

CITY OF SOUTH DAYTONA

COMMUNITY REDEVELOPMENT AREA (CRA)

2020 ANNUAL REPORT



MARCH 31, 2021

TABLE OF CONTENTS



ABOUT THE CRA



2020 ACCOMPLISHMENTS



2021 ACTIVITIES AND PROJECTS

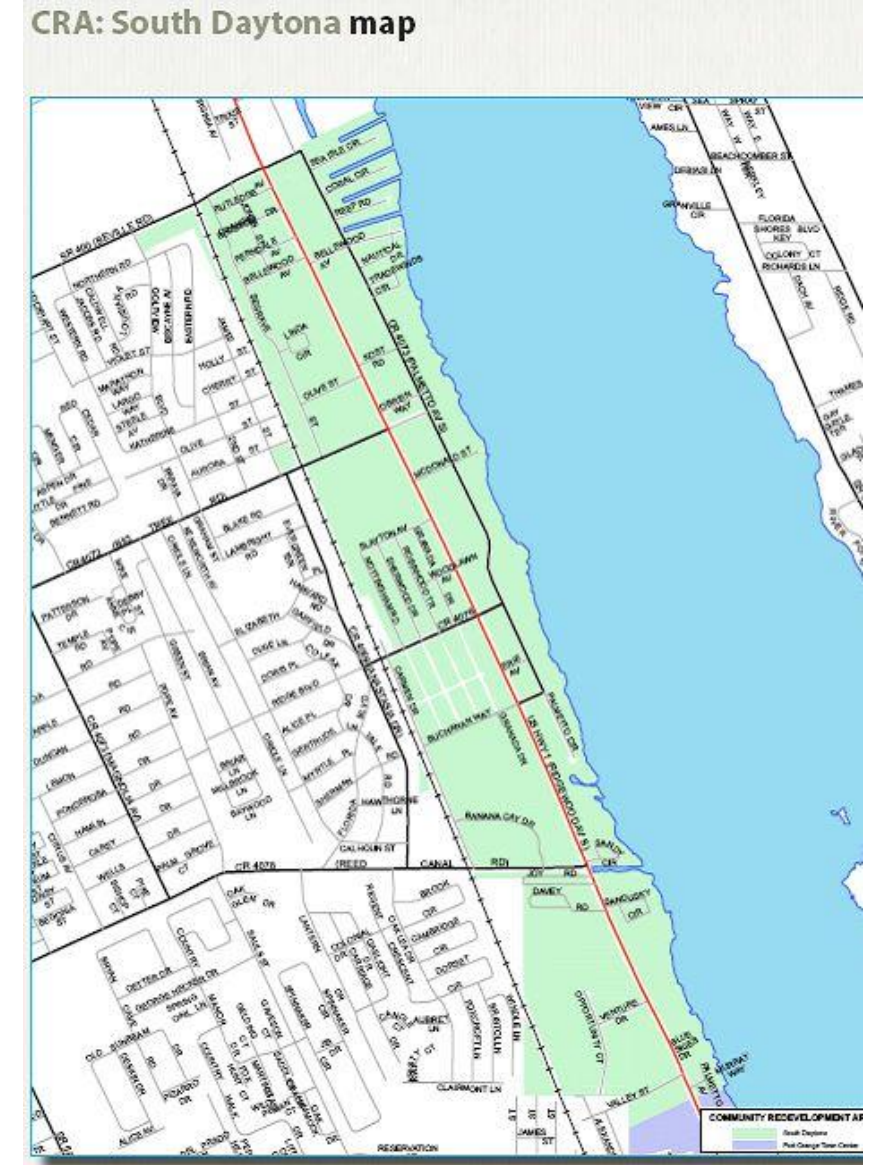


DELEGATION OF AUTHORITY, FUNDING PARTNERS, CONTACTS

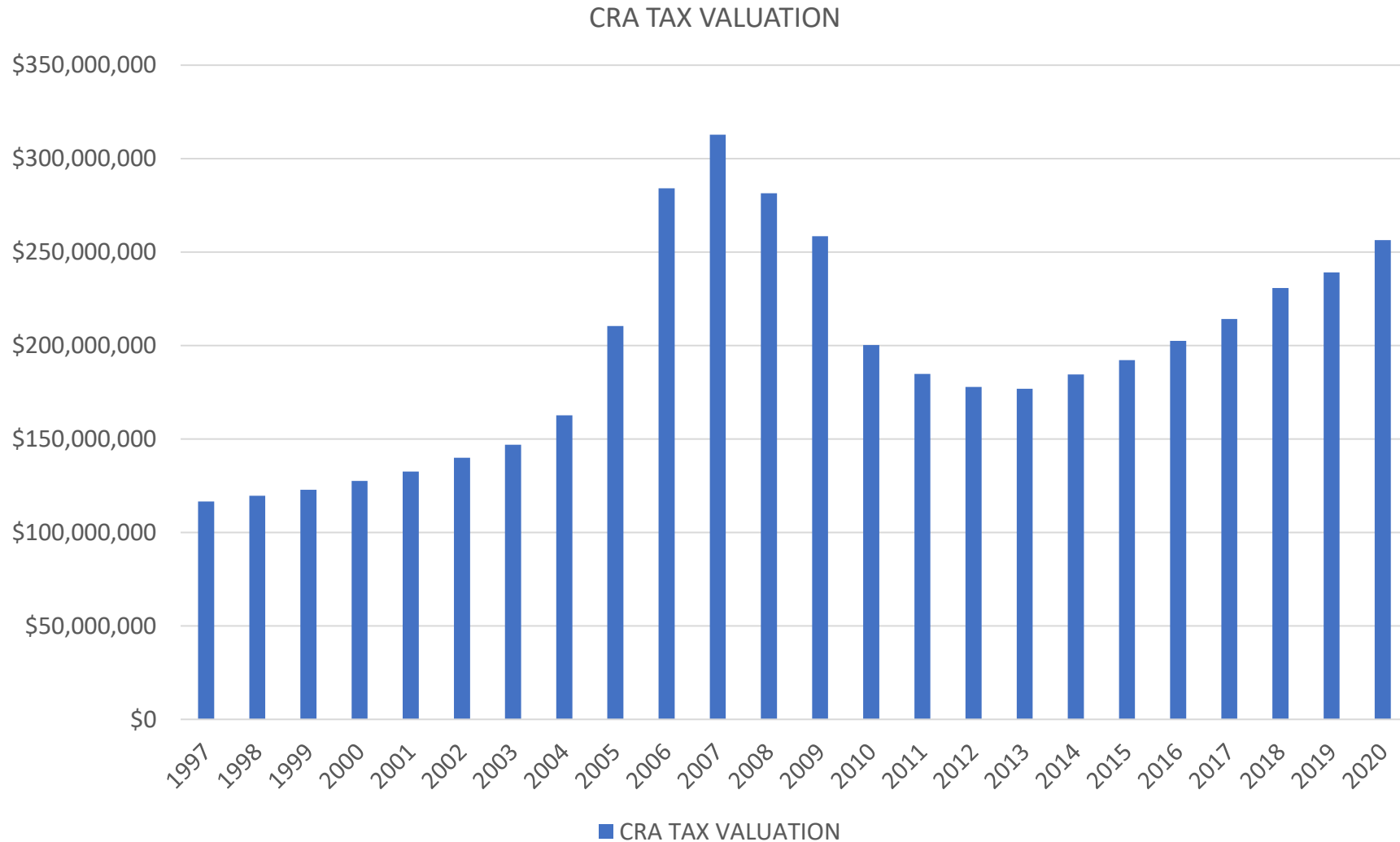
ABOUT THE CRA

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. The CRA sunsets in 2026.

- *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 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
Halifax Hospital District		37,887		41,389
Volusia County		608,064		651,495
<i>Volusia County Ponce Inlet Port Authority</i>		9,921		10,828
<i>Volusia County East Volusia Mosquito Control</i>		20,075		21,911
<i>Volusia County ECHO / Volusia Forever</i>		31,973		36,389
<i>Volusia County CDBG Grant – Riverfront</i>		-		-
<i>Veterans Memorial Park Playground Equipment</i>		-		-
Total Revenues:		1,534,641		1,666,585
EXPENDITURES				
Contingency		-		-
Personal Services		140,874		441,043
Operating Expenses		110,574		165,570
Capital Outlays		2,700		-
Debt Service		236,908		1,223,007
Grants to private organizations		5,000		1,053
Total Expenditures:		496,056		1,830,673
OTHER FINANCING SOURCES & USES				
Transfer From Reserves		-		-
Transfer Out		(952,450)		-
Total other financing sources / uses:		(952,450)		-
NET CHANGE IN FUND BALANCE				
		86,135		(164,088)
FUND BALANCE BEGINNING				
		292,781		378,916
FUND BALANCE ENDING				
		378,916		214,828



FY 2020 - 2021 CRA BUDGET SUMMARY

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

FUND BALANCE BROUGHT FORWARD:	\$214,828
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REVENUES:

Tax Increment Receipts	<u>\$1,931,833</u>
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TOTAL REVENUES AND FUND BALANCES:	\$2,146,661
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APPROPRIATIONS:

Contingency	\$61,978
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Personal Services	\$586,372
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Operating Expenses	\$101,266
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Capital Outlay	\$176,868
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Debt Service	\$1,003,765
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Aid to Private Organizations (<i>Façade Improvement Grant</i>)	<u>\$10,000</u>
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TOTAL APPROPRIATIONS:	\$1,940,249
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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, Arbicola
Trinette 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: Majestic Gardens ALF

Type of Project: New Construction

Location: 3130 Opportunity Court

Number of Units: 16-Bed Facility

Estimated 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 & CO'd: June 2020

CRA TIF: \$0

Ad Valorem Estimated: \$10,231 (*per Volusia County Property Appraiser*)



PRIVATE CATALYST PROJECT:

#2: Enclave at 3230 Apartment Complex

Type of Project: New Construction

Project Address: 3230 S. Ridgewood Avenue

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

Estimated Project Value: \$35,365,906

Permit Fees Collected: \$104,619

Employees: 2 office staff, 2 maintenance staff

Construction Start: November 2019

Construction Completion Est.: April 2021

Initial Occupancy Building 1: December 2020

CRA TIF: \$35,000 committed for streetscape enhancement elements to include decorative sidewalks and streetlights

Ad Valorem To Date: \$87,113 per the Property Appraiser for CO's (Bldg 1/Clubhouse/Pool) received by 12/31/2020. Ad Valorem estimated to be much greater upon CO of all structures in 2021.

2020 Accomplishments Incentive Programs for Private Improvement Projects



Grant #1:

Recipient: LAMMS Investments, LLC

Location: 333 Beville Road

Improvement: Exterior Painting and
Decorative Street Pole Lighting

Business Owner Investment:

\$13,716

CRA Grant: \$5,000



Grant #2:

Recipient: Sabee, LLC

Location: 2644 S. Ridgewood Ave.

Improvement: Exterior Painting and
Sign Renovation

Business Owner Investment: \$8,400

CRA Grant: \$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-19)

Candy "Complaint" (NEW due to COVID-19)

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-19)

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 \$35 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.