

City of South Daytona

Redevelopment Department

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Memorandum

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

From: Patty Rippey, Redevelopment Director

Date: May 23, 2022

Subject: FY 2021-22 Community Redevelopment Area (CRA)
2055 South Ridgewood Avenue – Request for Façade Improvement Grant

The City of South Daytona annually budgets funds for the CRA Façade Improvement Grant. The funds are committed to improving commercial properties located in the CRA. Proposed work must be consistent with the City's overall goals and design standards for the redevelopment district.

Analysis of Request for 2055 South Ridgewood Avenue:

The property owner of 2055 South Ridgewood Avenue, Cambow Investments, LLC, applied for a Façade Improvement Program grant to assist with the repaving of his parking lot. This property is zoned Business General Commercial (BGC) and is in the CRA Overlay District.

2055 South Ridgewood Avenue



The new owner has been diligently working on the improvement of this property and has completed the following items.

1. Removal of underbrush behind his building and Oak Tree Plaza to discourage homeless camps. Those areas have been fenced in to keep them secure.
2. Installation of aluminum picket fence and white vinyl fence that meet the CRA Design Standards.
3. Installation of new landscaping.
4. Installation of new windows.
5. Painted building.
6. Added decorative enclosure to screen the outdoor refrigeration system.
7. Installation of railing on ADA walkway to match decorative aluminum picket fencing.
8. Replacement of non-working grease trap and related systems to ensure safe drainage.
9. Complete renovation of interior with new flooring, new kitchen systems including professional vent hood, and other cooking appliances.

As required by the grant program, three estimates were obtained, for paving, sealing, and striping of the parking lot.

Paving Estimates:

1. P&S Paving, \$64,580.35
2. Sparks Concrete and Asphalt, \$50,000
3. The Alternative Paving, LLC, \$41,900

Recommendation:

Staff recommends funding the grant request to assist this property owner in improving his property. Should this request be funded, the total reimbursement of CRA funds will be \$5,000 representing approximately 11% of the total estimated project costs of the lowest bid of \$41,900. To date this owner has invested over \$150,000 toward improving both interior and exterior of his property and building. This grant program is a reimbursement program and funds will only be released upon project completion, approved final inspection, and proof of payment by the applicant to contractor.