

**City of South Daytona
Community Redevelopment Agency
Meeting Minutes**

Tuesday, August 10, 2021 at 6:00pm

City Council Chambers, 1672 S. Ridgewood Avenue, South Daytona, Florida
and Facebook Live (www.facebook.com/CityOfSouthDaytona)

Call to Order: Chair William C. Hall called the City of South Daytona Community Redevelopment Agency Meeting to order at 6:00 pm.

Roll Call:

Present:

Chair William C. Hall

Member Eric Sander

Member Lisa O'Neal

Member Brandon Young

City Manager James L. Gillis, Jr.

Not Present:

Member Doug Quartier

Deputy City Clerk Witte noted the absence of Member Quartier who is home sick and we wish him the best.

Approval of Minutes for Community Redevelopment Agency Meeting – June 8, 2021.

Motion to approve by Member Lisa O'Neal. Second by Member Brandon Young. Motion carried unanimously.

Item 4: Consideration of approving a modification to the Demolition Grant for 2919 South Ridgewood Avenue increasing the City's cost share from \$3,600 to \$7,337.50 due to asbestos being found in the building while being demolished that must be mitigated.

Read by Attorney Wade Vose.

City Manager Gillis discussed the demolition grant program requirements and explained that this grant was awarded at the June 8, 2021 CRAG meeting. Unfortunately, when Samsula Demolition began the project, the contractor discovered asbestos in the structure which was not anticipated. He said in the future an asbestos report will be required prior to bringing a grant application before this Board. He requested the Board approve the modified grant award.

Motion to approve by Member Lisa O'Neal. Second by Member Eric Sander. Motion carried unanimously.

Item 5: Consideration of approving the Community Redevelopment Area (CRA) Targeted Business Program.

Read by Attorney Wade Vose.

City Manager Gillis introduced Community Redevelopment Director Patty Rippey.

Community Redevelopment Director Patty Rippey explained that under the Council's leadership and the City Manager's guidance, staff continues to develop tools to improve the quality of our business districts, especially the Community Redevelopment Area. She said the proposed Targeted Business

Program is another tool for staff to incentivize targeted businesses to locate in the City's CRA. Staff believes that the following proposed types of businesses will elevate the quality and increase the long-term success of businesses locating in the CRA, she explained. Redevelopment Director Rippey elaborated financial, professional, medical offices, food related businesses, such as sit-down restaurants, coffee shops, grocery, information technology industries and "high-tech" manufacturing where zoning permits, eco-tourism, marine-related, sports-related, corporate headquarters and targeted businesses that assemble land are the targeted business. She explained the proposed incentives which include up to \$50,000 for new construction projects located on US1; projects located on major intersections are prioritized; up to \$25,000 (50% matching grant) for substantial capital improvements to building and property; up to \$15,000 (50% matching grant) for minor improvements such as landscaping and irrigation system; payment of fees including sewer and water impact fees, review fees associated with land use & zoning changes and plan review (fees will be paid with CRA funds); consideration of adjusted setback requirements for planned commercial developments based on building design and parking configuration provided in concept plan; as well as waiver of site improvements if the business does not increase the footprint of the building. She noted the building must still meet ADA accessibility, building, property, and fire code requirements and site improvements will always be encouraged and incentivized.

Ms. Rippey provided an example of infill, redevelopment in Daytona Beach at 201 W. International Speedway Blvd. She said this example site is only .32 acre and surrounded by other commercial sites and a busy, main roadway. The site was developed by a local dentist and became a beautiful addition to the community, she explained. Redevelopment Director Rippey compared the example site in Daytona Beach to the parcel located at 1600 S. Ridgewood Avenue which is larger at .59 acre, zoned Business General Commercial and is in the CRA. The goal is to take properties like this in South Daytona and provide an incentive for a targeted business to build a beautiful new building that meets the CRA design guidelines and/or substantially improve an existing site, she explained. Staff asks that the board approve the program to provide another tool to improve the quality of our US1 commercial corridor, she concluded.

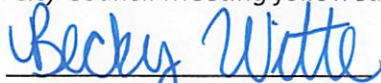
Member Brandon Young questioned the exclusion of drive through businesses.


Ms. Rippey replied that businesses with drive throughs are allowed within the CRA, but they are not targeted based on the Redevelopment Plan and the City's Comprehensive Plan which focuses on sit down restaurants and coffee shops.

Motion to approve by Member Lisa O'Neal. Second by Member Brandon Young. Motion carried unanimously.

Adjournment: Chair William C. Hall adjourned the City of South Daytona Community Redevelopment Agency Meeting at 6:09 pm.

Regular City Council Meeting followed.


Becky Witte, Deputy City Clerk


Chair William C. Hall