

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 20, 2022
Subject: 3151 South Ridgewood Avenue and associated parcels for the Silvestri Townhomes/Condominiums Project, Request for Six-Month Extension of Final Site Plan

Background and Discussion:

Mr. Daniel Silvestri, Silvestri Investments, purchased the following parcels: 3151, 3225, 3228, 3229, 3233, 3241, 3245, 3251 South Ridgewood Avenue and 106 Murray Way in October 2013 with plans to develop the site. On May 22, 2018, the City Council approved Ordinance No. 18-08 establishing the Master Development Agreement and Concept Site Plan for the development of 17 Townhomes and 84 Condominium units with accessory uses such as a Clubhouse, pool, and boat slips for residents. The developer began submitting site plans in March of 2020 with final site plans approved by the Development Review Committee (DRC) on July 30, 2021.

Due to material and labor shortages in the construction industry, Silvestri Investments, has experienced delays at their existing construction project in New Smyrna Beach. As such, the start date for the South Daytona project has also been delayed.

The *South Daytona Land Development Code, Article III Administration and Enforcement, Section 3.6 Development plan submittal requirements, F. Timeframe for approvals*, requires that construction commence within one year from the date of final site plan approval. The code also provides City Council the ability to grant a six-month extension if a justifiable cause for delay is determined. A second six-month extension may also be approved for justifiable cause.

Staff Recommendation:

City Council grant a six-month extension to the site plan approval for construction permitting, and construction commencement. If approved, construction on the proposed development must begin on or before January 31, 2023 based on our Land Development Code requirements.

BLOSSOM DEVELOPMENT, INC
1215 Gessner Drive
Houston, Texas 77055

City of South Daytona
Redevelopment Department
Post Office Box 214960
South Daytona, FL 32121

May 17, 2022

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

Subject: 3151 South Ridgewood Avenue and associated parcels for the Silvestri Townhomes/Condominiums Project. Parcels: 3151, 3225, 3228, 3229, 3233, 3241, 3245, 3251 South Ridgewood Avenue and 106 Murray Way

To Whom it May Concern:

As we approach our 1 year anniversary of city approved final site plans for our South Daytona project, we are requesting an extension.

Due to material and labor shortages our industry has been extremely challenging. Our existing projects have encountered many delays due to the present climate.

We are requesting an extension of 6 months with the expectation that conditions will improve.

Best Personal Regards,



Dan Silvestri
CEO