

City of South Daytona

Office of the City Manager

1672 S. Ridgewood Avenue • South Daytona, FL 32119 • 386/322-3014



MEMORANDUM

To: James L. Gillis Jr., City Manager
From: Becky Witte, Deputy City Clerk
Re: Consideration of request for a six-month extension of Final Site Plan for 3151 South Ridgewood Avenue and associated parcels for the Silvestri Townhomes/Condominiums Project.
Date: January 3, 2023

In May 2022, the City Council granted a six-month extension of Final Site Plan for 3151 S. Ridgewood Avenue for the Silvestri Townhomes/Condominiums Project.

Silvestri Investments, purchased the properties in October 2013 with plans to develop the site. On May 22, 2018, the City Council approved Ordinance No. 2018-08 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. An extension was granted in May 2022 with a new deadline of January 31, 2023.

Due to material and labor shortages in the construction industry, Silvestri Investments, has continued to experience delays at their current construction project in New Smyrna Beach which has delayed the start date for the South Daytona project.

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:

Staff recommends the 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 July 31, 2023, based on our Land Development Code requirements.

Attached, for your review, is the construction schedule for the project as submitted by the developer. Permit acquisition and lot clearing is expected to commence in May of this year with the site work and underground work starting in June. Construction of the first condominium building and the townhomes is expected to begin in January 2024.

Silvestri Investments, Inc
1215 Gessner Dr
Houston, Tx 77055

December 5, 2022

To: James Gillis, Jr., City Manager
& Patty Rippey, Redevelopment Director

From: Dan Silvestri-Owner

Subject: 3151 South Ridgewood Avenue and associated parcels for the Silvestri Townhomes/Condominiums Project, Request for a second Six-Month Extension of the 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 the 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 ongoing construction at the Riverwalk Condominium site in New Smyrna Beach, construction permitting for the South Daytona project has been delayed. We are hereby requesting an additional 6 month extension of the plan.



Regards,
Dan Silvestri
Silvestri Investments, Inc

Silvestri South Daytona Development
3151 S. Ridgewood Avenue Condominium/Townhome Project
Construction Commencement Schedule

Item	Commencement by	Notes
Site Development Permits	5/1/2023	
Lot Clearing	5/15/2023	
Site Work	6/30/2023	
Phase I Permitting	9/15/2023	Condominiums, Building # 1
Phase I Construction	1/1/2024	
Phase I Completion	8/15/2025	
Phase 2 Permitting	10/15/2024	Condominiums, Building # 2
Phase 2 Construction	1/15/2025	
Phase 2 Completion	8/15/2026	
Phase 3 Permitting	1/25/2024	Townhomes & Clubhouse; Marina, Restaurant
Phase 3 Construction	3/15/2024	
Phase 3 Completion	12/15/2025	