond repair by a vehicular accident. The new monument sign now complies with the CRA Design Standards and the City's Land Development Code. CRA Funds: \$5,000.
- CRA TIF development incentive funds were utilized as a match towards decorative sidewalks, decorative streetlights, and boring under U.S.1 for undergrounding of utility lines. CRA Funds: \$59,500.



CITY OF SOUTH DAYTONA
DEMOLITION GRANT PROGRAM
Redevelopment incentives to prepare substandard and unmarketable sites for reinvestment in the City's Community Redevelopment Area (CRA)

Eligibility

Eligible to owners and developers of property located within the CRA for future development of targeted businesses or to remove blighted structures that are limiting the marketing or development of specific project sites. Sites that are directly abutting South Ridgewood Avenue are prioritized

Incentives

Grant as reimbursement for 50%, up to \$15,000, for demolition work. Site must be stabilized upon demolition and pass final inspection to receive grant funding.





2021 Accomplishments Community Policing

2021 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 01/01/2021 – 12/31/2021: Zone 1 – 4,220 Zone 2 – 3,404 **Zone 3 – 7,545 (CRA)**, City wide total =15,169.

The CRA makes up 1/3 of the city area and 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, 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.





2021 Accomplishments New Business in the CRA

2021 Accomplishments 20 NEW BUSINESSES IN CRA

Award Living Solutions, 1635 S. Ridgewood Avenue, Suite 103
Beachside Music Lessons and Therapy, 2400 S. Ridgewood Avenue, Suite 31 & 32
Behavioral Foundations Centers, 2400 S. Ridgewood Avenue, Suite 31
Drewry Site Development, 400 Venture Drive, E&F.
Enclave at 3230 Apartments, 3230 S. Ridgewood Avenue
Fibrenew of Halifax, 2706 S. Ridgewood Avenue
Greater Fitness (transferred location), 2400 S. Ridgewood Avenue, Unit 50
Joey B's Bowlcade & The Joint Gastropub, 2400 S. Ridgewood Avenue, Suite 6
Kelly Belly's Tropical Treats, 2279 S. Ridgewood Avenue
Majestic Gardens ALF, 3130 Opportunity Court
Purpose Academy of Fine Arts, 3100 S. Ridgewood Avenue, Unit 200
Quality Tax and Accounting Services, 3113 S. Ridgewood Avenue
Razors Edge Barber Shop, 3184 S. Ridgewood Avenue, Unit 1
Rebuild Chiropractic, 3000 Opportunity Court, Suite B
Scissors and Razors, Inc., 3133 S. Ridgewood Avenue
Seabreeze Realty Team, LLC, 2706 S. Ridgewood Avenue, Suite 2
Style by Pooh Glam Factory, LLC, 1703 S. Ridgewood Avenue
Sunstar Insurance Services, LLC, 2400 S. Ridgewood Avenue, Suite C
Superior Science Face & Body, 1635 S. Ridgewood Avenue, #206
Veterinarian Emergency Center of East Volusia, 2410 S. Ridgewood Ave.





2022 Planned Activities and Projects

FUTURE LAND USE AND AMENITY PROGRAM

AMENITY PROGRAM

U.S.1 Entry Markers
U.S.1 Streetscape Refresh
by CRA Maintenance Staff

CITY OF
SOUTH
DAYTONA

FUTURE LAND USE

Small-Scale Comprehensive Plan
Land Use Map Amendment & Rezoning
for Redevelopment of 23-acre blighted CEMEX site

PUBLIC IMPROVEMENTS

Infrastructure:

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

- Replace Lift Station #1 \$2,000,000
- Sewer Pipe Lining & Replacement \$2,500,000
- Potable Water Main Replacement \$2,000,000

Veterans Memorial Riverfront Park:

Replacement of community park playground equipment

- CDBG Grant \$94,000
- CRA TIF \$86,000



PRIVATE CATALYST PROJECTS

3151 S. Ridgewood Avenue: Final site plans were approved in July 2021 for the construction of seventeen (17) Riverfront Townhomes, two (2) seven-story Condominiums (84 units). Construction permitting is the next step.

2941 S. Ridgewood Avenue: The amended Master Development Agreement for a 330-unit Halifax Riverfront apartment complex, restaurant, and 145 boat slip marina was approved by the City Council in May 2021. Groundbreaking is expected to occur in late 2022 or early 2023 after site plan approval and construction permitting phases are completed.

2900 S. Ridgewood Avenue: A 330-unit apartment & carriage house project is currently in the rezoning and land use amendment phase. The next phase will include the Master Development Agreement approval, permitting, and construction.

1701 – 1707 S. Ridgewood Avenue: This site is in the concept phase. A small-scale Comprehensive Plan land use map amendment, rezoning, and Master Development Agreement will be required prior to site plan and permitting for redevelopment of these parcels as a condominium project.





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

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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 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

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